



**CITY OF PITTSBURG
AGENDA**

APRIL 6, 2026

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING
7:00 PM**

**CITY COUNCIL
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

Mayor/Chair	• Dionne Adams
Vice-Mayor/Chair	• Angelica Lopez
Council Member/Board Member	• Juan Antonio Banales
Council Member/Board Member	• Arlene Kobata
Council Member/Board Member	• Jelani Killings

FOR HOUSING AUTHORITY

Housing Authority Member	• S.L. Floyd
Housing Authority Member	• Annie Hill Herring

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City’s website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk’s Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Youth and Government

PROCLAMATIONS

The standing proclamation(s) were published as part of the agenda. The proclamation(s) will be posted on the City's website and social media accounts as appropriate.

2. Th!nk Pittsburg - Tandoori Pizza
3. National Sexual Assault Awareness Month
4. National Fair Housing Month

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSIDERATION

5. Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 4079-Linscheid Drive Traffic Calming Phase I

Project 4079-Linscheid Drive Traffic Calming Phase I (Project) is for the installation of one roundabout and striping and signage at the intersection of Linscheid Drive and Madoline Street. Adoption of this resolution will allocate additional funds, amend the CIP Budget, accept the Project plans and specifications, and award a construction contract to Modernscapes Innovations.

6. Adoption of City Council, Pittsburg Arts and Community Foundation, Pittsburg Power Company, SW Pittsburg Geologic Hazard Abatement District II and Successor Agency for the Redevelopment Agency of the City of Pittsburg Resolutions Amending the Fiscal Year 2025-26 Budget Based on Year-End Revenue and Expenditure Projections

Staff has completed a Mid-Year Review of the Fiscal Year 2025-26 budget and has determined that budget adjustments are necessary to meet year-end projections.

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

7. Minutes of March 16, 2026
8. Receive and File Report on the Review of Development Impact Fees Received by the City of Pittsburg Pursuant to Mitigation Fee Act

The Mitigation Fee Act, passed as Assembly Bill 1600 in 1987 (Government Code Sections 66000–66008), requires cities to justify and account for developer fees which they enact, increase or impose as a condition of new development for the purposes of financing “public facilities and improvements.” The Act also requires an annual review of the developer fees that have been collected and spent during the previous year. This report fulfills the Act's requirements.

9. Receive and File Annual Comprehensive Financial Report and Other Audit Reports for the Fiscal Year Ended June 30, 2025

The Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025, has been completed and complies with the Government Accounting Standards Board (GASB) reporting requirements. The City has received an unqualified or “clean opinion” issued by the City’s auditing firm, Badawi & Associates.

10. Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 2043- Zone 7 Pavement Management Phase 1

Project 2043 - Zone 7 Pavement Management Phase 1 (Project) will rehabilitate streets within Pavement Management Zone 7 and increase their useful life. Various forms of pavement treatments will be utilized, such as crack seal, micro-surfacing, cape seal, three-layer treatment, base repair, and mill and overlay. Adoption of this resolution will allocate additional funds, amend the fiscal year (FY) 2025/26 CIP budget, accept the Project plans and specifications, and award a construction contract to American Pavement Systems, Inc.

11. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Raney Planning & Management, Inc. for Further Environmental Review for the Faria Development Project and Amending Fiscal Year 2025-26 Budget

The item would authorize the City Manager to execute a Consulting Services Agreement with Raney Planning & Management, Inc. for environmental review services to comply with the California Environmental Quality Act (CEQA) for the Faria Development Project, AP-25-0050, a proposed residential subdivision on a 606-acre site.

12. Adoption of a City Council Resolution Accepting the Public Improvements for Subdivision 8654, Tuscany Meadows Unit 1

All of the required in tract and off-site public improvements constructed for Subdivision 8654, a 95-single family home development east of Highlands Ranch also known as Tuscany Meadows Unit 1, are complete and ready to be accepted for continuous maintenance.

13. Adoption of a City Council Resolution Authorizing the City Manager to Execute a First Amendment to the Consulting Services Agreement with Placeworks Inc. for Preparation of the Pittsburg Municipal Code Title 18 and Zoning Map Updates and Amending Fiscal Year 2025-26 Budget

On May 6, 2024, the City Council adopted Resolution No. 24-14464 adopting the 2040 General Plan, setting forth a policy framework to guide the city’s long-term growth and development. As part of the implementation of the 2040 General Plan, the City must update the Pittsburg Municipal Code

(PMC) Development Title 18 and the City Zoning Map to be consistent with the 2040 General Plan. Staff recommends authorizing execution of the First Amendment to the consulting services agreement with Placeworks Inc. (Placeworks) to complete the PMC Title 18 and Zoning Map updates.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)

ADJOURNMENT TO APRIL 20, 2026

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

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PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of March 26, 2026

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings (Alt.)	Standing	Annual		D.Gale/M. Aliotti
Delta Diablo*	Jelani Killings / Arlene Kobata (Alt.)	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Arlene Kobata / Juan Banales (Alt.)	Standing	4th Monday (Bi-Monthly)	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings (Alt.)	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez (Alt.)	Standing	3rd Thursday	6:30 PM	J. Davis
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams (Alt.)	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Jelani Killings (Alt.)	Standing	4th Wednesday	4:00 PM	J. Samuelson
LIAISON	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Dionne Adams / Angelica Lopez (Alt.)	Standing	3rd Thursday		D.Gale/M. Aliotti
Green Empowerment Zone	Arlene Kobata / Jelani Killings (Alt.)	Standing	3rd Friday (Bi-Monthly)	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Arlene Kobata & Dionne Adams	Ad Hoc	As needed		D.Gale/M. Aliotti
Mayor's Conference	Dionne Adams / Angelica Lopez (Alt.)	Standing	1st Thursday	6:30 PM	D.Gale/M. Aliotti
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales (Alt.)	Standing	Quarterly		D.Gale/M. Aliotti
SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez (Alt.)	Standing	2nd Thursday	5:30 PM	J. Davis
Data Center and Hydrogen	Jelani Killings & Juan Banales	Ad Hoc	As needed		J. Davis
Development Agreement	Jelani Killings & Dionne Adams	Ad Hoc	As needed		J. Davis
Finance Management	Dionne Adams, & Juan Banales / Jelani Killings (Alt.)	Standing	2nd Wednesday	5:30 PM	E. Adair
Infrastructure and Transportation	Juan Banales & Arlene Kobata / Dionne Adams (Alt.)	Standing	4th Thursday	5:30 PM	J. Samuelson
Tenant Protections	Juan Banales & Angelica Lopez	Ad Hoc	As needed		S. Bellafronte
Life Enrichment	Dionne Adams & Arlene Kobata / Jelani Killings (Alt.)	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Jelani Killings & Angelica Lopez	Standing	As needed		K. Simonton
Public Safety	Juan Banales & Angelica Lopez / Arlene Kobata Alt.)	Standing	1st Wednesday	5:30 PM	S. Albanese

*Stipend of \$170 per month

** Stipend of 100 per month



Proclamation

NATIONAL SEXUAL ASSAULT AWARENESS MONTH

April 2026

WHEREAS, Sexual Assault Awareness Month (SAAM) calls attention to the fact that sexual violence is widespread and impacts every person in every community; and

WHEREAS, SAAM's 2026 theme is "25 Years Stronger: Looking Back, Moving Forward" honors the history and growth of the movement while reaffirming our commitment to a safer future for all. Looking back, we remember the survivors and advocates who laid the foundation for change. Moving forward, we renew our focus on prevention, healing and action; and

WHEREAS, as we celebrate 25 years of SAAM, we recognize how far we've come and the work still ahead. Together, we can contribute to shift culture, strengthen prevention, and create a world free from sexual violence; and

WHEREAS, by standing in solidarity, we can build a future free from sexual violence and create a world where everyone is safe, valued, and respected; and

WHEREAS, we support this year's theme and encourage our residents to foster a safer community by uplifting the voices of survivors and shaping a better future.

NOW, THEREFORE, I, Dionne Adams, on behalf of the City Council of the City of Pittsburg, do hereby proclaim April 2025 as National Sexual Assault Awareness month and each day of the year is an opportunity to unite for a better future.



Handwritten signature of Dionne Adams in black ink.

Dionne Adams, Mayor

Handwritten signature of Alice E. Evenson in blue ink.

Alice E. Evenson, City Clerk



Proclamation

NATIONAL FAIR HOUSING MONTH

April 2026

WHEREAS, the Fair Housing Act, enacted on April 11, 1968, enshrined into federal law the goal of eliminating racial segregation and ending housing discrimination in the United States; and

WHEREAS, the Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and

WHEREAS, the City of Pittsburg is committed to the mission and intent of Congress to provide fair and equal housing opportunities for all; and

WHEREAS, our social fabric, the economy, health, and environment are strengthened in diverse, inclusive communities; and

WHEREAS, more than fifty years after the passage of the Fair Housing Act, discrimination persists, and many communities remain segregated; and

WHEREAS, acts of housing discrimination and barriers to equal housing opportunity are repugnant to a common sense of decency and fairness; and

WHEREAS, we declare that Pittsburg is an inclusive community committed to fair housing, and to promoting appropriate activities by private and public entities to provide and advocate for equal housing opportunities for all residents and prospective residents.

NOW, THEREFORE, I, Dionne Adams, on behalf of the City Council of the City of Pittsburg, do hereby proclaim April 2026 as National Fair Housing month.



Handwritten signature of Dionne Adams in black ink.

Dionne Adams, Mayor

Handwritten signature of Alice E. Evenson in blue ink.

Alice E. Evenson, City Clerk



STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Sameulson, Public Works Director/City Engineer
Tina Tan, Assistant Engineer

SUBJECT: Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 4079-Linscheid Drive Traffic Calming Phase I

EXECUTIVE SUMMARY

Project 4079-Linscheid Drive Traffic Calming Phase I (Project) is for the installation of one roundabout and striping and signage at the intersection of Linscheid Drive and Madoline Street. Adoption of this resolution will allocate additional funds, amend the CIP Budget, accept the Project plans and specifications, and award a construction contract to Modernscapes Innovations.

FISCAL IMPACT

The anticipated total expenditure for the first phase of the Project is \$352,236, which includes design, construction award, contingency, and construction support services. Funding will be provided by \$280,236 from the Community Development Block Grant (CDBG) previously allocated to this Project as part of the CDBG Annual Action Plan adoption. However, CIP Budget adopted in August 2025 appropriated \$202,184 to the project using CDBG funding. Project budget is requested to be amended to account for the total available CDBG allocation. Further, to fully fund the Project, an additional \$100,000 allocation from Measure J (Project 2019 – BART Pedestrian & Bicycle Connectivity) is requested with this resolution.

The updated CIP Project Sheet is attached to this Staff Report.

RECOMMENDATION

City Council adopt the attached Resolution, allocating additional funds in the amount of \$100,000 from Measure J and \$78,052 from CDBG, amending the CIP budget, accepting the plans and specifications and authorizing the City Manager to execute a contract with Modernscapes Innovations for a total amount not to exceed \$143,559 for the construction of the Project.

Staff recommends that the City Council allocate a construction contingency in the amount of \$14,356 for any unanticipated costs and contract change orders.

Staff further recommends that the City Engineer be authorized to approve contract change orders for the Project in a total amount not to exceed 50% of the construction contingency and the City Manager be authorized to approve change orders in an amount not to exceed the approved Project budget.

BACKGROUND

On July 07, 2025, City Council adopted Resolution No. 25-14641, approving the Community Development Block Grant (CDBG) FY 2025/26 Annual Action Plan and the CDBG recommendation authorizing funding in the amount of \$280,236.

With the approval of the CIP Budget in August 2025, the Project was allocated \$202,184 of CDBG funding.

On February 3, 2026, staff advertised the Project for construction bids; Modernscapes Innovations was the lowest responsive, responsible bidder with a base bid in the amount of \$143,559.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee meeting.

STAFF ANALYSIS

Installation of pavement markings, raised medians, and roundabouts at key intersections will enhance traffic safety and operational efficiency by reducing vehicle speeds, minimizing conflict points, and improving overall traffic flow for all road users. Phase I will focus on the intersection of Linscheid Drive and Madoline Street and includes construction of a roundabout, along with associated striping and signage. Phase II, anticipated for completion by the end of FY 2027, will address the intersections of Linscheid Drive and Ramona Street and Manville Avenue and Madoline Street. Improvements will include roundabouts, medians, striping, and pavement markings.

Sealed bids for the Project were opened on March 2, 2026. Four bids were received,

and Modernscapes Innovations had the lowest bid, which was at or near the engineer's estimate for Phase I of the Project.

The low bid submitted by Modernscapes Innovations has been checked for arithmetic errors, completeness, and conformance with the bid requirements.

ATTACHMENTS: Resolution
 CIP Project Sheet

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Plans and Specifications,)
Amending CIP budget, Allocating)
Additional Funds and Awarding Project)
4079 – Linscheid Drive Traffic Calming)

RESOLUTION NO: 26-

WHEREAS, Project 4079 - Linscheid Drive Traffic Calming Phase I (Project) is for the installation of one roundabout and striping and signage at the intersection of Linscheid Drive and Madoline Street; and

WHEREAS, On July 07, 2025, City Council adopted Resolution No. 25-14641, approving the Community Development Block Grant (CDBG) FY 2025/26 Annual Action Plan and the CDBG recommendation authorizing funding in the amount of \$280,236; and

WHEREAS, with the approval of the CIP Budget in August 2025, the Project received a \$202,184 CDBG funding allocation; and

WHEREAS, on February 3, 2026, staff advertised the Project for construction bids; and

WHEREAS, on March 2, 2026, four construction bids were received and Modernscapes Innovations was determined to be the lowest responsive, responsible bidder with a base bid in the amount of \$143,559.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts the plans and specifications, amend the CIP Budget, awards a construction contract to Modernscapes Innovations, allocates an additional \$100,000 from Measure J to the Project, authorizes a contingency in the amount of \$143,559, authorizes the City Engineer to approve contract change orders in an amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders for an amount not to exceed the approved project budget.

BE IT FURTHER RESOLVED, that fiscal year 2025-26 CIP Budget is amended to increase Measure J Fund appropriations by \$100,000 and CDBG Fund appropriations by \$78,052.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Project Title:

Project #:

Linscheid Drive Traffic Calming

4079



Project Category:	Roadway Infrastructure
Location:	Intersection of Linscheid Dr, Ramona St, Madoline St
Project Manager:	K. Labao
Project Priority:	2G – Required
Project Status:	Design
Est. Completion Date:	2026/27

Description/Justification:

The project encompasses three intersections and its approaches near Linscheid Drive with the primary goal of improving pedestrian safety and preventing vehicular speeding. The project limits are within Linscheid Drive/Ramona Street, Linscheid Drive/Madoline Street, and Manville Avenue/Madoline Street. The scope includes, but is not limited to, the installation of roundabouts, medians, speed humps, traffic signal modification, and street lighting.

Supplemental Information:

The city will pursue grant funding to complete construction.

PROJECT FINANCING		CURRENT		PROPOSED				TOTAL	
PROJECT EXPENDITURES		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
101	Staff Time		\$ 1,579	\$ 5,000	\$ 20,000				\$ 26,579
2122	Design		\$ 200,605						\$ 200,605
2281	Construction			\$ 168,052	\$ 500,000				\$ 668,052
2372	Administrative Overhead			\$ 5,000	\$ 20,000				\$ 25,000
TOTAL			\$ 202,184	\$ 178,052	\$ 540,000				\$ 920,236
PROJECT FUNDING		Prior	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
233	CDBG		\$ 202,184	\$ 78,052					\$ 280,236
204	Measure J			\$ 100,000					\$ 100,000
	Unfunded				\$ 540,000				\$ 540,000
TOTAL			\$ 202,184	\$ 178,052	\$ 540,000				\$ 920,236



STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor/Chair and Council/Governing Board Members

FROM: Darin E. Gale, City Manager/Executive Director
Elena Adair, Director of Finance
Tracy Story, Finance Analyst

SUBJECT: Adoption of City Council, Pittsburg Arts and Community Foundation, Pittsburg Power Company, SW Pittsburg Geologic Hazard Abatement District II and Successor Agency for the Redevelopment Agency of the City of Pittsburg Resolutions Amending the Fiscal Year 2025-26 Budget Based on Year-End Revenue and Expenditure Projections

EXECUTIVE SUMMARY

Staff has completed a Mid-Year Review of the Fiscal Year 2025-26 budget and has determined that budget adjustments are necessary to meet year-end projections.

FISCAL IMPACT

The proposed amendments to the City of Pittsburg Operating Budget for Fiscal Year (FY) 2025-26 include a net increase of \$9.0 million in revenue projections for all City funds (\$0.9 million General Fund decrease and \$9.9 million increase in other funds), and a increase of about \$6.7 million in expenditure appropriations over the current amended budget (\$3.1 million General Fund increase and \$3.6 million increase in other funds).

RECOMMENDATION

The City Council, Governing Boards of the Pittsburg Arts and Community Foundation (PACF), Pittsburg Power Company (PPC), SW Pittsburg Geologic Hazard Abatement District II and Successor Agency for the Redevelopment Agency approve the resolutions amending the FY 2025-26 Budget to reflect anticipated revenues and

expenditures for the current fiscal year as detailed in this report.

BACKGROUND

The following Operating Budgets for FY 2025-26 were approved by the appropriate governing bodies on June 16, 2025:

City of Pittsburg	Resolution 25-14634
Pittsburg Power Company	Resolution 25-484
Southwest Pittsburg Geologic Hazard Abatement District II	Resolution 25-090
Successor Agency for the City of Pittsburg Redevelopment Agency	Resolution 25-058

Budget for Pittsburg Arts and Community Foundation was established on December 15, 2025.

The budgets were developed based upon information available at the time regarding anticipated revenues and expenditures from the period from July 1, 2025 through June 30, 2026. At the completion of the mid-point of the fiscal year, staff from all departments reviewed their budgets to identify any adjustments required to revenue projections and expenditure appropriations.

The goal of this mid-year analysis is to update the budget to reflect significant budget changes and to develop the financial starting point for development of the FY 2026-27 Budget.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

General Fund

The General Fund serves as the main revenue source and operating fund for many of the services the city provides. These services include public safety (police), street maintenance, parks, recreation, and community services, among others. Additionally, the budgets for the City Council, City Manager's Office, and City Attorney are mainly supported by the General Fund. The funding for these activities comes primarily from general tax revenues, including sales and property taxes, motor vehicle-in-lieu fees, municipal service taxes, as well as income from permits, fees, and investment earnings.

The chart below provides an overview of the major General Fund revenue and expenditure categories. It is projected that the FY 2025-26 General Fund revenues will fall short of the original budgeted amount by \$0.8 million and that the expenditure appropriation increases totaling \$3.1 million are required. While the amended budget for the General Fund projects net shortfall of \$3.8 million, staff currently projects that the

General Fund will end the fiscal year with \$0.9 million above the Council required 30% operating reserve of \$19.0 million and Budget Stabilization reserve of \$2.445 million.

General Fund Summary						
	FY 20/23	FY 23/24	FY 24/25	FY 25/26		
	Actual	Actual	Actual	Revised Budget	Mid-Year	Revised w/Mid-Year
Tax Revenue	44,437,220	44,861,163	43,246,409	45,315,500	(935,000)	44,380,500
Other Revenue	12,636,376	12,065,897	14,972,809	12,998,542	96,000	13,094,542
Transfers In	5,642,788	17,714,327	12,647,390	9,981,661	-	9,981,661
Total	62,716,384	74,641,387	70,866,608	68,295,703	(839,000)	67,456,703
Police	34,966,747	34,831,364	36,950,345	40,060,405	(950,000)	39,110,405
Public Works	6,764,092	7,033,226	6,626,670	8,143,779	(874,500)	7,269,279
Comm/Econ. Dev.	3,930,471	4,144,709	4,430,771	4,643,895	192,100	4,835,995
Recreation	2,318,079	2,738,279	2,638,357	2,766,224	68,000	2,834,224
General Government	4,323,264	4,238,467	4,325,381	4,550,511	413,100	4,963,611
Nondepartmental	4,857,030	6,610,183	3,738,253	136,330	4,226,700	4,363,030
Transfers Out	12,279,349	19,203,427	10,891,201	6,715,500	25,000	6,740,500
Total	69,439,032	78,799,655	69,600,978	67,016,644	3,100,400	70,117,044
Net	(6,722,648)	(4,158,268)	1,265,630	1,279,059	(3,939,400)	(2,660,341)
Change in reserve			-	-		(1,134,095)
Beg. Avail. Balance			3,431,611	4,697,241		4,697,241
End. Avail. Balance			4,697,241	5,976,300		902,805

General Fund Revenues

General Fund revenues received through the second quarter total \$21.4 million or approximately 32% of the \$67.5 million revised budget. The FY 2025-26 General Fund estimated tax revenues are projected to come in at \$44.4 million.

Sales Tax (including Measure M)

Sales Tax, including Measure M, makes up 32% of overall General Fund revenues not including transfers from other funds. The FY 2025-26 original budget projected \$18.6 million in sales tax revenue. Based on current projections, staff expects to receive \$18.2 million, a decrease of \$0.4 million. It is important to note that since FY 2022-23 overall sales tax declined \$2.8 million mainly due to loss of manufacturing business, Bombardier, that built BART cars. Additional sales tax highlights covering the third quarter of calendar year 2025 are provided in Attachment 4.

Property Tax

Property tax revenue was budgeted at \$18.4 million. Based on the receipts through December 2025, it is projected that property taxes will be \$185,000 higher. The primary reasons for the increase are change in ownership and increased improvements. Additional property tax highlights are provided in Attachment 5.

Franchise Fees

The City collects franchise fees on cable, refuse, recycling and various utilities. These fees were budgeted at \$6.1 million; however, they are projected to be \$150,000 lower. The largest decline continues to be in the cable franchise.

Transient Occupancy Tax (TOT)

City's TOT revenue was projected to generate \$1.1 million for current fiscal year due to anticipated opening of a new hotel. As a result of unanticipated delays in the opening and lower than expected occupancy rate, budget for TOT is reduced by \$450,000 for a projected total of \$650,000.

Business License Tax

Business license renewals occur during December and January. Business License tax collected to date is \$0.6 million and is expected to be lower than budget by \$120,000.

General Fund Expenditures

The revised expenditures budget together with proposed mid-year amendments total \$70.1 million including transfers out. Overall, mid-year expenditure appropriations will increase the General Fund budget by \$3.1 million. The largest contributor to the increase is the insufficient vacancy savings built in the original budget.

At the time of FY 2025-26 budget development, staff projected to have \$4.0 million of vacancy savings in the General Fund, which are allocated to specific General Fund departments at mid-year review. Based on current projection, only \$1.945 million of the \$4.0 million is being allocated to departments. Remaining balance is projected to be drawn from available reserves. It is possible that by the end of the fiscal year more vacancy savings will be realized; however, it is difficult to determine at this time.

Additionally, \$0.8 million increase is requested for contractual services covering legal costs and various professional services contracts. Modest budget increases are requested for increased costs in utilities, supplies and materials.

General Fund Reserves

The General Fund is projected to end the fiscal year with a \$0.9 million available fund balance. This is in addition to Budget Stabilization reserve of \$2.4 million and a required 30% operating reserve of \$19.0 million.

Special Revenue Funds

Special Revenue funds account for activities funded by special purpose revenues, that is revenues that are legally restricted for a specific purpose. The proposed budget amendments to the Special Revenue funds group will increase the estimated revenues by \$3.3 million and projected expenditures by \$0.5 million. Additional details on various proposed budget amendments are included in the attachments to the City Council, PACF and SW Pittsburg GHAD II Resolutions.

Capital Projects Funds

Capital Projects funds are primarily comprised of Pittsburg Capital Improvement Projects Fund and Local Traffic Mitigation Fee Fund. The proposed budget amendments to the Capital Projects funds group will increase the estimated revenues

by \$4.2 million and projected expenditures by \$4.1 million. The largest appropriation is attributed to Dream Courts project that augments existing project budget from the Pittsburg Power Company funds previously set aside for the project. Additional details on various proposed budget amendments are included in the attachment to the City Council Resolution.

Enterprise Funds

Enterprise funds consist of revenue and expenses related to providing water, sewer, waterfront, marina and electric services to customers who are primarily external. The proposed amendments to the City’s Enterprise Fund budgets resulted in an overall net increase in estimated revenues of \$0.2 million and increase in budgeted expenses of \$2.6 million. PPC budget amendment includes a repayment of an interfund loan from Island Energy to PPC comprising of an outstanding principal balance and current year interest. Additional details on various proposed budget amendments are included in the attachments to the City Council Resolution and Pittsburg Power Company.

Internal Service Funds

Internal Service funds account for goods or services provided by one department to other departments on a cost-reimbursement basis. Internal services include information systems and technology, facilities, fleet and self-insurance programs. The proposed amendments to the Internal Service Funds reflect an increase in expenses of \$34,500 in the Facilities Maintenance Fund.

Custodial Funds

Custodial Funds collect cash via special assessments and tax collection to be held temporarily for an authorized recipient to whom it will later be disbursed. The recipient may be another fund, or an individual, or even another jurisdiction. The proposed amendment in the Successor Agency Fund reflects an increase in the budgeted expenses of \$47,316 to conform budget to the Recognized Obligation Payment Schedule approved by the Countywide Oversight Board and Department of Finance.

Staffing

No additional positions are recommended for the mid-year budget update. However, an existing Development Services Coordinator position is proposed to be reclassified to Information Technology Analyst II position with following change in labor distribution:

Position	Current	Proposed
	10% Water	10% Water
	10% Sewer	10% Sewer
Reclassification of Development Services Coordinator to IT Analyst II	30% GF Engineering	20% GF Engineering
	25% GF Planning	25% GF Planning
	25% GF Permit Center	25% GF Permit Center
		10% IS Operations

Sufficient budget is available within IS Operations fund to absorb the cost of the position reclassification through the end of the current fiscal year. These changes will also be

incorporated in next year's budget.

Staff is requesting a part-time intern administrative position for the Fleet Maintenance Fund. Adding an intern position would free up full-time staff to address more complex tasks, while strengthening community ties by partnering with Los Medanos Community College. Sufficient budget is available to absorb the additional cost in current year.

Summary

The proposed budget amendments are based upon information available at this time and will result in an overall increase of \$9.1 million to budgeted revenues and an increase of \$6.7 million to expenditure appropriations for FY 2025-26. Staff will monitor the near future outlook of the economy and its effects locally as a result of continued external political and economic matters, inflation and interest rates for the remaining months of the fiscal year as well as coming fiscal year.

Fiscal Year 2026-27 Budget

City staff is working on putting together the FY 2026-27 Budget. The proposed budget is expected to be presented to the City Council for review and comment over the next two months to be adopted in June 2026.

ATTACHMENTS:

1. Revenues by Fund
2. Expenditures by Fund
3. General Fund Summary
4. Pittsburg Sales Tax Update (3Qrt2024)
5. Pittsburg Property Tax Newsletter
6. City Council Resolution – FY 2025-26 Mid-Year Budget Amendments and Authorized Positions Update
7. Pittsburg Arts and Community Foundation Resolution
8. Pittsburg Power Company Resolution
9. SW Pittsburg Geologic Hazard Abatement District II Resolution
10. Successor Agency Resolution



Citywide Budget

Revenues by Fund Summary

Fund	Fund Name	Original Budget	Revised Budget	Mid-Year Adjustments (4-6-26)	Revised with Mid-Year	Actual (thru 12-31-25)	%
110	General Fund	68,295,703	68,295,703	(839,000)	67,456,703	21,403,852	31.7%
120	California Theatre	227,159	227,159	-	227,159	166,053	73.1%
130	General Plan Update	31,033	31,033	-	31,033	-	0.0%
140	Emergency Operations Center	53,966	53,966	-	53,966	25,000	46.3%
160	Economic Development	1,111,822	1,111,822	(30,000)	1,081,822	579,628	53.6%
170	Golf Course	-	-	-	-	-	-
Total General Fund		69,719,683	69,719,683	(869,000)	68,850,683	22,174,532	32.2%
201	Gas Tax HUTA	2,215,246	2,215,246	(75,131)	2,140,115	930,279	43.5%
202	Road Maintenance & Rehab (SB1)	2,064,646	2,064,646	(64,196)	2,000,450	500,996	25.0%
204	Measure J Tax	1,204,901	1,204,901	3,518,445	4,723,346	3,899,438	82.6%
205	Citywide Lighting & Landscape	5,592,380	5,592,380	-	5,592,380	2,878,839	51.5%
206	Lighting & Landscape - Oak Hills	38,090	38,090	-	38,090	19,428	51.0%
207	National Pollutant Discharge Elim. System	1,421,000	1,421,000	(348,100)	1,072,900	210,112	19.6%
208	Southwest Pittsburg-GHAD II	2,131,770	2,131,770	5,500	2,137,270	1,068,952	50.0%
210	Solid Waste Fund	1,207,348	1,207,348	4,600	1,211,948	168,104	13.9%
211	Asset Forfeitures	18	18	-	18	5	30.0%
213	Marina Vista Field Replacement	12,050	12,050	-	12,050	-	0.0%
214	Hillview Jr. High Athletic Field (Maintenance)	16,077	16,077	-	16,077	-	0.0%
215	Public Education & Government Fees	179,906	179,906	-	179,906	23,899	13.3%
216	San Marco CFD #2004-01	1,643,310	1,643,310	-	1,643,310	900,369	54.8%
217	Park Maintenance CFD #2007-1	242,338	242,338	-	242,338	111,535	46.0%
218	Tuscany Meadows CFD #2021-1	30,710	30,710	-	30,710	29,148	94.9%
219	Railroad Avenue BART CFD #2014	4,372	4,372	15,000	19,372	15,169	78.3%
220	Project Amenities Management (CFD #2016-1)	62,063	62,063	-	62,063	102,949	165.9%
221	Fire District CFD	77,876	77,876	-	77,876	43,503	55.9%
222	Vista Del Mar CFD #2005-2	469,769	469,769	-	469,769	257,960	54.9%
223	Public Safety Service CFD #2005-1	1,497,957	1,497,957	-	1,497,957	824,430	55.0%
232	HOME Housing Rehab. Loans	48	48	-	48	-	0.0%
233	Community Development Block Grant	660,092	660,092	-	660,092	18,902	2.9%
241	Housing Choice Vouchers	24,362,141	24,362,141	-	24,362,141	6,869,993	28.2%
243	Neighborhood Stabilization Program	1,827	1,827	-	1,827	-	0.0%
245	CalHOME Program	10,765	10,765	-	10,765	-	0.0%
255	CA Energy Conservation Program	-	-	-	-	-	-
256	US EPA Grants	2,906,246	2,906,246	-	2,906,246	793,063	27.3%
257	Marina Dredging/Infrastructure Improv.	8,994	8,994	-	8,994	-	0.0%
258	Pittsburg Arts & Community Foundation	3,924	133,924	-	133,924	142,662	106.5%
281	Local Enforcement Agency Grants	16,036	16,036	-	16,036	-	0.0%
291	Local Law Enforcement Block Grant	51	51	-	51	(30,973)	-60730.9%
293	Supplemental Law Enforcement	20,677	20,677	-	20,677	166,988	807.6%
294	COPS Hiring Recovery	-	-	-	-	-	-
295	Regional Freeway Security	-	-	-	-	(98,930)	-
298	American Rescue Plan Act	-	-	-	-	(50,682)	-
299	Miscellaneous Grants	125,000	308,500	200,000	508,500	217,481	42.8%
802	Successor Agency Housing Fund	323,669	323,669	-	323,669	(69,692)	-21.5%
Total Special Revenue Funds		48,551,297	48,864,797	3,256,118	52,120,915	19,943,929	38.3%
301	Pittsburg Capital Improvement Projects	549,904	3,362,604	4,025,000	7,387,604	526,973	7.1%
302	Kirker Creek Drainage Fee	13,887	13,887	-	13,887	-	0.0%
303	Local Traffic Mitigation Fee	479,080	479,080	170,000	649,080	190,576	29.4%
304	Park Dedication Fee	234,150	234,150	-	234,150	-	0.0%
305	Inclusionary Housing	1,485	1,485	-	1,485	-	0.0%
306	Traffic Impact Fair Share	20,144	20,144	-	20,144	-	0.0%
307	Regional Traffic Mitigation Fee	17,248	17,248	-	17,248	-	0.0%
308	Developer Deposits	-	528,550	-	528,550	10,960	2.1%
309	Capital Outlay Improvements	765	765	-	765	-	0.0%
311	Community Capital Improvement	17,957	146,207	-	146,207	23,287	15.9%
312	Bailey Road Maintenance	75,808	75,808	146,800	222,608	36,700	16.5%
803	SA to RDA - Project Fund	-	-	-	-	-	-
Total Capital Projects Funds		1,410,428	4,879,928	4,341,800	9,221,728	788,497	8.6%



Citywide Budget

Revenues by Fund Summary

Fund	Fund Name	Original Budget	Revised Budget	Mid-Year Adjustments (4-6-26)	Revised with Mid-Year	Actual (thru 12-31-25)	%
401	Pension Obligation Bonds	4,976,246	4,976,246	-	4,976,246	2,015,424	40.5%
	Total Debt Service Funds	4,976,246	4,976,246	-	4,976,246	2,015,424	40.5%
501	Water	30,415,641	30,415,641	46,200	30,461,841	14,406,870	47.3%
521	Sewer	5,501,281	5,501,281	-	5,501,281	2,247,002	40.8%
540	Waterfront	1,014,724	1,014,724	-	1,014,724	(3,673)	-0.4%
550	Marina	2,286,841	2,286,841	(86,000)	2,200,841	516,673	23.5%
580	Island Energy	10,156,659	10,156,659	-	10,156,659	4,288,975	42.2%
590	Pittsburg Power Company	3,431,253	3,431,253	264,397	3,695,650	1,841,520	49.8%
	Total Enterprise Funds	52,806,399	52,806,399	224,597	53,030,996	23,297,368	43.9%
601	Information/Communication Systems	2,000,000	2,000,000	-	2,000,000	1,000,001	50.0%
611	Fleet Maintenance	2,176,312	2,176,312	(15,000)	2,161,312	1,060,202	49.1%
612	Building Maintenance	3,159,082	3,159,082	1,500	3,160,582	1,583,666	50.1%
613	Insurance	2,934,905	2,934,905	-	2,934,905	1,467,453	50.0%
631	Employee Fringe Benefits	975,000	975,000	2,400,000	3,375,000	487,542	14.4%
632	Pension Trust	480,417	480,417	-	480,417	200,000	41.6%
633	Other Post-Employment Benefits	3,023,000	3,023,000	-	3,023,000	1,511,500	50.0%
	Total Internal Service Funds	14,748,716	14,748,716	2,386,500	17,135,216	7,310,363	42.7%
701	Century Plaza Auto Mall #2001-3	52,019	386,497	-	386,497	183,733	47.5%
702	Bailey Estates 2006-1	1,428	1,428	-	1,428	-	0.0%
703	Vista Del Mar CFD 2005	781,732	781,732	-	781,732	405,850	51.9%
704	San Marco CFD 2009-1	1,981,741	1,981,741	-	1,981,741	1,039,429	52.5%
705	Re-Assessment District 2022-1	673,256	673,256	-	673,256	270,821	40.2%
706	Other Agencies - Impact Fees	23,859	23,859	-	23,859	-	0.0%
801	Pittsburg Successor Agency	64,996,056	64,996,056	-	64,996,056	16,032,394	24.7%
	Total Custodial Funds	68,510,091	68,844,569	-	68,844,569	17,932,227	26.0%



Citywide Budget

Expenditures by Fund Summary

Fund	Fund Name	Original Budget	Revised Budget	Mid-Year Adjustments (4-6-26)	Revised with Mid-Year	Actual (thru 12-31-25)	%
110	General Fund	66,968,519	67,016,644	3,100,400	70,117,044	34,874,752	49.7%
120	California Theatre	93,398	448,773		448,773	272,494	60.7%
130	General Plan Update	-	357,378		357,378	99,462	27.8%
140	Emergency Operations Center	50,000	50,000		50,000	12,776	25.6%
160	Economic Development	1,095,650	1,196,398		1,196,398	692,815	57.9%
170	Golf Course	-	-		-	-	
Total General Fund		68,207,567	69,069,192	3,100,400	72,169,592	35,952,299	49.8%
201	Gas Tax HUTA	1,200,000	1,200,000		1,200,000	600,000	50.0%
202	Road Maintenance & Rehab (SB1)	-	239,538		239,538	3,351	1.4%
204	Measure J Tax	710,000	2,672,099	(5,000)	2,667,099	1,169,537	43.9%
205	Citywide Lighting & Landscape	6,192,161	6,200,849	(97,100)	6,103,749	2,749,491	45.0%
206	Lighting & Landscape - Oak Hills	38,952	38,952	-	38,952	15,228	39.1%
207	National Pollutant Discharge Elim. System	1,410,790	1,410,790	74,100	1,484,890	453,614	30.5%
208	Southwest Pittsburg-GHAD II	2,200,795	2,200,795	5,497	2,206,292	1,037,523	47.0%
210	Solid Waste Fund	1,364,382	1,632,941	(235,900)	1,397,041	550,559	39.4%
211	Asset Forfeitures	-	-		-	13,724	
213	Marina Vista Field Replacement			344,540	344,540		0.0%
214	Hillview Jr. High Athletic Field (Maintenance)			459,746	459,746		0.0%
215	Public Education & Government Fees	-	153,000		153,000	17,111	11.2%
216	San Marco CFD #2004-01	1,636,130	1,636,130		1,636,130	819,499	50.1%
217	Park Maintenance CFD #2007-1	89,775	89,775	43,700	133,475	64,465	48.3%
218	Tuscany Meadows CFD #2021-1	-	-		-	275	
219	Railroad Avenue BART CFD #2014	-	-		-	-	
220	Project Amenities Management (CFD #2016-1)	63,000	63,000		63,000	31,768	50.4%
221	Fire District CFD	-	-		-	665	
222	Vista Del Mar CFD #2005-2	469,018	469,018		469,018	234,889	50.1%
223	Public Safety Service CFD #2005-1	1,491,513	1,491,513		1,491,513	746,395	50.0%
233	Community Development Block Grant	448,505	488,678		488,678	144,071	29.5%
241	Housing Choice Vouchers	24,620,253	24,620,253		24,620,253	6,703,206	27.2%
245	CalHOME Program	-	153,000		153,000	800	0.5%
255	CA Energy Conservation Program	-	-		-	-	
256	US EPA Grants	2,856,097	4,509,823	(51,000)	4,458,823	765,839	17.2%
257	Marina Dredging/Infrastructure Improv.	-	-		-	-	
258	Pittsburg Arts & Community Foundation	-	461,000	100,000	561,000	207,867	37.1%
281	Local Enforcement Agency Grants	-	-		-	-	
291	Local Law Enforcement Block Grant	-	-		-	33,242	
293	Supplemental Law Enforcement	-	-		-	147,980	
294	COPS Hiring Recovery	-	-		-	-	
295	Regional Freeway Security	-	-		-	-	
298	American Rescue Plan Act	487	5,420,087		5,420,087	1,961,293	36.2%
299	Miscellaneous Grants	125,000	308,500		308,500	186,781	60.5%
802	Successor Agency Housing Fund	492,829	492,829		492,829	115,972	23.5%
Total Special Revenue Funds		45,409,687	55,952,569	638,583	56,591,152	18,775,144	33.2%
301	Pittsburg Capital Improvement Projects	477,428	21,649,839	4,025,000	25,674,839	4,067,474	15.8%
302	Kirker Creek Drainage Fee	-	-		-	-	
303	Local Traffic Mitigation Fee	87,750	87,750	58,000	145,750	60,415	41.5%
304	Park Dedication Fee	87,868	1,594,242	31,000	1,625,242	467,213	28.7%
307	Regional Traffic Mitigation Fee	-	-		-	-	
308	Developer Deposits	-	528,550		528,550	22,659	4.3%
309	Capital Outlay Improvements	-	-		-	3,332	
311	Community Capital Improvement	-	2,007,261		2,007,261	161,120	8.0%
803	SA to RDA - Project Fund	2,343	185,122		185,122	1,880	1.0%
Total Capital Projects Funds		655,389	26,052,765	4,114,000	30,166,765	4,784,093	15.9%



Citywide Budget

Expenditures by Fund Summary

Fund	Fund Name	Original Budget	Revised Budget	Mid-Year Adjustments (4-6-26)	Revised with Mid-Year	Actual (thru 12-31-25)	%
401	Pension Obligation Bonds	4,810,232	4,810,232		4,810,232	4,168,306	86.7%
Total Debt Service Funds		4,810,232	4,810,232	-	4,810,232	4,168,306	86.7%
501	Water	31,558,646	91,222,513	(2,216,150)	89,006,363	19,765,072	22.2%
521	Sewer	3,930,127	4,091,231	22,000	4,113,231	1,844,772	44.8%
540	Waterfront	734,080	1,294,407	84,500	1,378,907	374,244	27.1%
550	Marina	2,725,608	2,940,608		2,940,608	1,268,532	43.1%
580	Island Energy	9,727,256	10,481,276	236,322	10,717,598	3,425,244	32.0%
590	Pittsburg Power Company	3,098,392	3,214,513	4,458,000	7,672,513	1,417,954	18.5%
Total Enterprise Funds		51,774,109	113,244,547	2,584,672	115,829,219	28,095,818	24.3%
601	Information/Communication Systems	2,085,158	2,115,851		2,115,851	761,001	36.0%
611	Fleet Maintenance	2,069,856	2,144,556		2,144,556	495,296	23.1%
612	Building Maintenance	3,153,366	3,185,099	34,500	3,219,599	1,596,421	49.6%
613	Insurance	2,934,905	2,934,905		2,934,905	2,569,997	87.6%
631	Employee Fringe Benefits	1,009,300	3,494,800		3,494,800	2,898,163	82.9%
632	Pension Trust	-	28,000		28,000	-	0.0%
633	Other Post-Employment Benefits	2,738,100	2,738,100	1,000,000	3,738,100	898,276	24.0%
Total Internal Service Funds		13,990,685	16,641,311	1,034,500	17,675,811	9,219,153	52.2%
701	Century Plaza Auto Mall #2001-3	6,844	329,200		329,200	8,833	2.7%
703	Vista Del Mar CFD 2005	-	705,159		705,159	2,584	0.4%
704	San Marco CFD 2009-1	-	-		-	1,651,097	
705	Re-Assessment District 2022-1	37,369	723,338		723,338	24,221	3.3%
801	Pittsburg Successor Agency	63,669,384	63,669,384	47,316	63,716,700	11,412,099	17.9%
Total Custodial Funds		63,713,597	65,427,081	47,316	65,474,397	13,098,835	20.0%

Fund Description / Budget Highlights

The General Fund is the primary revenue source and operating fund for most services the City offers. These include public safety, street maintenance, parks, recreation, community services, etc. This fund accounts for all financial resources except those to be accounted for in another fund.

Fund Activity

	FY 22/23	FY 23/24	FY 24/25	FY 25/26 Budget			
	Actual	Actual	Actual	Original	Revised	Mid-Year	Revised (4/6/26)
Beginning Available Fund Balance			\$ 3,431,611	\$ 1,208,164	\$ 4,697,241		\$ 4,697,241
Revenues							
Property Tax/MVLF/RPTTF	\$ 16,568,026	\$ 17,400,120	17,824,886	18,429,500	18,429,500	185,000	18,614,500
Sales Tax/Local TUT	20,955,967	20,549,693	18,203,985	18,560,000	18,560,000	(400,000)	18,160,000
Franchise Fee	5,392,894	5,606,985	5,766,706	6,108,000	6,108,000	(150,000)	5,958,000
Other Taxes	1,520,333	1,304,365	1,450,832	2,218,000	2,218,000	(570,000)	1,648,000
Investment Income	616,485	601,680	1,228,810	686,740	686,740	-	686,740
Other Revenue	691,993	567,332	738,889	598,800	598,800	-	598,800
Program Revenues	9,476,497	8,859,660	10,536,141	9,155,247	9,155,247	96,300	9,251,547
	55,222,195	54,889,835	55,750,249	55,756,287	55,756,287	(838,700)	54,917,587
Cost Allocation Reimbursements	1,851,401	2,037,225	2,468,969	2,557,755	2,557,755	(300)	2,557,455
Transfers In	5,642,788	17,714,327	12,647,390	9,981,661	9,981,661	-	9,981,661
	62,716,384	74,641,387	70,866,608	68,295,703	68,295,703	(839,000)	67,456,703
Expenditures							
City Council	149,812	149,837	149,299	149,821	149,821	3,100	152,921
City Attorney	340,443	407,084	403,824	495,886	495,886	45,000	540,886
City Manager's Office	161,129	149,875	143,981	153,518	153,518	15,000	168,518
City Clerk	608,087	444,641	548,016	459,900	459,900	15,000	474,900
Human Resources	1,271,626	1,413,201	1,297,264	1,418,653	1,418,653	-	1,418,653
Finance	1,792,167	1,673,829	1,782,997	1,872,733	1,872,733	335,000	2,207,733
Community & Economic Development	3,930,471	4,144,709	4,430,771	4,643,895	4,643,895	192,100	4,835,995
Police	34,966,747	34,831,364	36,950,345	40,012,280	40,060,405	(950,000)	39,110,405
Recreation	2,318,079	2,738,279	2,638,357	2,766,224	2,766,224	68,000	2,834,224
Public Works	6,764,092	7,033,226	6,626,670	8,143,779	8,143,779	(874,500)	7,269,279
Non-Departmental	4,857,030	6,610,183	3,738,253	136,330	136,330	4,226,700	4,363,030
	57,159,683	59,596,228	58,709,777	60,253,019	60,301,144	3,075,400	63,376,544
Transfers Out	12,279,349	19,203,427	10,891,201	6,715,500	6,715,500	25,000	6,740,500
	69,439,032	78,799,655	69,600,978	66,968,519	67,016,644	3,100,400	70,117,044
Changes in restricted reserves - Operations							(1,134,095)
Net Annual Activity	\$ (6,722,648)	(4,158,268)	1,265,630	1,327,184	1,279,059	(3,939,400)	(3,794,436)
Fund Balance							
Ending Available Fund Balance		3,431,611	<u>\$ 4,697,241</u>	<u>\$ 2,535,348</u>	<u>\$ 5,976,300</u>		<u>\$ 902,805</u>
Reserves:			8%	4%			1%
Budget Stabilization 4%		2,445,285					
Operations 30%		17,878,868					
Other		4,352,896					
Total		<u>\$ 28,108,660</u>					



Quarterly Report on Sales Tax and Business Activity

3rd Quarter 2025 in Review

California sales tax cash receipts increased by 4.5% from the same quarter last year. In this jurisdiction sales tax cash receipts increased by 1% from the same quarter last year due to a increase of \$3,271,000 in Taxable Sales.

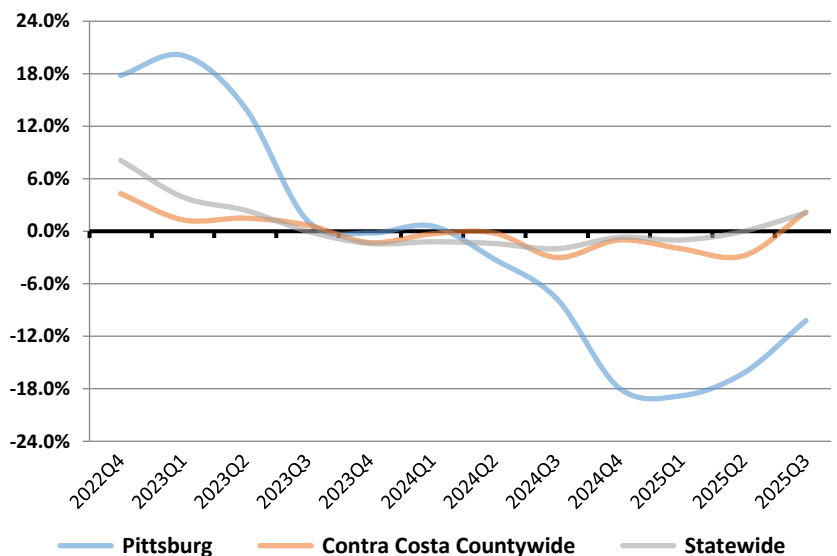
Top 25 Sales Tax Remitters

- ALL STAR FORD
- ALL STAR HYUNDAI
- ANTIOCH BUILDING MATERIALS CO.
- ARCO AM/PM MINI MARTS
- BURLINGTON COAT FACTORY
- CALPINE OPERATING SVCS CO
- CHICK-FIL-A
- CONTRA COSTA COUNTY PUBLIC AUTO AUCTION
- CORPORATE FLEET SALES
- FERGUSON ENTERPRISES
- GRANITE EXPO OUTLET
- HOME DEPOT
- IN-N-OUT BURGERS
- ISCO INDUSTRIES
- KORTICK MANUFACTURING
- PRAXAIR
- ROOFLINE SUPPLY & DELIVERY
- ROSS STORES
- SHELL SERVICE STATIONS
- UNITED RENTALS
- UNIVAR SOLUTIONS USA
- WAL MART STORES
- WINCO FOODS
- WINTER CHEVROLET
- WINTER HONDA

Cash Receipts

	Quarter	Annual
Pittsburg	1.0%	-10.2%
Contra Costa Countywide Pool	27.2%	16.2%
Contra Costa Countywide	9.4%	2.2%
S.F. Bay Area Region	7.0%	3.8%
Statewide	4.5%	2.1%

Annualized Percent Change in Sales Tax Cash Receipts



Business Activity

General Retail	-1.2%	-3.1%
Food Products	-4.5%	-4.7%
Transportation	1.9%	-1.6%
Construction	-9.5%	-5.4%
Business To Business	-14.9%	-5.7%
TOTAL LOCAL BUSINESS ACTIVITY	-6.3%	-4.1%
COUNTYWIDE POOL ACTIVITY	17.5%	3.2%

Pittsburg		California	
Quarter	Annual	Quarter	Annual
-1.2%	-3.1%	2.6%	0.2%
-4.5%	-4.7%	-0.8%	-0.2%
1.9%	-1.6%	-4.2%	-5.4%
-9.5%	-5.4%	-2.8%	-2.1%
-14.9%	-5.7%	-3.1%	-1.7%
-6.3%	-4.1%	-1.2%	-1.7%
17.5%	3.2%	24.1%	12.4%

City of Pittsburg

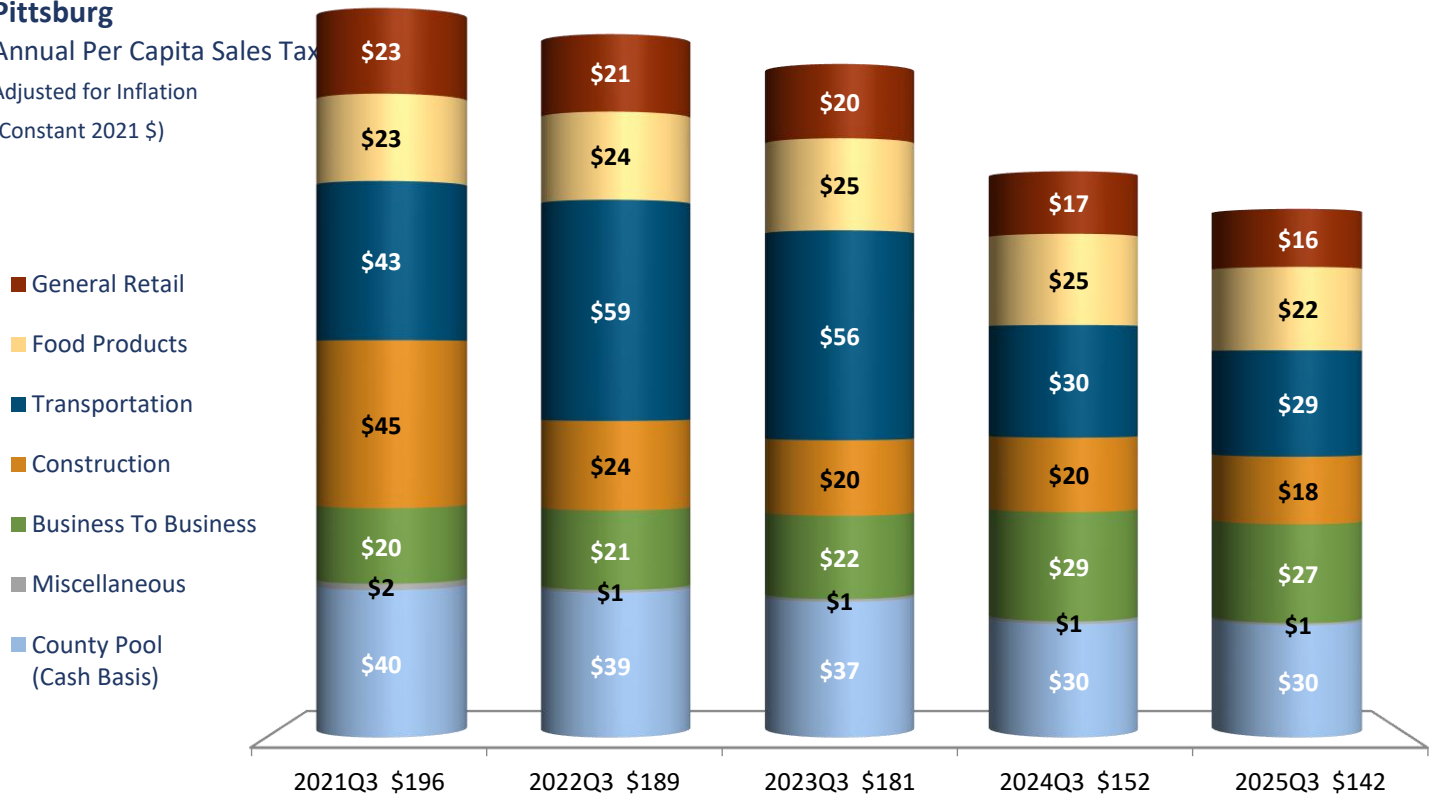


News

- Economic Activity:** U.S. inflation ticked up to 3.0% in September of 2025, down 6.1 percentage points from its most recent peak of 9.1% in June 2022. California's headline inflation increased to 3.3% year over year as of August 2025, up from 2.7% in August of 2024. (DIR, BEA, BLS, November Finance Bulletin)
- Employment:** The U.S. unemployment rate increased slightly to 4.4% in September of 2025. California's unemployment rate increased by 0.4 percentage point to 5.5% as of August 2025, 0.5 percentage points higher than the September 2023 rate of 5.0%. (EDD, BLS)
- Personal Income:** U.S. personal income increased by 5.5% for the third quarter of 2025, compared to the same quarter previous year. Compensation of employees increased by 5.4%, while personal current taxes increased by 8.6% from the previous period, resulting in a net gain of 5.1% in disposable income. (BEA)

Pittsburg

Annual Per Capita Sales Tax
Adjusted for Inflation
(Constant 2021 \$)



THE CITY OF PITTSBURG

PROPERTY TAX NEWSLETTER

TAX YEAR 2025/26



TAXABLE ASSESSED VALUE
\$10.8 BILLION

+2.8%
PITTSBURG

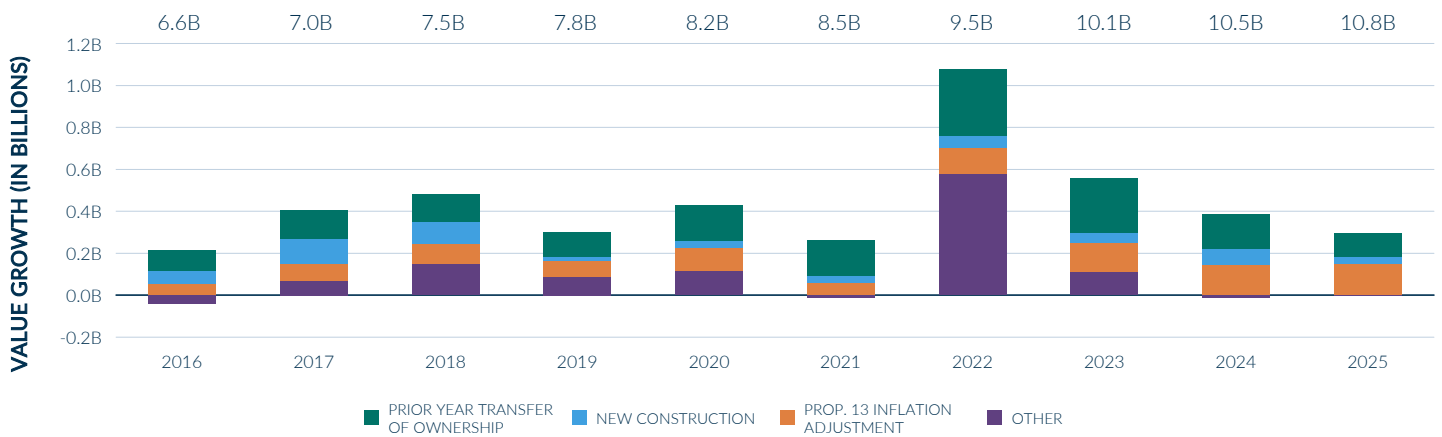


4.2%
COUNTY



HISTORY OF VALUE CHANGES BY CAUSE

INCLUDING TOTAL ASSESSED VALUE



The Other change category may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values



PROPERTY HIGHLIGHTS

The largest increase in secured assessed value was 1001 Center Drive which increased by \$13.8 million as a result of change of ownership and increased improvements.

The second and third largest increases in secured assessed value was 2201 and 2311 W. Leland Road which increased by \$6.2 million and \$4.4 million as a result of increased improvements.

The fourth largest increase was 2900 Railroad Avenue which increased by \$2.7 million as a result of change of ownership.

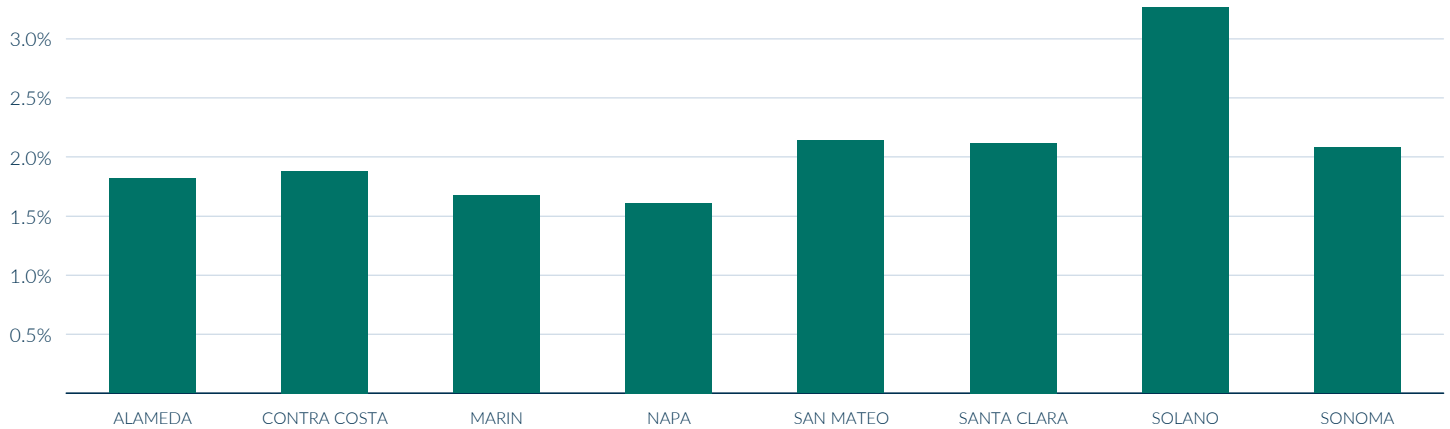
The fifth largest increase was 1000 Pheasant Drive which increased by \$2.3 million as a result of consumer price index adjustment.



TOP 10 OWNERS WITH PRIMARY USE CATEGORY, TOTAL VALUE AND % OF ALL VALUE

1	CORTEVA AGRISCIENCE LLC	UNSECURED	\$311 MILLION	2.89%
2	CALPINE CORPORATION	UNSECURED	\$310 MILLION	2.88%
3	USS POSCO INDUSTRIES	INDUSTRIAL	\$251 MILLION	2.33%
4	DIABLO ENERGY STORAGE LLC	UNSECURED	\$239 MILLION	2.22%
5	K2 PURE SOL LP	UNSECURED	\$209 MILLION	1.94%
6	DELTA ENERGY CENTER LLC	UTILITY	\$159 MILLION	1.48%
7	K W KIRKER CREEK LLC	RESIDENTIAL	\$119 MILLION	1.10%
8	SIERRA PACIFIC APARTMENTS LLC	RESIDENTIAL	\$103 MILLION	0.95%
9	SAN MARCO PROPERTIES LLC	RESIDENTIAL	\$92.8 MILLION	0.86%
10	DOUGLAS PRODUCTS AND PCKG COMPANY LLC	UNSECURED	\$75.5 MILLION	0.70%
TOP 10 TOTAL			\$1.87 BILLION	17.37 %

ESTIMATED VALUE GROWTH FROM SALE TRANSFERS AS A PERCENTAGE OF TAXABLE VALUE BY COUNTY



PROPERTY TAX FACTS

- In 2025, 22,599 City parcels were taxable.
- 72.0% of the City's 2025 assessed values are residential use, from 82.5% of the parcels.
- Taxable values are enrolled Jan. 2025 (reflecting 2024 activity). Tax billing starts Sept./Oct. 2025. Revenue is remitted to agencies from late 2025 through mid-2026.

DETACHED SINGLE-FAMILY HOMES MEDIAN SALE PRICE HISTORY

YEAR	SALES	MEDIAN PRICE	CHG %
2016	614	\$350,000	12.9%
2017	613	\$390,000	11.4%
2018	530	\$413,000	5.9%
2019	628	\$449,000	8.7%
2020	632	\$485,000	8.0%
2021	707	\$610,000	25.8%
2022	667	\$635,000	4.1%
2023	451	\$599,000	-5.7%
2024	399	\$595,000	-0.7%
2025*	280	\$586,000	-1.5%

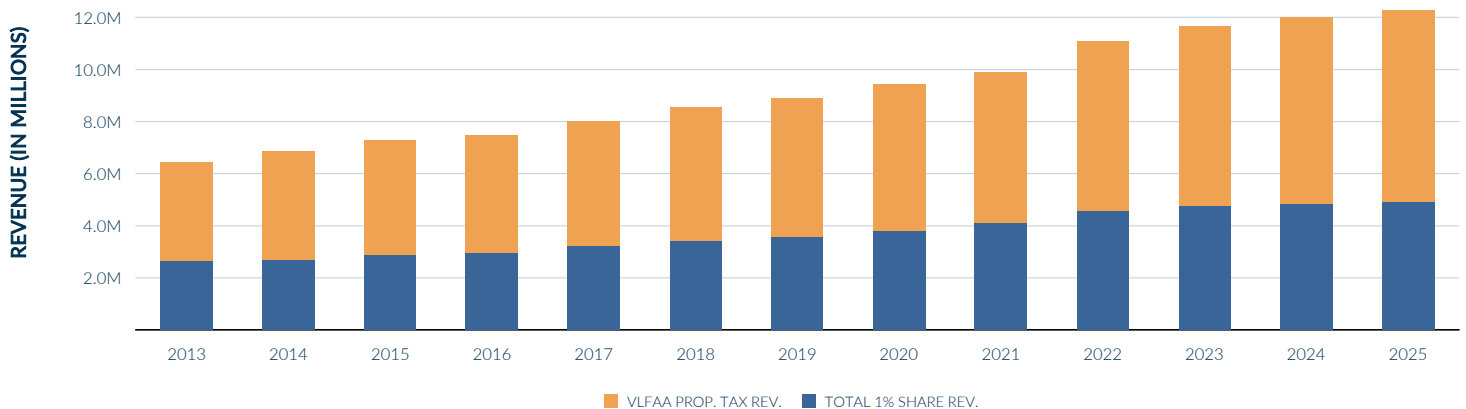
* Year-to-Date (through August 2025)



REAL ESTATE TRENDS

Through June 2025, about one-third of the 43 counties where we purchase sales data are still experiencing declines in median sale prices. In many areas, however, home sales rebounded in June ending three months of median price declines. The mostly modest year-over-year median sales price changes for June 2025 showed the State's Far North area having the strongest price growth at 13.7%; the Central Coast grew by 11.4%; Southern California grew by 1.9%; and, the San Francisco Bay area grew by 1.0%. The Central Valley area posted a median sales price decline, slipping down by 0.8%. The median sale price of Pittsburg detached single-family homes from January through August 2025 was \$586,000, a decrease of -\$9,000 (-1.5%) from 2024's median price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT



BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Necessary City and)
General Fund Budget Adjustments)
Based on Year-End Projections and)
Amend the Authorized Positions)

RESOLUTION NO. 26-

WHEREAS, on June 16, 2025 the City Council of the City of Pittsburg adopted the Fiscal Year 2025-26 Budget with spending limits across funds (Resolution No. 25-14634); and

WHEREAS, changes to spending limits through the year are necessary to account for unexpected opportunities, unforeseen changes, or if the City’s financial position changes and additional spending authority is required to meet the needs of the City; and

WHEREAS, staff has completed the mid-year review and analysis of the Fiscal Year 2025-26 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating and non-operating expenditures.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby amends various funds budget for Fiscal Year 2025-26 as attached to this Resolution and updates the Authorized Position to reclassify the Development Services Coordinator position to IT Analyst II.

BE IT FURTHER RESOLVED that the Finance Director or his/her designee is hereby authorized to approve payment of goods and services received by the City of Pittsburg in accordance with the City’s approved budget, programs and policies.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**City of Pittsburg
FY 2025/26 Budget
Mid-Year Budget Amendments**

		<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>GENERAL FUND (110)</u>				
<u>Unrestricted General Tax Revenue</u>				
To revise general revenues:				
Property Tax		185,000		185,000
Sales Tax		(400,000)		(400,000)
Transient Lodging Tax		(450,000)		(450,000)
Franchise Fees		(150,000)		(150,000)
Business License Tax		(120,000)		(120,000)
Total General Revenues		<u>(935,000)</u>	<u>-</u>	<u>(935,000)</u>
<u>Program Revenues and Expenditures</u>				
To update departmental revenue and expenditure projections:				
<u>Police</u>				
Revenues	Training and other reimbursements	(115,000)		(115,000)
Expenditures	Legal costs		50,000	(50,000)
Expenditures	Redistribution of vacancy savings		<u>(1,000,000)</u>	<u>1,000,000</u>
		<u>(115,000)</u>	<u>(950,000)</u>	<u>835,000</u>
<u>Public Works</u>				
Revenues	Engineering inspection fees, encroachment permits and other charges	239,300		239,300
Revenues	Street sweeping charges and other reimbursements	(32,100)		
Expenditures	Increase in swim center utilities, materials and supplies costs		65,500	(65,500)
Expenditures	Redistribution of vacancy savings		<u>(940,000)</u>	<u>940,000</u>
		<u>207,200</u>	<u>(874,500)</u>	<u>1,113,800</u>
<u>Community and Economic Development</u>				
Revenues	Increase in development reimbursements of planning fees	99,000		99,000
Revenues	Decrease in various building permit and planning fees	(109,100)		(109,100)
Expenditures	Legal costs for receivership actions taken by the City		155,000	(155,000)
Expenditures	Increase in contractual building plan check services offset by reduction in materials and supplies		37,100	(37,100)
		<u>(10,100)</u>	<u>192,100</u>	<u>(202,200)</u>
<u>Recreation</u>				
Revenues	Increase in special events, recreation fee and donation revenue reduced by decline in Small World Park entrance fees	13,900		13,900
Expenditures	Increase in part-time labor costs for Senior Center and Sport activities		51,000	(51,000)
Expenditures	Increase in legal and various operating costs		17,000	(17,000)
		<u>13,900</u>	<u>68,000</u>	<u>(54,100)</u>
<u>City Attorney</u>				
Expenditures	Redistribution of vacancy savings		(5,000)	5,000
Expenditures	Legal costs		50,000	(50,000)
		<u>-</u>	<u>45,000</u>	<u>(45,000)</u>

**City of Pittsburgh
FY 2025/26 Budget
Mid-Year Budget Amendments**

		<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>City Clerk</u>				
Expenditures	Increase in contractual services		15,000	(15,000)
		-	15,000	(15,000)
<u>City Council</u>				
Expenditures	Supplies and materials		3,100	(3,100)
		-	3,100	(3,100)
<u>City Manager's Office</u>				
Expenditures	Increase in contractual services		15,000	(15,000)
		-	15,000	(15,000)
<u>Finance</u>				
Expenditures	Labor costs and professional services		335,000	(335,000)
		-	335,000	(335,000)
<u>Nondepartmental</u>				
Expenditures	Redistribution of vacancy savings		4,000,000	(4,000,000)
Expenditures	Increase in contractual services and postage costs		226,700	(226,700)
Transfers Out	Allocate funding for Pittsburgh 125th Anniversary special events		25,000	(25,000)
		-	4,251,700	(4,251,700)
<u>Economic Development (160)</u>				
Revenue	Reduction in B.I.D. Tax revenue	(30,000)	-	(30,000)
Total Economic Development Fund		(30,000)	-	(30,000)
Total, General Fund		\$ (869,000)	\$ 3,100,400	\$ (3,937,300)
<u>OTHER FUNDS</u>				
<u>Gas Tax HUTA (201)</u>				
Revenue	Investment income	\$ (75,131)	\$ -	\$ (75,131)
Total Gas Tax HUTA Fund		(75,131)	-	(75,131)
<u>Gas Tax Road Maintenance & Rehab (RMRA) (202)</u>				
Revenue	Investment income	(64,196)	-	(64,196)
Total Gas Tax Road Maintenance & Rehab Fund		(64,196)	-	(64,196)
<u>Measure J Tax (204)</u>				
Revenues	Investment income	(33,379)		(33,379)
Revenues	ECCRFFA Reimbursement for BART Pedestrian & Bicycle Connectivity project	3,551,824		3,551,824
Operating Expenditures	Miscellaneous Services & Supplies	-	(5,000)	5,000
Total Measure J Tax Fund		3,518,445	(5,000)	3,523,445
<u>Citywide Lighting & Landscape (205)</u>				
Operating Expenditures	Operating costs reduction	-	(97,100)	97,100
Total Citywide Lighting & Landscape Fund		-	(97,100)	97,100

**City of Pittsburg
FY 2025/26 Budget
Mid-Year Budget Amendments**

		<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>National Pollutant Discharge Elimination System (NPDES) (207)</u>				
Revenues	Special Assessment and other reimbursements	(348,100)	-	(348,100)
Operating Expenditures	Increase in contractual services and overtime	-	74,100	(74,100)
Total NPDES Fund		<u>(348,100)</u>	<u>74,100</u>	<u>(422,200)</u>
<u>Solid Waste (210)</u>				
Revenues	Grant revenue and solid waste charges	4,600		4,600
Operating Expenditures	Decrease in contractual services	-	(235,900)	235,900
Total Solid Waste Fund		<u>4,600</u>	<u>(235,900)</u>	<u>240,500</u>
<u>Marina Vista Field Replacement Fund (213)</u>				
Operating Expenditures	Payment to Pittsburg Unified School District	-	344,540	(344,540)
Total Marina Vista Field Replacement Fund		<u>-</u>	<u>344,540</u>	<u>(344,540)</u>
<u>Hillview Jr. High Athletic Field (214)</u>				
Operating Expenditures	Payment to Pittsburg Unified School District	-	459,746	(459,746)
Total Marina Vista Field Replacement Fund		<u>-</u>	<u>459,746</u>	<u>(459,746)</u>
<u>Park Maintenance CFD 2007-1 (217)</u>				
Operating Expenditures	Increase in labor costs	-	43,700	(43,700)
Total Park Maintenance CFD 2007-1 Fund		<u>-</u>	<u>43,700</u>	<u>(43,700)</u>
<u>R/R AVE BART CFD 2014 (219)</u>				
Revenues	Reduction in CFD Special Tax revenues	15,000	-	15,000
Total R/R AVE BART CFD 2014 Fund		<u>15,000</u>	<u>-</u>	<u>15,000</u>
<u>US EPA Grants (256)</u>				
Operating Expenditures	Reduction in operating costs	-	(51,000)	51,000
Total US EPA Grants Fund		<u>-</u>	<u>(51,000)</u>	<u>51,000</u>
<u>Miscellaneous Grants Fund (299)</u>				
Revenues	Increase in recreation grant revenue	200,000	-	200,000
Total Miscellaneous Grants Fund		<u>200,000</u>	<u>-</u>	<u>200,000</u>
<u>Pittsburg CIP (301)</u>				
Dream Courts CIP	Transfer in from PPC and capital project expenditures for Dream Courts project	4,000,000	4,000,000	-
Pittsburg 125th Anniversary	Transfer in from the General Fund; Expenditure Budget set up	25,000	25,000	-
Total Pittsburg CIP Fund		<u>4,025,000</u>	<u>4,025,000</u>	<u>-</u>
<u>Local Traffic Mitigation (303)</u>				
Revenues	Increase in revenues	170,000	-	170,000
Capital Expenditures	Increase in contractual and professional services	-	58,000	(58,000)
Total Local Traffic Mitigation Fund		<u>170,000</u>	<u>58,000</u>	<u>112,000</u>
<u>Park Dedication (304)</u>				
Capital Expenditures	Increase in labor costs	-	31,000	(31,000)
Total Park Dedication Fund		<u>-</u>	<u>31,000</u>	<u>(31,000)</u>

**City of Pittsburg
FY 2025/26 Budget
Mid-Year Budget Amendments**

		<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>Bailey Road Maintenance (312)</u>				
Revenues	Increase in Bailey Road surcharge revenue	146,800	-	146,800
Total Bailey Road Maintenance Fund		<u>146,800</u>	<u>-</u>	<u>146,800</u>
<u>Water (501)</u>				
Operating Expenses	Increase in contractual services, utilities cost and other operating expenses	46,200	295,650	(249,450)
Capital Expense	Increase in construction costs	-	38,200	(38,200)
Capital Expenditures	Defund inactive project	-	(2,550,000)	2,550,000
Total Water Fund		<u>46,200</u>	<u>(2,216,150)</u>	<u>2,262,350</u>
<u>Sewer Facility-Reserve Coll System Cap Buy-In (522)</u>				
Capital Expenditures	Increase in design expenses	-	22,000	(22,000)
Total Sewer Facility-Reserve Coll System Cap Buy-In Fund		<u>-</u>	<u>22,000</u>	<u>(22,000)</u>
<u>Waterfront Operations (540)</u>				
Operating Expenses	Increase in lease payments and contractual services	-	84,500	(84,500)
Total Waterfront Operations Fund		<u>-</u>	<u>84,500</u>	<u>(84,500)</u>
<u>Marina (550)</u>				
Revenues	Reduction in fuel sales	(86,000)	-	(86,000)
Total Marina Fund		<u>(86,000)</u>	<u>-</u>	<u>(86,000)</u>
<u>Fleet Maintenance (611)</u>				
Revenues	Proceeds from sale of assets	(15,000)	-	(15,000)
Total Fleet Maintenance Fund		<u>(15,000)</u>	<u>-</u>	<u>(15,000)</u>
<u>Building Maintenance (612)</u>				
Revenues	Increase in reimbursement revenues	1,500	-	1,500
Operating Expenses	Increase in operating expenses	-	34,500	(34,500)
Total Building Maintenance Fund		<u>1,500</u>	<u>34,500</u>	<u>(33,000)</u>
<u>Employee Fringe Benefits (631)</u>				
Revenues	Establish budget for interdepartmental charges	2,400,000	-	2,400,000
Total Employee Fringe Benefits Fund		<u>2,400,000</u>	<u>-</u>	<u>2,400,000</u>
<u>Other Post-Employment Benefits (633)</u>				
Expenses	Additional contribution to CERBT	-	1,000,000	(1,000,000)
Total Other Post-Employment Benefits		<u>-</u>	<u>1,000,000</u>	<u>(1,000,000)</u>
Total, Other Funds		<u>\$ 9,939,118</u>	<u>\$ 3,571,936</u>	<u>\$ 6,367,182</u>

BEFORE THE GOVERNING BOARD OF THE PITTSBURG ARTS AND COMMUNITY
FOUNDATION OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Necessary Budget Adjustments)
For the Pittsburgh Arts and Community)
Foundation Budget for Fiscal Year 2025-26)

RESOLUTION NO. 26-

WHEREAS, the Pittsburgh Arts and Community Foundation, Inc. (Foundation) is a nonprofit, 501(c)3 Foundation formed for the purpose of providing assistance to the City of Pittsburgh, and all actions, budgets, projects and programs that the Foundation engages in or approves must be reasonably related to, or in furtherance of the Foundation's charitable purposes as stated in the Articles of Incorporation as amended on March 1, 2010; and

WHEREAS, the Foundation prepares and adopts the Pittsburgh Arts and Community Foundation, Inc. budget with the intent of providing a planned program for services and a financial system to carry out the planned program of services; and

WHEREAS, on December 15, 2025 the Governing Board of the Pittsburgh Arts and Community Foundation of the City of Pittsburgh, adopted the Fiscal Year 2025-26 Budget by Resolution No. 25-094; and

WHEREAS, staff has completed the mid-year review of the Fiscal Year 2025-26 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating and non-operating expenditures; and

WHEREAS, staff recommends an expenditure budget increase in the amount of \$100,000.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Board of the Pittsburgh Arts and Community Foundation of the City of Pittsburgh hereby authorizes an expenditure budget increase in the amount of \$100,000.

BE IT FURTHER RESOLVED that the Finance Director or his/her designee is hereby authorized to approve payment of goods and services received by the Pittsburgh Arts and Community Foundation in accordance with the Pittsburgh Arts and Community foundation's approved budget, programs and policies.

PASSED AND ADOPTED by the Governing Board of the Pittsburg Arts and Community Foundation at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Chair

ATTEST BY:

Alice E. Evenson, Board Secretary

**Pittsburg Arts and Community Foundation
FY 2025/26 Budget
Mid-Year Budget Amendments**

	<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>Pittsburg Arts and Community Foundation (258)</u>			
Operating Expenditures Bookstore transfer to the new owner	\$ -	\$ 100,000	\$ (100,000)
Total Pittsburg Arts and Community Foundation Fund	<u>\$ -</u>	<u>\$ 100,000</u>	<u>\$ (100,000)</u>

BEFORE THE GOVERNING BOARD OF THE PITTSBURG POWER COMPANY
OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Necessary Budget Adjustment)
For Pittsburg Power Company Based on)
Year-End Projections)

RESOLUTION NO. 26-

WHEREAS, on June 16, 2025 the Board of Directors of the Pittsburg Power Company, a Joint Powers Authority, adopted the Fiscal Year 2025-26 Budget (Resolution No. 25-484); and

WHEREAS, the City prepares and adopts the Pittsburg Power Company Budget with the intent of providing a planned program for services and a financial system to carry out the planned program of services; and

WHEREAS, staff has completed the mid-year review of the Fiscal Year 2025-26 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating and non-operating expenses; and

WHEREAS, staff recommends an expense budget increase in the amount of \$4,458,000 and an increase in revenue budget in the amount of \$264,397 for the Pittsburg Power Company fund; and

WHEREAS, staff recommends an expense budget increase in the amount of \$236,322 for the Island Energy fund.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Pittsburg Power Company of the City of Pittsburg hereby authorizes an expense budget increase of \$4,458,000 for the Pittsburg Power Company fund, resulting in an increased expense appropriation for that fund, and an revenue budget increase of \$264,397, and an increased expense budget of \$236,322 for the Island Energy fund.

BE IT FURTHER RESOLVED that the Finance Director or his/her designee is hereby authorized to approve payment of goods and services received by the Pittsburg Power Company of the City of Pittsburg in accordance with the Company's approved budget, programs and policies.

PASSED AND ADOPTED by the Governing Board of the Pittsburg Power Company of the City of Pittsburg at a regular meeting held on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Chair

ATTEST:

Darin E. Gale, Executive Secretary

**Pittsburg Power Company
FY 2025/26 Budget
Mid-Year Budget Amendments**

		<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>Island Energy (580)</u>				
Operating Expenses	Repayment of loan to PPC	\$ -	\$ 236,322	\$ (236,322)
Total Island Energy Fund		<u>-</u>	<u>236,322</u>	<u>(236,322)</u>
<u>Pittsburg Power Company (590)</u>				
Revenues	Island Energy loan payoff	236,322	-	236,322
Revenues	Future Build program grant revenue	28,075	-	28,075
Operating Expenses	Increase in utilities, legal, other contractual & professional expenses; increase in Future Build program expenses		458,000	(458,000)
Transfer Out	Funding for Dream Courts project		4,000,000	(4,000,000)
Total Pittsburg Power Fund		<u>264,397</u>	<u>4,458,000</u>	<u>(4,193,603)</u>
Total		<u>\$ 264,397</u>	<u>\$ 4,694,322</u>	<u>\$ (4,429,925)</u>

BEFORE THE SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT
DISTRICT II OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Necessary Budget Adjustments)
For the Southwest Pittsburg Geologic) RESOLUTION NO. 26-
Hazard Abatement District II (GHAD II))
Based on Year-End Projections)

WHEREAS, on June 16, 2025 the Southwest Pittsburg GHAD II Board of the City of Pittsburg (GHAD II), adopted the Fiscal Year 2025-26 Budget (Resolution No. 25-090); and

WHEREAS, the City prepares and adopts the GHAD II Budget with the intent of providing a planned program for services and a financial system to carry out the planned program of services; and

WHEREAS, staff has completed the mid-year review of the Fiscal Year 2025-26 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating and non-operating expenditures; and

WHEREAS, staff recommends an expenditure budget increase in the amount of \$5,497 and a decrease in revenue budget in the amount of \$5,500.

NOW, THEREFORE, BE IT RESOLVED that the Southwest Pittsburg GHAD II Board hereby authorizes an expenditure budget increase in the amount of \$5,497 and a revenue budget decrease in the amount of \$5,500.

BE IT FURTHER RESOLVED that the Finance Director or his/her designee is hereby authorized to approve payment of goods and services received by the GHAD II in accordance with its approved budget, programs and policies.

PASSED AND ADOPTED by Southwest Pittsburg GHAD II Board of the City of Pittsburg at a regular meeting held on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Chair

ATTEST:

Alice E. Evenson, Agency Secretary

**Southwest Pittsburg Geologic Hazard Abatement District II
FY 2025/26 Budget
Mid-Year Budget Amendments**

		<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>GHAD Administration (208)</u>				
Operating Expenditures	Reduction in operating expenses	\$ -	\$ 5,497	\$ (5,497)
Transfers In	Reduction in Transfers-In	5,500		5,500
Total GHAD Administration Fund		<u>\$ 5,500</u>	<u>\$ 5,497</u>	<u>\$ 3</u>

BEFORE THE GOVERNING BOARD OF THE SUCCESSOR AGENCY FOR THE
REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Necessary Budget Adjustment)
For the Successor Agency for the)
Redevelopment Agency of the City of)
Pittsburg Based on Year End Projections)

RESOLUTION NO. 26-

WHEREAS, on June 16, 2025 the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency), adopted the Fiscal Year 2025-26 Budget by Resolution No. 25-058; and

WHEREAS, the City prepares and adopts the Successor Agency's Budget with the intent of providing a planned program for services and a financial system to carry out the planned program of services; and

WHEREAS, staff has completed the mid-year review of the Fiscal Year 2025-26 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating and non-operating expenditures; and

WHEREAS, staff recommends an expenditure budget increase in the amount of \$47,316.

NOW, THEREFORE, BE IT RESOLVED, that the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Pittsburg hereby authorizes an expenditure budget increase in the amount of \$47,316 resulting in an increased expenditure appropriation.

BE IT FURTHER RESOLVED that the Finance Director or his/her designee is hereby authorized to approve payment of goods and services received by the Successor Agency in accordance with the Successor Agency's approved budget, programs and policies.

PASSED AND ADOPTED by the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Pittsburg at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Chair

ATTEST:

Alice E. Evenson, Agency Secretary

**Successor Agency
FY 2025/26 Budget
Mid-Year Budget Amendments**

		<u>Revenue/ Transfers In</u>	<u>Expenditures/ Transfers Out</u>	<u>Fund Balance/ Reserves</u>
<u>Successor Agency to the Former RDA (801)</u>				
Operating Expenses	Increase in Other Contractual & Professional Services, Training, and Membership Dues	\$ -	\$ 47,316	\$ (47,316)
Total Successor Agency to the Former RDA Fund		<u>\$ -</u>	<u>\$ 47,316</u>	<u>\$ (47,316)</u>

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: March 16, 2026

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Dionne Adams, Mayor/Chair
Angelica Lopez, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Arlene Kobata, Council/Agency Member
Jelani Killings, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Darin Gale, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Adams called the regular meeting to order at 7:00 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

Mayor Adams led the Pledge of Allegiance.

PRESENTATIONS

1. New Employee Introductions
2. Bay Area Air District Community Grant

PROCLAMATIONS

7. Think Pittsburg – Bishop Wisecarver
8. World Down Syndrome Day
9. Cesar Chavez Day

CITY MANAGER REPORTS/REMARKS

City Manager Gale provided an update on the recruitment for Police Chief.

PUBLIC COMMENTS

Ramon Amaral, representative for the North States Carpenter Union provided comments against the Dreams Court Project and prevailing wages.

Joanne Henderson, Pittsburg provided comments regarding properties in Pittsburg not being upkept by owners. She is concerned only landlords are being sent notices for code violations.

COMMITTEE REPORTS

Council Member Lopez attended the Public Safety Subcommittee meeting.

Council Member Killings attended the Community and Economic Development Subcommittee as well as the Delta Diablo Board of Directors meeting.

Council Member Kobata attended the Infrastructure and Transportation Subcommittee meeting and a walking tour as part of the East Contra Costa County Habitat Conservancy Board.

Council Member Banales attended the Finance Management Subcommittee meeting.

CONSIDERATION

10. Presentation and Request for City Council Direction on the Draft Fiscal Year 2026-27 City Council Strategic Plan

Bruce Ohlson, Pittsburg asked for Road Safety to be added to the Strategic Plan.

No vote was taken or required for this item.

The Council recessed at 9:53 P.M.

The meeting recovened at 10:00 P.M. with all members present.

11. Adoption of a City Council Resolution to Accept Grant Funds and Authorize City Manager to Execute a Grant Agreement from the California Department of Transportation for the Youth and Veterans Creating a Cleaner Future Project and Amend FY 2025-26 Budget

On Motion by Vice Mayor Lopez, seconded by Member Kobata and adopted unanimously.

12. Adoption of a Pittsburg Power Company Resolution Authorizing the Executive Director to Execute Interconnection Agreement Between Pittsburg Power Company and Pacific Gas & Electric Company, to Pay Costs Associated with the Agreement After Receiving Funds from the Developer, and to Take Any Actions Necessary to Effectuate the Agreement

Mayor Adams recused herself from this item. She noted there was a conflict based on financial interest in a business entity and source of income. The business entity is her employer, PG&E, which is an investor-owned utility providing natural gas and electricity in California.

She left the dais at 10:11 P.M.

On Motion by Member Killings, seconded by Member Banales and adopted by the following vote:

AYES: Banales, Killings, Kobata, Lopez
ABSENT: Adams [Recused]

Mayor Adams returned to the dais at 10:41 P.M.

CONFLICT OF INTEREST STATEMENT

There were no Conflict-of-Interest Statements.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

On Motion by Member Banales, seconded by Member Killings and adopted unanimously.

13. Minutes of March 2, 2026
14. Adoption of a City Council Resolution Authorizing an Agreement with Delta Diablo Sanitation for Contra Costa Clean Water Program Inspection Activities
15. Adoption of a City Council Resolution to Establish the Fiscal Year 2026/27 Annual Stormwater Utility Area Fee
16. Adoption of a City Council Resolution to Approve and Allocate Funds for Project 5130 — Terry Court Sewer Repair and amend the CIP Budget
17. Adoption of a City Council Resolution to Accept Grant Funds from Contra Costa County, Amend FY 2025-26 Recreation Programs Budget, and Authorize City Manager to Execute Grant Contracts
18. Adoption of a City Council Resolution to Accept Grant Funds from Contra Costa County District V Community Impact Funds, Authorize the City Manager to Execute the Agreement, and Amend FY 2025-26 Recreation Department Budget

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

COUNCIL MEMBER REMARKS

Council Member Kobata provided remarks about Read Across America week, she was honored to read at Parkside Elementary. She also provided comments about two ribbon cuttings she attended (Roof & Realm and Masala House), as well as a tree planting event at

Hillsdale Park and a repair workshop at the Senior Center.

Mayor Adams commended Council and staff for all the hard work put into the draft Fiscal Year 2026-27 City Council Strategic Plan.

ADJOURNMENT

The meeting adjourned at 10:47 P.M. to April 6, 2026.

Respectfully submitted,

Alice E. Evenson, City Clerk



STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Elena Adair, Director of Finance
Isaac Williams, Financial Analyst

SUBJECT: Receive and File Report on the Review of Development Impact Fees Received by the City of Pittsburg Pursuant to Mitigation Fee Act

EXECUTIVE SUMMARY

The Mitigation Fee Act, passed as Assembly Bill 1600 in 1987 (Government Code Sections 66000–66008), requires cities to justify and account for developer fees which they enact, increase or impose as a condition of new development for the purposes of financing “public facilities and improvements.” The Act also requires an annual review of the developer fees that have been collected and spent during the previous year. This report fulfills the Act’s requirements.

FISCAL IMPACT

There is no fiscal impact in receiving the report on the review of the Development Impact Fees received by the City of Pittsburg.

RECOMMENDATION

Receive and file report pertaining to the review of Development Impact Fees received by the City of Pittsburg that are subject to Mitigation Fee Act reporting requirements.

BACKGROUND

Many cities charge fees on new development to fund public facilities and improvements such as streets, libraries, sewer and water systems and storm drains. These fees are commonly known as Development Impact Fees. In order to ensure that these fees are

spent in a timely manner and on projects for which they were collected, the State Legislature passed the Mitigation Fee Act, (AB 1600). The law applies to developer fees increased or imposed on or after January 1, 1989. The Mitigation Fee Act, found at Government Code Sections 66000-66008, generally sets forth the following four requirements:

1. A local jurisdiction must follow the process set forth in the statutes and make certain determinations regarding the purpose and use of the fees and establish a “nexus” or connection between a development project or class of project and the public improvement being financed with the fee.

2. The fee revenue must be segregated from the general fund to avoid commingling of public improvement fees in the general fund.

3. If a local jurisdiction has had possession of a developer fee for five years or more and has not committed that money to a project or actually spent that money, then it must make findings describing the continuing need for that money. In addition, an annual report must be made of fees collected, interest earned, projects on which fees were expended, and any transfers or loans from the fee account. This report is to be reviewed by the local agency assessing the fees.

4. If a local jurisdiction cannot make the findings required under Paragraph 3, the city or county must refund the fees collected.

It should be noted that Mitigation Fee Act reporting requirements do not apply to the following fees:

- Fees charged in lieu of parkland dedication,
- Regulatory and processing fees,
- Fees collected pursuant to development agreements,
- Fees collected pursuant to a reimbursement agreement that exceeds the developer’s share of an improvement, and
- Assessment district proceeds or taxes.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The City of Pittsburg collects the following Developer Impact Fees:

- Kirker Creek Drainage Fee
- Local Traffic Mitigation Fee
- Inclusionary Housing In-Lieu Fee

- Traffic Impact Fair Share Fee
- Pittsburg Regional Transportation Development Impact Mitigation Fee
- Water Facility Reserve Fees
- Sewer Facility Reserve Fees
- Park Dedication Fee (Quimby Fee)

The Local Traffic Mitigation Fee, Pittsburg Regional Transportation Development Impact Mitigation Fees, Kirker Creek Drainage Fees, Inclusionary Housing In-Lieu Fees, Traffic Impact Fair Share Fee and the Sewer and Water Facility Reserve Fees that the City of Pittsburg collects, qualify as Development Impact Fees. Therefore, these fees must comply with the above referenced statutes. Government Code Section 66001 requires the City to make available to the public certain information regarding development impact fees for each fund within 180 days after the end of the fiscal year. Due to vacancies, staff was unable to compile the report within the statutory timeframe.

Expenditures on the fees collected must occur within a five-year period of collection unless the City can make the appropriate findings that there remains reasonable relationships between the current need for the fees and the purpose for which they were originally proposed.

Kirker Creek Drainage Fees collected in the amount of \$382,328 have been on deposit for over five years and findings are stated on page 2 of the attached report. In summary, the Kirker Creek Drainage Fund is insufficient to construct the prioritized improvements recommended in the 2001 Storm Water Master Plan. As development continues in the Kirker Creek watershed area, additional funds will be collected and deposited for construction of the prioritized improvements.

In addition, there are Traffic Impact Fair Share funds in the amount \$554,626 that have been on deposit for over five years and findings are stated on Page 7 of the attached report. In summary, the fair share funds have been on deposit to address future capital projects in the areas near West Leland Road/Oak Hills Drive; East Leland Road/Century Boulevard; Willow Pass Road/Avila Road; San Marco Boulevard/West Leland Road; and Bailey Road/West Leland Road. The funding held on deposit will be augmented as development in the respective areas occurs.

Although the Park Dedication Fee is covered under the Quimby Act and not Mitigation Fee Act, staff has included the Park Dedication Fee in this report for reporting purposes only.

ATTACHMENTS: FY 2024-25 Mitigation Fee Act (AB1600) Report

KIRKER CREEK DRAINAGE FEES


Fiscal Year Collected	Amt. Collected
FY 06/07	164,579
FY 07/08	78,676
FY 08/09	1,526
FY 09/10	18,986
FY 10/11	61
FY 11/12	1,638
FY 12/13	1,937
FY 13/14	710
FY 14/15	99,647
FY 15/16	14,232
FY 16/17	-
FY 17/18	-
FY 18/19	335
Total Fees :	382,328

The above fees collected in the amount of \$382,328 have been on deposit for over 5 years. Findings are as follows:

The Kirker Creek Drainage Fee was established in May 2001 for the purpose of providing funding for improvements to the storm water drainage system, which was overwhelmed by floodwaters in 1998. The City Council adopted Ordinance No. 01-1180 on May 7, 2001, adding Chapter 15.104, entitled "Storm Water Management Plan for Kirker Creek Watershed Drainage Area", to the Pittsburg Municipal Code. Chapter 15.104.080 set out a fee schedule, currently \$1.19 per square foot of impervious area for development in the watershed. Fees collected are deposited in the account of the drainage facilities fund, and may be expended for land acquisition, construction, engineering, administration, repair, maintenance and operation of planned drainage facilities or to reduce the principal or interest of any bonded indebtedness of the drainage area.

Some of these fees were collected more than five years ago. Currently, the Kirker Creek Drainage Fund is insufficient to construct all of the improvements recommended in the 1999 Storm Water Master Plan and the City's Green Stormwater Infrastructure Plan. As development continues in this area of the City, additional funds will be collected and deposited into the Kirker Creek Drainage Fund and used to construct improvements identified by the Master Plan. Unfortunately, the timing of these funds is dependent on the pace of development within the watershed and is therefore inexact.

Reviewed and Confirmed By:


John Samuelson - Director of Public Works/City Engineer

Kirker Creek Drainage Fees Revenues and Expenditures - Fund 302 FY20/21 - FY24/25						
	Proj #	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1		\$ 379,680	\$ 360,321	\$ 363,307	\$ 370,145	\$ 382,328
REVENUES:						
Kirker Creek Drainage Fees Collected						
Other Revenue:						
Investment Earnings		1,288	2,986	6,838	12,183	14,772
Funding from Outside Sources for Kirker Creek Slide Repair						
Sale of Plans & Specs						
Transfers-In:						
Total Revenues:		1,288	2,986	6,838	12,183	14,772
EXPENDITURES:						
Project Expenditures:						
Railroad Ave. Storm Drainage Improvements	3202			-	-	-
Pump Station Repairs	3205	2,287		-	-	-
Transfers - Out:						
Tsfr-Out to General Fund (Engineering Support)		18,360		-	-	-
Tsfr-Out to NPDES						
Total Expenditures:		20,647	-	-	-	-
Revenues Over/Under Expenditures:		(19,359)	2,986	6,838	12,183	14,772
Fund Balance - June 30		\$ 360,321	\$ 363,307	\$ 370,145	\$ 382,328	\$ 397,100

There have been no fee refunds to-date.

The description of this fee and fee amounts per Ordinance No. 01-1180 dated April 16, 2001 and Ordinance No. 05-1236 dated 02/07/05.

The five-year CIP was adopted by the City Council on June 21, 2021 per Resolution No. 21-13944

Local Traffic Mitigation Fees Revenues and Expenditures - Fund 303 FY20/21 - FY24/25						
	Proj #	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1		\$ 2,157,901	\$ 3,906,276	\$ 5,207,247	\$ 6,400,477	\$ 4,063,947
REVENUES:						
Traffic Mitigation Fees Collected		2,120,918	1,330,212	1,153,794	475,511	629,079
Transfers-in from Reg Traffic Mitigation						
Other Revenue:						
Investment Earnings		10,087	39,317	107,846	185,414	163,826
Other Revenue ⁽¹⁾			7,412	31,241	6,768	
Total Revenues:		2,131,005	1,376,941	1,292,880	667,693	792,905
EXPENDITURES:						
Project Expenditures:						
California Ave. Widening Phase I (North)	3006					
W. Leland Road Extension (San Marco to Avila)	3011					
San Marco Blvd/ Santa Teresa Signal	3012					
Intelligent Transportation System Upgrade	3013					
San Marco Right Turn @West Leland	3014					
James Donlon Blvd Extension PHASE I	3015	6,318	8,424	30,868	6,768	
Other Expenditures:						
Engineering Support		76,311	67,546	68,782	72,455	122,008
Land Acquisition*						
Transfers - Out:						
Tsfr-Out to Gas Tax - 15/16 Citwide Pavement Management Project						
Tsfr-Out to Pittsburg CIP - Traffic Signal Installation (3104)						
Tsfr-Out to Measure J - BART Multimodal Facility	2010					
Tsfr-Out to Measure J - Ped & Bicycle Connectivity	2019	300,000			2,925,000	0
Total Expenditures:		382,629	75,970	99,650	3,004,223	122,008
Revenues Over/Under Expenditures:		1,748,376	1,300,971	1,193,230	(2,336,530)	670,897
Fund Balance - June 30		\$ 3,906,276	\$ 5,207,247	\$ 6,400,477	\$ 4,063,947	\$ 4,734,844

There have been no fee refunds to-date.

The description of this fee and fee amounts per Resolution No. 06-10687 dated December 18, 2006.

The five-year CIP was adopted by the City Council on June 21, 2021 per Resolution No. 21-13944

* During the FY 19/20, \$53,285 was used to acquire a parcel of vacant surplus land from Contra Costa County adjacent to intersection of Harbor Street and California Avenue. The parcel will be used for expansion of this intersection to improve the safe and effecient flow of traffic through the intersection.

** A portion of these funds have been allocated towards the San Marco Right Turn @ W. Leland (\$45,633)

⁽¹⁾ Other revenues associated with CIP project

Park Dedication Fees Revenues and Expenditures - Fund 304 FY20/21 - FY24/25						
	Proj #	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1		\$ 1,539,253	\$ 2,707,162	\$ 2,429,710	\$ 2,220,953	\$ 4,907,531
REVENUES:						
Park Dedication Fees Collected		1,223,013	919,314	693,038	265,906	
Other Revenue:						
Investment Earnings		3,736	21,415	47,804	167,524	170,330
Measure WW Grant - Ambrose Park Pool Renovation						
Ambrose Park Pool Renovation - County Share						
Ambrose Park Restroom Renovation - County Share		318,788	-			
Ambrose Park Pool Renovation - Ambrose District Share						
John Henry Johnson Park - Housing Related Parks Grant						
Transfers-In:						
Tsfr-In from Infrastructure Repair/Rplcment Fund - Buckley Square						25,000
Tsfr-In from ARPA					7,921,099	53,079
Tsfr-In from City CIP Fund					150,000	692
Tsfr-In from General Fund					1,615,000	557,000
Tsfr-In from Measure M Fund						438,461
Total Revenues:		1,545,536	940,728	740,842	10,119,529	1,244,562
EXPENDITURES:						
Project Expenditures:						
Small World Park New Features	3054					
Ambrose Park Master Plan & Improvements	3057	809	-			
John Henry Johnson Park Improvements	3062					
San Marco Park	3065					
John Buckley Square (Old Town Park)	3066					
DeAnza Park Rehabilitation	3069					
PK-3 Small World Park Improvements	3070		1,040			
PK-4 Annual Playground Replacement	3071		119,702			
PK-6 City Park Soccer Field Replacement	3072				1,056	
PK-9 Annual Park Features Replacement	3073	21,498	221,627		88,469	8,202
PK-10 Biennial Restroom Repl/Rehab	3074					
pk-15 Annual Park Sign Replacement	3075	43,633	65,488			
PK-8 Biennial Playfield Replacement	3076			3,000		
PK-13 Annual Park and Landscaping Imp	3077	8,206	81,062	40,572		
Downtown Ice Rink	3078					
Ambrose Park Restroom Construction	3079	245,432	556,845			
Pittsburg Premier Fields	3080		29,174	561,915	123,866	4,548,714
Oak Hills Restroom	3123		80,917	280,541	46,240	
Other Expenditures:						
Engineering Support				63,572	66,752	82,957
Developer Payment for City's Contribution for San Marco Park					878,280	
Interest Accrual - Interfund Loans						
Interfund Loan Payoff to Sewer Fund						
Interfund loan Payoff to Power Fund						
Adjust inventory supplies						
Transfers - Out:						
Tsfr-Out to General Fund - Engineering Support		58,049	62,326	-	-	-
Tsfr-Out to Measure J Fund						
Tsfr-Out to Gas Tax Fund - Standard Detail Update						
Tsfr-Out to Measure M Fund					150,000	
Tsfr-Out to ARPA Fund					6,078,288	
Total Expenditures:		377,627	1,218,181	949,599	7,432,951	4,639,873
Revenues Over/Under Expenditures:		1,167,909	(277,452)	(208,757)	2,686,578	(3,395,311)
Fund Balance - June 30		\$ 2,707,162	\$ 2,429,710	\$ 2,220,953	\$ 4,907,531	\$ 1,512,220

There have been no fee refunds to-date.

The description of this fee and fee amounts per Ordinance No. 06-1275 dated October 16, 2006.

The five-year CIP was adopted by the City Council on June 21, 2021 per Resolution No. 21-13944

*A major portion of these funds have been allocated towards the following: West Leland Street Lighting (\$25,000), Small World Park Improvements (\$990), Annual Playground Replacement (\$240,000), City Park Soccer Field Turf Replacement (\$235,320), Annual Park Features Replacement (\$262,024), Biennial Restroom Replacement/Rehab (\$383,623), Annual Park Sign Replacement (\$106,367), Biennial Playfield Replacement (\$346,226), Annual Park and Landscaping Improvements (\$222,847), Downtown Ice Rink (\$280,717), Ambrose Park Restroom (\$547,073), Delta View Sports Field (\$600,000), Oak Hills Restroom (\$500,000)

Revised Ending Fund Balance for FY 2022-23 to reconcile to Audited Financial Statements

Inclusionary Housing In-Lieu Fees Revenues and Expenditures - Fund 305 FY20/21 - FY24/25					
	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1	\$ 416,121	\$ 418,518	\$ 418,837	\$ 419,568	\$ 420,870
REVENUES:					
Inclusionary Housing In Lieu Fees Collected	-	-	-	-	-
Other Revenue:					
Investment Earnings	2,397	319	731	1,302	1,580
Transfers-In:					
Total Revenues:	2,397	319	731	1,302	1,580
EXPENDITURES:					
Project Expenditures:					
Transfers - Out:					
Total Expenditures:	-	-	-	-	-
Revenues Over/Under Expenditures:	2,397	319	731	1,302	1,580
Fund Balance - June 30	\$ 418,518	\$ 418,837	\$ 419,568	\$ 420,870	\$ 422,450

There have been no fee refunds to-date.

The description of this fee and fee amounts are per Resolution No. 05-10215 dated 2/7/2005 and Ordinance No. 04-1229 dated 11/15/04.

November 2020, per Reso# 19-329, the City issued interfund loan in the amount of \$380,000 to the Housing Authority using the City's Inclusionary Housing In-Lieu Fund. The loan, along with the Housing Successor Agency's funds that are overseen by the Housing Authority, were used to pay for permits and fees and other development costs to construct 29 new affordable housing units by Satellite Affordable housing Associates (SAHA).

Per Reso# 19-3239, the Housing Authority shall pay the City a pro-rata share of Loan payments received from Developer (SAHA) until all outstanding principal has been paid in full. Pro-Rata share is calculated at 49% (\$380K loan to Housing Authority / \$780 Housing Authority's loan to SAHA). Loan shall accrue an interest rate of 0%.

Traffic Impact Fair Share Fund Revenues and Expenditures - Fund 306 FY20/21 - FY24/25						
	Proj #	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1		\$ 520,962	\$ 522,702	\$ 527,033	\$ 536,953	\$ 554,626
REVENUES:						
Traffic Impact Fair Share Fees Collected						
Other Revenue:						
Investment Earnings		1,740	4,331	9,920	17,673	21,428
Total Revenues:		1,740	4,331	9,920	17,673	21,428
EXPENDITURES:						
Transfer-Out to Pittsburg CIP - Traffic Signal Installation	3104			-	-	-
Total Expenditures:		-	-	-	-	-
Revenues Over/Under Expenditures:		1,740	4,331	9,920	17,673	21,428
Fund Balance - June 30		\$ 522,702	\$ 527,033	\$ 536,953	\$ 554,626	\$ 576,054

11/14/13 - A fee refund of \$3,750.00 + \$726.00 interest was paid to Empire Business Park (Lonne Carr). Refund due to a deposit intended to extend the left turn lanes at the intersection that was proposed, however there are no plans by the City, Contra Costa County or Caltrans to complete this at this time.

Description of fee:

Traffic Impact Fair Share fees were collected for the purpose of funding transportation projects in the area of new developments. Developers of individual projects paid a fee consistent with their percentage share of the cost of the traffic project, such as road widening or traffic signal, made necessary by their development. The share of responsibility was determined by a traffic study required by the City during the permit approval process. For example, if a fast food restaurant was determined by a traffic study to add 3 percent of the traffic at an intersection that will need a traffic signal, the developer would pay a fee in an amount equivalent to 3 percent of the cost of a signal, or \$6,600 for a \$220,000 traffic signal project. (See attachment for the amount collected per developer and the description of the specific traffic impact.)

ACCOUNT # 306-55501-5495
 TRANSPORTATION MITIGATION (TRAFFIC IMPACT) FAIR SHARE REVENUE
 at June 30, 2025

Deposit #	Date	Payee	Description	Amt. Paid	*Interest Earned	Receipt #	Funds Used or Returned	Balance
1	05/18/01	A. D. Seeno	Fair Share - West Leland Signal at Oak Hills Drive	19,415.00	8,106.92	R000595397	(27,048.00)	\$ 474
2	05/18/01	A. D. Seeno	Re-Align Driveway at Los Medanos College with Signal at Leland and Century Blvd.	78,774.52	49,161.26	R000595312	-	\$ 127,936
3	12/12/06	William Lyon Homes	Fair Share for Intersection Improvements at - (1) West Leland Rd/Bailey Road Intersection (2) Avila Road/Willow Pass Road (3) San Marco/West Leland Intersection	351,448.00	104,768.09	0634602-1#17	(30,000.00)	\$ 426,216
Totals:				\$ 449,637.52	\$ 162,036.26		\$ (57,048)	\$ 554,626

Funds related to Items 1, 2, and 3 have been on deposit for over 5 years. Findings are as follows:

- 1 Traffic Signal at West Leland Road and Oak Hills Drive has been completed. Additional development on the vacant parcel between the Oak Hills Shopping Center and BART will also contribute a share of the traffic impacts at this intersection once it is constructed. A separate traffic signal project lies within the project area for several infrastructure projects planned in the Bailey Road/Leland Road area. The pace of development in this area is outside the City's control. Once the remaining development in the area is identified, the intersection will be redesigned and signalized using these funds and Local Traffic Mitigation Fee funding.

- 2 Fees collected in the amount of \$78,774.52 are for improvements to the intersection of East Leland Road and Century Boulevard, near the intersection of East Leland Road and Los Medanos College's eastern entrance. Additional development on a vacant parcel on the southeast corner of this intersection will also contribute a share of the traffic impacts at this intersection. A roadway that is proposed to connect this intersection with Buchanan Road and James Donlon Boulevard may also contribute to these impacts. The pace of development in this area is outside the City's control, but it is a factor that has delayed implementation of this project. Once the remaining development in the area is identified, the project will be designed and constructed using these funds.

- 3 Intersection improvements are planned at three intersections that will be impacted by development in this area of the city. Specifically,
 - (a) At Willow Pass Road and Avila Road, including addition of left turn lanes in the westbound and southbound directions, and a right turn lane from the northbound direction; and
 - (b) At San Marco Boulevard and West Leland Road, including converting northbound left turn lane to a thru-lane; and
 - (c) At Bailey Road and West Leland Road, including addition of westbound shared thru/right turn lane, addition of eastbound left turn lane, and eastbound right turn lane.

The timing of the construction of these projects is subject to the pace of development in the area of the City, among other factors. In addition, a portion of the project area lies outside the City's jurisdiction. These funds will be retained pending development of a project scope, schedule and design.

Reviewed and Confirmed By: 
 John Samuelson - Director of Public Works/City Engineer

Pittsburg Regional Transportation Development Impact Mitigation (PRTDIM) Fees						
Revenues and Expenditures - Fund 307						
FY20/21 - FY24/25	Proj #	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1		\$ 3,279,091	\$ 3,279,413	\$ 3,283,122	\$ 3,291,616	\$ 3,306,748
REVENUES:						
PRTDIM Fees Collected				-	-	-
Other Revenue:						
Investment Earnings		323	3,709	8,494	15,132	19,445
Prior Year Revenue						
Total Revenues:		323	3,709	8,494	15,132	19,445
EXPENDITURES:						
Project Expenditures:						
James Donlon Blvd. Extension	3701			-	-	-
Railroad Avenue Traffic Signal Timing	3702			-	-	-
BART Access Improvements Project	3703			-	-	-
BART Parking and Access Strategy	3704			-	-	-
Transfers - Out:						
Tsfr-Out to General Fund - Set-Up Administration						
Tsfr-Out to eBART CFD						
Transfer-Out to Measure J (BART Multimodal)						
Transfer-Out to Local TMF Fund						
Total Expenditures:		-	-	-	-	-
Revenues Over/Under Expenditures:		323	3,709	8,494	15,132	19,445
Fund Balance - June 30		\$ 3,279,413	\$ 3,283,122	\$ 3,291,616	\$ 3,306,748	\$ 3,326,193

These fees were used to help fund regional transportation improvements, necessary to offset the impacts of continuing growth and development within the City, and to cooperate with the City's regional partners, including East Contra Costa Regional Fee and Financing Authority (ECCRFFA), to fund and implement transportation projects in the regional area. Fees are no longer retained at the City level, but instead are collected and passed through to ECCRFFA to be used for regional projects.

The description of this fee and fee amounts per Resolution No. 10-11533 dated 09/20/10 and Ordinance No. 10-1329 dated 10/04/10.

There have been no fee refunds to-date.

The five-year CIP was adopted by the City Council on June 21, 2021 per Resolution No. 21-13944

* A portion of these fees have been programmed for the James Donlon Blvd Extension Phase I (\$236,304) Railroad Ave Traffic Signal Timing, (\$4,540) BART Access Improvements (\$7,483), BART Parking and Access Strategy (\$5,127)

Revised Ending Fund Balance for FY 2022-23 to reconcile to Audited Financial Statements, excluding Interfund loan interest.

Water Facility Reserve Fees - Water Treatment Plant Expansion						
Revenues and Expenses - Fund 502						
FY20/21 - FY24/25	Proj #	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1		\$ 1,258,217	\$ 1,490,867	\$ 3,680,487	\$ 3,329,114	\$ 2,603,727
REVENUES:						
Water Facility Reserve Fees Collected		234,579	132,485	96,276	45,034	28,239
Other Revenue:						
Investment Earnings		3,803	25,525	52,351	87,579	79,901
Refund on Prior Year Revenue - William Lyon (Incl. interest)						
Sale of Plans & Specs						
Refund to Discovery Builders- Irrigation Meters @ SMV						
Transfers-In from Water Bond			1,500,000	-		
Transfers-In from Water Fund						
Total Revenues:		238,382	1,658,010	148,627	132,613	108,140
EXPENSES:						
Revenues Over/Under Expenses:						
W-1 Water System Master Plan Update	5005					23,280
Water Treatment Plant SCADA Upgrades	5035	3,402				
Water Treatment Plant Sludge Handling Facility	5040	2,330				
W-55 Buchanan Road Waterline	5049					
WTP Disinfection Modification & Conversion	5062		18,810			
W-34 WTP Disinfection Mod & Conversion	5069			500,000		
Main on W. Leland (WTP to SW Hills)	5071			-		
Transfer-Out to Water Operations Fund ⁽²⁾					858,000	
Adjust Capital Outlay to Construction in Progress			(550,420)			
Total Expenses:		5,732	(531,610)	500,000	858,000	23,280
Revenues Over/Under Expenses:		232,650	2,189,620	(351,373)	(725,387)	84,860
Fund Balance - June 30		\$ 1,490,867 *	\$ 3,680,487	\$ 3,329,114	\$ 2,603,727	\$ 2,688,587

The description of this fee and fee amounts collected prior to August 20, 2005 per Resolution No. 98-8551.

The description of this fee and fee amounts collected on or after August 20, 2005 per Resolution No. 05-10291.
Revised fee amounts per Resolution No. 12-11778 dated 02/21/12

The five-year CIP was adopted by the City Council on June 21, 2021 per Resolution No. 21-13944

* A portion of these funds have been allocated to upgrade the Supervisory Control and Data Acquisition (SCADA) system at the Water Treatment Plant (\$3,402), WTP Disinfection Modification & Conversion (\$400,000), Main on W. Leland (WTP to SW Hills) \$1,796,000.

Revised Ending Fund Balance for FY 2021-22 to reconcile to Audited Financial Statements

(2) The transfer out of \$858,000 in Fiscal Year 2024 is used to fund

Water Facility Reserve Fees - Water Distribution						
Revenues and Expenses - Fund 503						
FY20/21 - FY24/25	Proj #	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1		\$ 455,303	\$ 1,516,867	\$ 1,698,082	\$ 1,847,533	\$ (66,425)
REVENUES:						
WFR - Water Distribution Fees Collected		1,062,084	167,597	116,483	24,198	75,271
Other Revenue:						
Investment Earnings		(520)	13,618	32,968	49,844	388
Total Revenues:		1,061,563	181,215	149,451	74,042	75,659
EXPENSES:						
Project Expenses:						
Delta Diablo Recycled Water - John Buckley Park	5056					
Waterline School Street between Harbor/Vincent	5057					
Transfers-Out to Water Facility Reserve Fund 502 - 2016/17 Water Main Installation Project	5054					
Transfers - Out to Sewer Fund:						
Transfer-Out to Water Operations Fund ⁽²⁾					1,988,000	
Total Expenses:		-	-	-	1,988,000	-
Revenues Over/Under Expenses:		1,061,563	181,215	149,451	(1,913,958)	75,659
Fund Balance - June 30		* \$ 1,516,867	\$ 1,698,082	\$ 1,847,533	\$ (66,425)	\$ 9,234

There have been no fee refunds to-date.

The description of this fee and fee amounts per Resolution No. 05-10291 dated June 20, 2005.
Revised fee amounts per Resolution No.12-11778 dated 02/21/12

These fees ensure the distribution system has available operational capacity to meet the demands of new development outside the Southwest Hills.

The five-year CIP was adopted by the City Council on June 21, 2021 per Resolution

*A portion of these funds have been programmed for 10/11 Sewer Replacement Program (\$750,000), CCTV/Inspection/Sewer Replacement Program-Completed (\$77,500)

(2) The transfer out of \$1,988,000 in Fiscal Year 2024 is used to fund Project

Water Facility Reserve Fees - Zone 1 & 2 Reservoir
 Revenues and Expenses - Fund 504

FY20/21 - FY24/25	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1	\$ 1,031,972	\$ 1,035,418	\$ 1,043,998	\$ 1,063,648	\$1,098,657
REVENUES:					
WFR - Zone 1/11 Reservoir Fees Collected			-		
Other Revenue:					
Investment Earnings	3,446	8,580	19,650	35,009	42,448
Transfers-In:					
Total Revenues:	3,446	8,580	19,650	35,009	42,448
EXPENSES:					
Project Expenses:					
Transfers - Out:					
Total Expenses:	-	-	-		
Revenues Over/Under Expenses:	3,446	8,580	19,650	35,009	42,448
Fund Balance - June 30	\$ 1,035,418	\$ 1,043,998	\$ 1,063,648	\$ 1,098,657	\$1,141,105

There have been no fee refunds to-date.

The description of this fee and fee amounts per Resolution No. 05-10291 dated June 20, 2005.

Revised fee amounts per Resolution No. 12-11778 dated 02/21/12

These fees will be used to fund the cost of a water reservoir for Zones 1 and 2 which are not within the Southwest Hills area.

Water Facility Reserve Fees - SE 20" Trans Line
 Revenues and Expenses - Fund 505
 FY20/21 - FY24/25

	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1	\$ 287,032	\$ 400,066	\$ 421,727	\$ 442,457	\$ 460,999
REVENUES:					
WFR - SE 20" Trans Line Fees Collected	112,288	18,232	12,683	3,882	35,372
Other Revenue:					
Investment Earnings	747	3,429	8,047	14,660	19,257
Transfers-In:					
Total Revenues:	113,035	21,661	20,730	18,542	54,629
EXPENSES:					
Project Expenses:					
Interest Expense					
Transfers Out to Water Fund (W-55 Buchanan Road Waterline)					
Total Expenses:	-	-	-	-	-
Revenues Over/Under Expenses:	113,035	21,661	20,730	18,542	54,629
Fund Balance - June 30	\$ 400,066	\$ 421,727	\$ 442,457	\$ 460,999	\$ 515,628

There have been no fee refunds to-date.

The description of this fee and fee amounts per Resolution No. 05-10291 dated June 20, 2005.
 Revised fee amounts per Resolution No. 12-11778 dated 02/21/12

These fees will be used to fund the Segment 1E and Zone 2 Transmission Pipeline to the new Zone 2 Reservoir.

Water Facility Reserve Fees - SW Hills CIP - Phase I & II					
Revenues and Expenses - Fund 506					
FY20/21 - FY24/25	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1	\$ 0	\$ 0	\$ 0	\$ 432,115	\$ (61,917)
REVENUES:					
WFR - SW Hills CIP Fees Collected	567,849	602,686	426,578	233,849	42,462
Other Revenue:					
Investment Earnings	(939)	3,705	5,537	17,119	
Total Revenues:	566,910	606,391	432,115	250,968	42,462
EXPENSES:					
Project Expenses:					
Interest Expense					
Transfers - Out:					
Transfer-Out to Water Revenue Bond ⁽¹⁾	566,910	606,391	-		
Transfer-Out to Water Operations Fund ⁽²⁾				745,000	
Revenues Over/Under Expenses:	566,910	606,391	-	745,000	-
Revenues Over/Under Expenses:	-	-	432,115	(494,032)	42,462
Total Expenses:	\$ 0	\$ 0	\$ 432,115	\$ (61,917)	\$ (19,455)

The description of this fee and fee amounts per Resolution No. 12-11778 dated 02/20/16
Revised fee amounts per Resolution No. 12-11778 dated 02/20/16:

(1) The fees collected will reimburse Water Bond funds used in prior years to construct the new 3.0 MG Zone 2 Reservoir, two pump stations (Zone 2 & 3) and Transmission Pipeline Segments 2-5 to serve Southwest Hills.

West Leland Waterline	234,766.00
Vista Del Mar Waterline	235,154.00
Southwest Hills Water Improvement Project	13,200,368.00
Total Eligible for Reimbursement:	13,670,288.00
Reimbursed in Prior Years	(1,208,021.00)
Reimbursed in Fiscal Year 14/15	(265,688.00)
Reimbursed in Fiscal Year 15/16	(428,623.71)
Reimbursed in Fiscal Year 16/17	(214,782.36)
Reimbursed in Fiscal Year 17/18	(203,183.00)
Reimbursed in Fiscal Year 18/19	(157,518.95)
Reimbursed in Fiscal Year 19/20	(126,938.97)
Reimbursed in Fiscal Year 20/21	(566,910.00)
Reimbursed in Fiscal Year 21/22	(606,390.54)
Reimbursed in Fiscal Year 22/23	0.00
Reimbursed in Fiscal Year 23/24	0.00
Balance Remaining to Reimburse Water Bond	\$ 9,892,231

In FY2016 the City issued 2016A Water Revenue Refunding Bonds to retire the 2008 Water Refunding Bonds

(2) The transfer of \$745,000 in Fiscal Year 2024 is used to fund Project 5067 - WTP Filter Gallery Replacement. Reso 24-14474

Water Facility Reserve Fees - SW Hills Phase III Pipe/Reservoir Revenues and Expenses - Fund 507 FY20/21 - FY24/25					
	FY 20/21	FY 21/22	FY22/23	FY23/24	FY24/25
Fund Balance - July 1	\$ 3,255,808	\$ 3,417,391	\$ 3,709,040	\$ 3,966,130	\$ 4,223,672
REVENUES:					
WFR - SW Hills Phase III Pipe Fees Collected	150,961	261,685	184,985	123,256	1,087
Other Revenue:					
Investment Earnings	10,622	29,964	72,105	134,286	163,198
Transfers-In:					
Tsfr-In from Water Bond					
Project Expenses:	161,583	291,649	257,090	257,542	164,285
EXPENSES:					
Project Expenses:					
Transfers - Out:					
Revenues Over/Under Expenses:	-	-	-	-	-
Revenues Over/Under Expenses:	161,583	291,649	257,090	257,542	164,285
Total Expenses:	\$ 3,417,391	\$ 3,709,040	\$ 3,966,130	\$ 4,223,672	\$ 4,387,957

The description of this fee and fee amounts per Resolution No. 05-10291 dated June 20, 2005.

A portion of these funds have been programmed for the Water Main at West Leland, from Water Treatment Plant to Southwest Hills (\$1,796,000)

In addition to funding segment P-1, the fees collected will reimburse Water Bond funds used in prior years to construct the new Transmission Pipeline Segments P2-5 to serve Southwest Hills. Reimbursement will take place as funds become available, and after the other segments of the pipeline are completed.

Water Facility Reserve Fees - SW Hills Phase III Pump						
Revenues and Expenses - Fund 508						
FY20/21 - FY24/25	Project Number	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Fund Balance - July 1		(0)	(0)	(0)	(0)	(0)
REVENUES:						
WFR - SW Hills Phase III Pump Fees Collected						
Other Revenue:						
Transfers-In:						
Total Revenues:		-	-	-	-	-
EXPENSES:						
Project Expenses:						
Transfers - Out:						
Transfer-Out to Water Revenue Bond ⁽¹⁾						
Total Expenses:		-	-	-	-	-
Revenues Over/Under Expenses:		-	-	-	-	-
Fund Balance - June 30		\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)

The description of this fee and fee amounts per Resolution No. 05-10291 dated June 20, 2005.
Revised fee amounts per Resolution No. 12-11778 dated 02/21/12

(1) The fees collected will reimburse Water Bond funds used in prior years to acquire the Zone 4 site at San Marco for water lines serving Zones 3 and higher within the Southwest Hills area. Reimbursement will take place as funds become available, starting in Fiscal Year 2011/12. Project Description and Expenses incurred are as follows:

San Marco Site Land Acquisition	325,000.00
Total Eligible for Reimbursement:	325,000.00
Reimbursed in FY 2011/12:	(103,102.00)
Balance Remaining to Reimburse Water Bond	221,898.00

Water Treatment Plant Sludge Handling Revenues and Expenses - Fund 509 FY20/21 - FY24/25						
	Proj #	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Fund Balance - July 1		\$ 401,761	\$ 697,402	\$ 863,956	\$ 997,840	\$ (2,818)
REVENUES:						
WFR - Water Treatment Plant Sludge Handling		294,805	159,813	116,248	54,376	34,077
Other Revenue:						
Investment Earnings		836	6,741	17,636	27,966	925
Total Revenues:		295,641	166,554	133,884	82,342	35,002
EXPENSES:						
Project Expenses:						
Interest Expense						
Transfers-Out to Water Facility Reserve - Fund 502 (W-33 WTP Sludge Handling Facility)	5040					
Transfer-Out to Water Operations Fund ⁽²⁾					1,083,000	-
Total Expenses:		-	-	-	1,083,000	-
Revenues Over/Under Expenses:		295,641	166,554	133,884	(1,000,658)	35,002
Fund Balance - June 30		\$ 697,402	\$ 863,956	\$ 997,840	\$ (2,818)	\$ 32,184

The Water Treatment Plant (WTP) Sludge Handling Fee (Fund 509) covers the cost of increasing the WTP's capacity for handling additional sedimentation basin sludge, a result of increased WTP water production resulting from additional development within the City.

Revenues Over/Under Expenses:
Revised fee amounts per Resolution No. 12-11778 dated 02/21/12

\$550,000 was programmed for a Sludge Handling Facility at the Water Plant. Fund 502, Water Treatment Plant Expansion funded \$300,000 of the project. \$250,000 was funded with Sludge Handling funds (fund 509). The balance of \$300,000 has been reimbursed from Water Treatment Plant Sludge Handling funds in FY 2015/16.

(2) The transfer out of \$1,083,000 in Fiscal Year 2024 is used to fund

Water Facility Reserve Fees - Zone 1 Reservoir					
Revenues and Expenses - Fund 510					
FY20/21 - FY24/25	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Fund Balance - July 1	\$ 910,980	\$ 1,465,197	\$ 1,563,716	\$ 1,653,347	\$ 1,720,068
REVENUES:					
WFR - Zone 1 Reservoir Fees Collected	552,231	85,841	59,683	12,002	29,887
Other Revenue:					
Investment Earnings	1,986	12,678	29,948	54,719	67,612
Transfers-In:					
Total Revenues:	554,217	98,520	89,631	66,721	97,499
EXPENSES:					
Project Expenses:					
Transfers - Out:					
Total Expenses:	-	-	-	-	-
Revenues Over/Under Expenses:	554,217	98,520	89,631	66,721	97,499
Fund Balance - June 30	\$ 1,465,197	\$ 1,563,716	\$ 1,653,347	\$ 1,720,068	\$ 1,817,567

There have been no fee refunds to-date.

The description of this fee and fee amounts per Resolution No. 05-10291 dated June 20, 2005.
Revised fee amounts per Resolution No. 12-11778 dated 02/21/12

These fees will be used to fund the cost of a water reservoir for Zones 1 which are not within the Southwest Hills area.

Water Facility Reserve Fees - Zone 2 Reservoir				
Revenues and Expenses - Fund 511				
FY20/21 - FY24/25	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Fund Balance - July 1	\$ 130,588	\$ 131,734	\$ 132,826	\$ 135,326
REVENUES:				
WFR - Zone 1 Reservoir Fees Collected	708	-	-	1,818
Other Revenue:				
Investment Earnings	438	1,092	2,500	4,500
Transfers-In:				
Total Revenues:	1,146	1,092	2,500	6,318
EXPENSES:				
Project Expenses:				
Transfers - Out:				
Total Expenses:	-	-	-	-
Revenues Over/Under Expenses:	1,146	1,092	2,500	6,318
Fund Balance - June 30	\$ 131,734	\$ 132,826	\$ 135,326	\$ 141,644

There have been no fee refunds to-date.

The description of this fee and fee amounts per Resolution No. 05-10291 dated June 20, 2005.
 Revised fee amounts per Resolution No. 12-11778 dated 02/21/12

These fees will be used to fund the cost of a water reservoir for Zone 2 which are not within the Southwest Hills area

Sewer Facility Reserve Fees -Collection System Capacity Buy-In					
Revenues and Expenses - Fund 522					
FY20/21 - FY24/25	Proj #	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Fund Balance - July 1		\$ 609,648	\$ 1,018,781	\$ 456,084	\$ 652,135
REVENUES:					
Sewer Facility Reserve Buy In - Fees Collected		643,818	33,612	186,018	19,549
Other Revenue:					
Investment Earnings		315	3,691	10,033	21,900
Transfers-In:					
Total Revenues:		644,133	37,303	196,051	41,449
EXPENSES:					
Project Expenses:					
Sewer Line Replacement East of Loveridge	5207			-	-
Other Expenses:					
Design					
Transfers - Out:					
Transfer-Out to Sewer Operating - Sewer Rehab		235,000	600,000	-	-
Total Expenses:		235,000	600,000	-	-
Revenues Over/Under Expenses:		409,133	(562,697)	196,051	41,449
Fund Balance - June 30		* \$ 1,018,781	\$ 456,084	\$ 652,135	\$ 693,584

There have been no fee refunds to-date.

The description of this fee and fee amounts collected prior to August 20, 2005 per Resolution No. 97-8495.

The description of this fee and fee amounts collected on or after August 20,2005 per Resolution No. 05-10291.

Revised fee amounts per Resolution No. 05-10372

*Fees have been programmed for the Highway 4 Trunk Line Relief Project (\$133,113). Fees have also been programmed for the CCTV/Inspection/Sewer Rehab project (\$460,000), Montezuma Pump Station Replacement (\$585,000)

Revised Ending Fund Balance for FY 2022-23 to reconcile to Audited Financial Statements

Sewer Facility Reserve Fees - Hwy 4 Trunk Line					
Revenues and Expenses - Fund 523					
FY20/21 - FY24/25	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Fund Balance - July 1	\$ 22,472	\$ 34,114	\$ 32,764	\$ 33,381	\$ 34,480
REVENUES:					
SFR-Pipe - Fees Collected	11,568	(1,614)	-	-	-
Other Revenue:					
Investment Earnings	75	264	617	1,099	1,332
Transfers-In:					
Total Revenues:	11,643	(1,350)	617	1,099	1,332
EXPENSES:					
Project Expenses:					
Reimbursement - prior year revenue ¹					
Transfers - Out:					
Total Expenses:	-	-	-	-	-
Revenues Over/Under Expenses:	11,643	(1,350)	617	1,099	1,332
Fund Balance - June 30	\$ 34,114	\$ 32,764	\$ 33,381	\$ 34,480	\$ 35,812

¹A developer refund was made in 2016/17 - for reimbursement of Sanitary Sewer Video costs.

The description of this fee and fee amounts per R
Revised fee amounts per Resolution No. 12-11778 dated 02/21/12.

These fees will be used to fund the increase in size for the Highway 4 Sewer Trunk Line to serve new development.

Funds in the amount of \$200,000 for the Hwy 4 Trunk Line Relief project are payable to fund 522 Sewer Facility Reserve Buy-In fund when revenue receipts are sufficient.



STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Elena Adair, Director of Finance

SUBJECT: Receive and File Annual Comprehensive Financial Report and Other Audit Reports for the Fiscal Year Ended June 30, 2025

EXECUTIVE SUMMARY

The Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025, has been completed and complies with the Government Accounting Standards Board (GASB) reporting requirements. The City has received an unqualified or “clean opinion” issued by the City’s auditing firm, Badawi & Associates.

FISCAL IMPACT

This report is informational and there is no financial impact.

RECOMMENDATION

City Council receive and file annual financial reports for information purposes only.

BACKGROUND

Government Code Sections 37208, 40804 and 53891 require that the City prepare and publish an annual financial report. Badawi & Associates, a certified public accounting firm, conducted the audits of the City’s financial statements for the fiscal year ended June 30, 2025. Fiscal year 2025 ACFR was issued on February 17, 2026.

The following informational reports are included with this staff report:

- Annual Comprehensive Financial Report (ACFR);
- Single Audit Report, including auditor Memorandum on Internal Control;
- Independent Accountant’s Report on Applying Agreed-Upon Procedures Related to the Article XIII-B Appropriations Limit for the year ended June 30, 2022 (Appropriations Limit); and
- Auditor Required Communications.

Financial statements have been distributed to other agencies as required by various documents.

SUBCOMMITTEE FINDINGS

Finance Subcommittee received a presentation on the ACFR on March 4, 2026. Staff responded to subcommittee members’ questions.

STAFF ANALYSIS

Annual Comprehensive Financial Report. The City received an unmodified (clean) opinion on the ACFR. This means that the financial statements are presented 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, 2025 and the respective changes in financial position and, where applicable, cash flows thereof in accordance with generally accepted accounting principles. The ACFR conforms to generally accepted accounting principles and the latest applicable Governmental Accounting Standards Board (GASB) Statements.

Single Audit. A Single Audit is required for any non-federal entity that expends \$750,000 or more of federal awards during the non-federal entity’s fiscal year. The Single Audit report for the City includes the Schedule of Expenditures of Federal Awards, which reports that the City expended \$42,322,266 of federal funding in FY 2024-25. The Single Audit report includes one audit finding related to document retention for suspension and debarment verification. Staff agrees with the findings and is working on correcting the deficiency identified during the audit.

Included in the Single Audit report is the **Memorandum on Internal Control** over financial reporting. It is a required communication that includes one significant deficiency related to restatements of previously issued financial statements. Restatements were due to error corrections identified by staff. Staff will be working on correcting an issue identified during the current audit.

Appropriations Limit. California law requires the City to have a CPA perform certain agreed-upon procedures to the Appropriations Limit under American Institute of Certified Public Accountants attestation standards. Based upon the application of these procedures, the auditors found that nothing came to their attention that caused them to

believe that the Appropriations Limit was not computed in accordance with Article XIII B of the California Constitution.

The ***Auditor Required Communications*** to the City Council is additional communication required by audit standards, which convey that there were no difficulties encountered performing the audit or disagreements between the auditors and City staff. The letter also includes information about significant estimates and footnote disclosures included in the financial statements.

These financial statements are routinely published and distributed consistent with all applicable legal requirements and are available for public review at the City, as well as posted on the City website. These reports were prepared by Finance and responsibility for both the accuracy of the presented data and the completeness and fairness of their presentation, including all disclosures, rests with the City. Staff believes the data, as presented, is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds; and that all disclosures necessary to enable the reader to gain the maximum understanding of the City's financial affairs have been included.

The Annual Comprehensive Financial Report is available for public review as follows:
[FY 2025 Annual Comprehensive Financial Report](#)

ATTACHMENTS:

1. Annual Comprehensive Financial Report
2. Single Audit Report
3. Appropriations Limit
4. Auditor Required Communication



Annual Comprehensive **FINANCIAL REPORT**

Fiscal Year Ended June 30, 2025



City of Pittsburg California

Annual Comprehensive Financial Report Fiscal Year Ended June 30, 2025



Prepared by the Finance Department



CITY OF PITTSBURG
Annual Comprehensive Financial Report
June 30, 2025

City of Pittsburgh
Annual Comprehensive Financial Report
For the year ended June 30, 2025
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February 17, 2026

Honorable Mayor
Members of the City Council
And Residents of Pittsburg

We are pleased to present the City of Pittsburg Annual Comprehensive Financial Report (ACFR) for the year ending June 30, 2025 (FY 2024-25). The information in this ACFR is prepared in accordance with “Generally Accepted Accounting Principles” (GAAP) and includes an unmodified opinion on the report by the City’s independent certified public accountants. Although we rely on the standards and expertise of these external authorities, the City is responsible for the accuracy and fairness of this report, inclusive of all disclosures that are necessary to enable the reader to understand the City’s operations.

For those readers interested in a more detailed review of the City’s financial statements, a narrative section called Management’s Discussion and Analysis (MD&A) has been included as part of the Financial Section. The MD&A reports on the financial highlights of the City and provides additional analysis of the variances and trends reported as part of the financial statements. The MD&A also discloses significant items affecting the financial condition of the City and is designed to be read in conjunction with this letter of transmittal.

City Profile

The City was incorporated in 1903 and is located along the Sacramento-San Joaquin River Delta, situated on the north side of Mount Diablo. Pittsburg is located in the northeast part of Contra Costa County.

The City is a general law city and operates utilizing the City Council-Manager form of government. The five City Council members are elected at large for staggered four-year terms to govern the City. Also elected to four-year terms are the City Treasurer and City Clerk. The City Council is responsible for establishing goals, priorities, and policies; adopting an annual budget; appointing commissions and committees; and hiring the City Manager and City Attorney. The City Manager is responsible for implementing the City Council’s policies, overseeing the day-to-day operations of the City and appointing the directors of the City’s departments.



The City provides a full range of municipal services, including police, water treatment and distribution, sewer collection, streets, cultural and recreational facilities, public works, parks, economic development, planning, zoning, building inspection, code enforcement, housing assistance, marina operations, energy distribution, engineering, and general administration. The Contra Costa County Fire Protection District provides fire protection services for the City.

Reporting Entities

The financial statements included in this ACFR present the City (the primary government) with all the City funds with Housing Authority, Successor Agency (SA), Public Infrastructure Financing Authority (PIFA), Pittsburg Power Company (PPC), Southwest Pittsburg Geologic Hazard Abatement District II (GHAD II) and Pittsburg Arts and Community Foundation (PACF) as component units. These six component units are separate legal entities; however, the members of the City Council also serve as members of the Governing Boards of these component units. Therefore, the financial information for the Housing Authority, SA, PIFA, PPC, GHAD II and PACF are blended with the City's financial information.

Economic Conditions and Outlook

The City of Pittsburg continues to make strides in increasing efficiency of services, improving infrastructure, and enhancing the overall quality of life for our residents. The City is continuing to grow, with an estimated population of over 77,000, and further commercial, industrial, and residential development in various stages of the development process. The unemployment rate remained at 4.1% in FY 2024-25.

The City's sales tax revenue decreased from \$21,347,108 in fiscal year 2024 to \$19,001,806 in fiscal year 2025; an 11% decline, or approximately \$2,345,302. This decrease is in line with sales tax trends throughout the Bay Area and reflects the loss of several Pittsburg businesses during the year.

Citywide property net Assessed Value (AV) increased from \$10,035,783,276 in Fiscal Year 2024 to \$10,409,982,902 in Fiscal Year 2025, reflecting a 3.7% growth driven by sustained consumer demand in the housing market and increase in the property value base within the City. Despite this increase in citywide assessed valuation, General Fund property tax revenues decreased from \$5,256,976 in Fiscal Year 2024 to \$5,057,615 in Fiscal Year 2025, a decline of \$199,361 (3.8%). This reduction primarily resulted from a one-time payment recognized in prior year, coupled with higher refunds and administrative charges, and lower residual distributions. These factors offset modest gains in secured and unsecured collections.

Franchise Fees totaled \$6,434,796 in FY2025 compared to \$6,466,363 in FY2024, representing a slight decrease of \$31,566 or 0.49%. This minor reduction is primarily due to lower cable and gas utility franchise receipts, partially offset by increases in refuse-related franchise fees.

Motor Vehicle Tax revenues increased from \$6,988,438 in FY2024 to \$7,270,038 in FY2025, a rise of \$281,600 or 4.03%.

While overall revenues showed some improvement, the top two tax revenues have declined. As a result, staff throughout the City have continued to be diligent in maintaining a low level of costs to deliver the core services to both the residents and the business community.

The City of Pittsburg's Economic Development Division continues to build strong momentum through programs and partnerships that support local businesses, attract new investment, and connect residents with meaningful career opportunities. This past fiscal year reflected a period of visible growth, innovation, and strategic positioning for the City's long-term economic future.

City launched the Pathways to Promise Program, a pilot initiative between the Housing Authority and the Community Development Block Grant (CDBG) Program. This program invites Housing Choice Voucher (Section 8) participants to pursue workforce training and career pathways through trusted partners such as Future Build, Renaissance Entrepreneurship Center, Opportunity Junction, and Los Medanos College. The goal is to help residents gain skills, secure employment, and improve their overall quality of life while strengthening Pittsburg's local workforce pipeline.

Workforce development remained a cornerstone of the City's economic strategy. The Future Build Pre-Apprenticeship Program continued training new cohorts of residents for careers in construction and skilled trades, reinforcing City's commitment to preparing its workforce for current and future job opportunities tied to major development projects.

Several notable businesses opened or expanded operations during the fiscal year, contributing to the City's commercial vitality. New additions such as The Lighthouse Cafe, The Nest Home Goods, and Flawless Beauty strengthened Old Town Pittsburg, while Turner's Outdoorsman and the Law Enforcement Training Center brought new activity to key commercial corridors. In the industrial sector, Roof and Realm Manufacturing and Yatai Fabrications located in City with plans to grow its workforce, and Purple Line LLC expanded its presence. Hospitality and retail development continued with construction of the 125-room Home 2 Suites hotel and the San Marco Shopping Center anchored by Sprouts Farmers Market.



Looking ahead, Pittsburg is poised for transformational growth through major projects such as the Perseus Data Center and the redevelopment of the former U.S. Steel and Corteva sites. These large-scale initiatives represent generational opportunities to bring new jobs, modern infrastructure, and innovative industries to the community.

The City also expanded its focus on sports tourism, working to attract regional tournaments and events that drive visitors to Pittsburg's hotels, restaurants, and local businesses while enhancing recreational amenities for residents.

Through these efforts, the City is investing in people, revitalizing key sites, supporting entrepreneurs, and positioning itself as a dynamic destination for business, talent, and opportunity.

General Fund Condition and Long-term Plans

The City developed a 20-year General Fund Forecast and Balancing Plan ("20-Year Plan") to assist the City Council and City management on the General Fund budget and use of the Budget Stabilization Fund. Periodically, the 20-Year Plan is updated based on current revenue and expenditure information.

This plan incorporates anticipated fluctuations of revenues and expenditures over a longer term, thus allowing the City to manage its affairs in a prudent fiscal manner, while providing services to residents and businesses necessary for a growing community.

Fiscal Sustainability Ordinance

In June 2017, the City passed an updated Fiscal Sustainability Ordinance to ensure the City protects its revenues and to ensure proper fiscal responsibility. As part of the Ordinance, reserve levels and funding mechanics were mandated to provide for emergencies and ensure that proper fiscal reserve levels were maintained. Within the Ordinance, reserve levels were set at 30% of annual operating expenses for the City's General Fund, Internal Service Funds, and Enterprise Funds. The reserve level was placed at a percentage of operating expenses rather than a static number to ensure adequate reserve levels are maintained over time. The City also established a Budget Stabilization Fund to provide a minimum of \$2 million or 5% of the City's annual General Fund operating expenses. Throughout the year staff presents updates to the Finance Subcommittee regarding the reserve levels to ensure the City is in compliance with the Ordinance.



Major Initiatives:

Capital Projects Completed FY 2024-25:

- Frontage Road Living Green Trail
- 2023/24 Pavement Management (Zone 3)
- Marina Boulevard Buffered Bicycle Lanes
- West Leland Street Lighting
- W. Leland Road and Loveridge Road Phase II Rehabilitation
- Kirker Pass Road Surface Treatment
- East 3rd Street Remediation
- Reviving the Heart of Pittsburg Pride
- Corporation Yard Fueling System Replacement
- Water Treatment Plant Reservoir Control Panel & PLC Replacement
- Americana Park Bypass Channel

Capital Projects Scheduled for Construction during FY 2025-26:

- City Park Restroom Facility
- BART Pedestrian and Bike Connectivity
- Crestview Drive Pavement Improvements
- Zone 4 Pavement Management
- Citywide Roadway Improvements
- Zone 7 Pavement Management
- Bailey Road Pavement Repair
- Trail Crossing Improvements (TDA)
- Citywide Traffic Signal Improvements
- Annual Citywide Striping and Signage
- Countywide Smart Signals
- Riverview Park Fishing Pier
- Willow Pass Storm Drain Repair
- Buchanan Road Slope Repair
- 60 Civic Building Repair
- Pittsburg Premier Fields
- California Theater Restroom
- City Council Chambers Upgrade
- CDBG ADA Curb Ramps Installation
- Linscheid Drive Traffic Calming
- Water Treatment Plant Filtration Improvement & Hypochlorite Conversion
- Central Harbor Park/Boat Launch



Other Information

The City is responsible for establishing and maintaining internal control structures designed to ensure that the assets are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structures are designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Single Audit and Compliance

As a recipient of federal and state financial assistance, the City is responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. This internal control structure is subject to periodic evaluation by management and the Finance staff of the City. In management's opinion, the City's internal controls adequately safeguard assets and provide reasonable assurance of the proper recording of financial transactions.

The City is required to undergo an annual Single Audit in conformity with the provisions of the Federal Single Audit Act Amendments of 1996 and 2CFR part 200. The auditor's report related specifically to the Single Audit will be presented as a separate document.

Budgetary Controls

The City maintains budgetary controls to safeguard City assets and ensures compliance with legal provisions embodied in the annual appropriated budget as approved by the City Council. Activities of the General Fund, Special Revenue funds, and Capital Projects funds are included in the annual appropriated budget. The level of budgetary control (the level at which expenditures cannot legally exceed the appropriated amount) is established at the fund level. The City also applies and maintains an encumbrance accounting system as a technique to accomplishing budgetary control. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management. The City has received the "Government Finance Officers Association's Distinguished Budget Presentation" award for its budget document.



Appropriations Limit

Proposition 4, the “Gann” initiative, was passed by California voters in 1978 and is intended to limit governmental General Fund appropriations. The appropriation limit is calculated each year based upon FY 1978-79 appropriations, modified by the composite consumer price index, and population changes that have occurred in subsequent years. The City’s General Fund appropriation limit for FY 2024-25 amounted to \$218.7 million. The City’s FY 2024-25 General Fund final budget was \$60.0 million, which is below the appropriation limit.

Cash Management

The City temporarily holds idle cash in the Local Agency Investment Fund (LAIF) as administered by the Treasurer of the State of California. LAIF invests in obligations of the United States Treasury, Federal Agency Coupons and Discount Notes, Medium Term Notes, and Certificates of Deposit. These investments are permitted under an investment policy adopted by the City Council which defines eligible investments and maturities of the City’s investment portfolio and requires securities to be held by the City or by a qualified custodial institution and registered in the name of the City. The quarterly return on LAIF pooled investments on June 30, 2025, was 4.3%, a decrease when compared to the prior fiscal year of 4.5%. Total LAIF interest earnings were \$1,673,899 for FY 2024-25, a decrease of \$94,156 compared to the prior fiscal year amount of \$1,768,055.

Risk Management

The City is self-insured for the first \$25,000 of each loss and maintains excess liability insurance through the Municipal Pooling Authority (MPA). The City is self-insured for liability occurrences over \$29 million per occurrence. The City also maintains statutory excess workers’ compensation insurance through the MPA.

Independent Audit

Independent public accounting firm, Badawi & Associates, Certified Public Accountants, has examined the financial statements of the City and its affiliated agencies. Their opinion on the City’s financial statements and supplemental information is included within this report.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Pittsburg for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. In order to receive the “Certificate of Achievement” award, a government agency must



publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both the GAAP and applicable legal requirements.

Acknowledgements

The preparation of this report is the result of the concerted effort and dedication of all employees of the City of Pittsburg Finance Department.

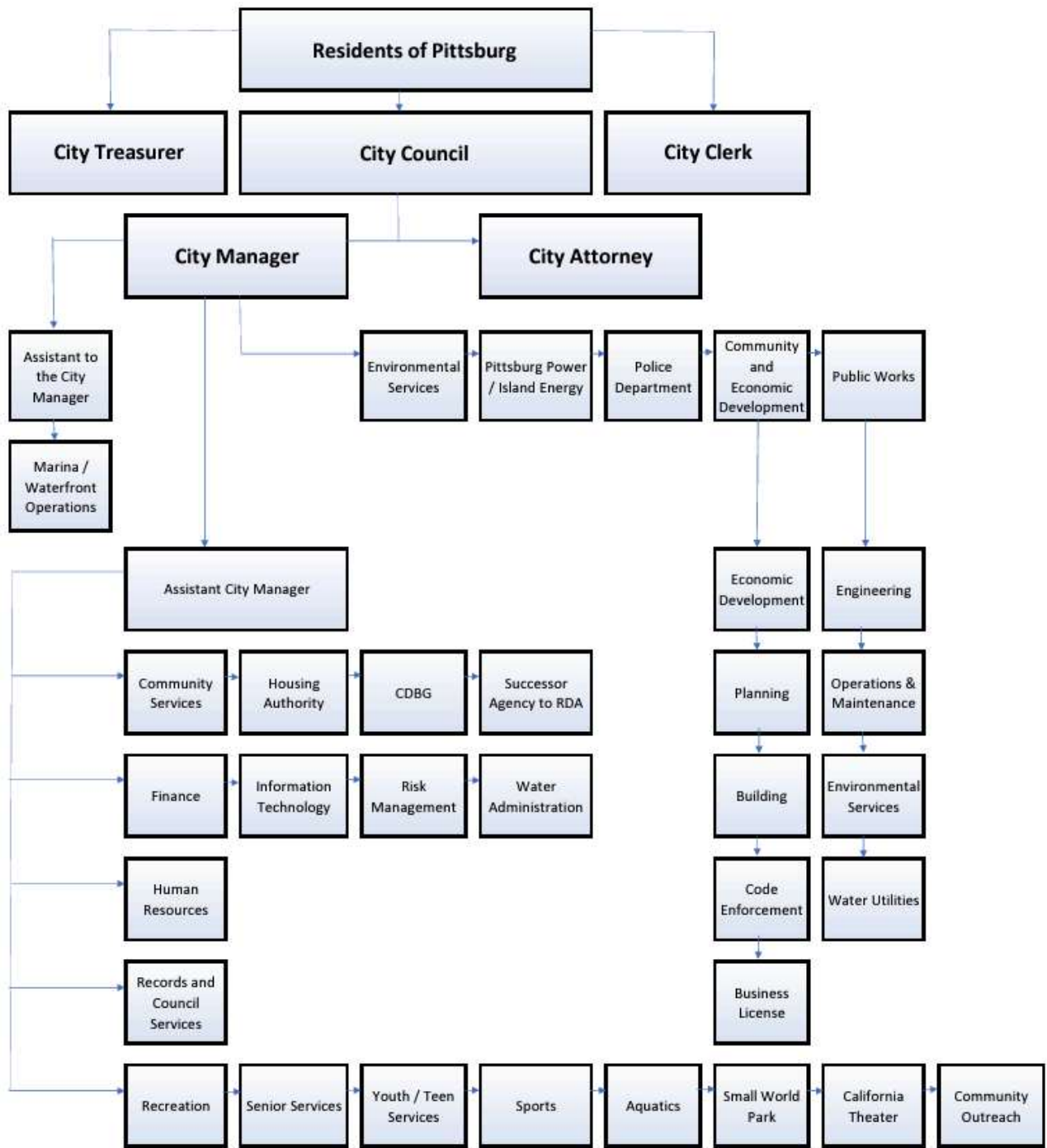
Finally, we would like to thank the Mayor, Members of the City Council, and City Treasurer for their support in planning and conducting the financial operations of the City in a responsible and transparent manner.

Respectfully submitted,

Darin E. Gale
City Manager

Elena Adair
Director of Finance

Organization Chart



**City of Pittsburg
Annual Comprehensive Financial
Report Fiscal Year Ended June 30, 2025**

City Council

Jelani Killings, Mayor
Dionne Adams, Vice Mayor
Angelica Lopez, Council Member
Juan Antonio Banales, Council Member
Arlene Kobata, Council Member

Other Elected Officials

Alice E. Evenson, City Clerk
Nancy Parent, City Treasurer

City Manager

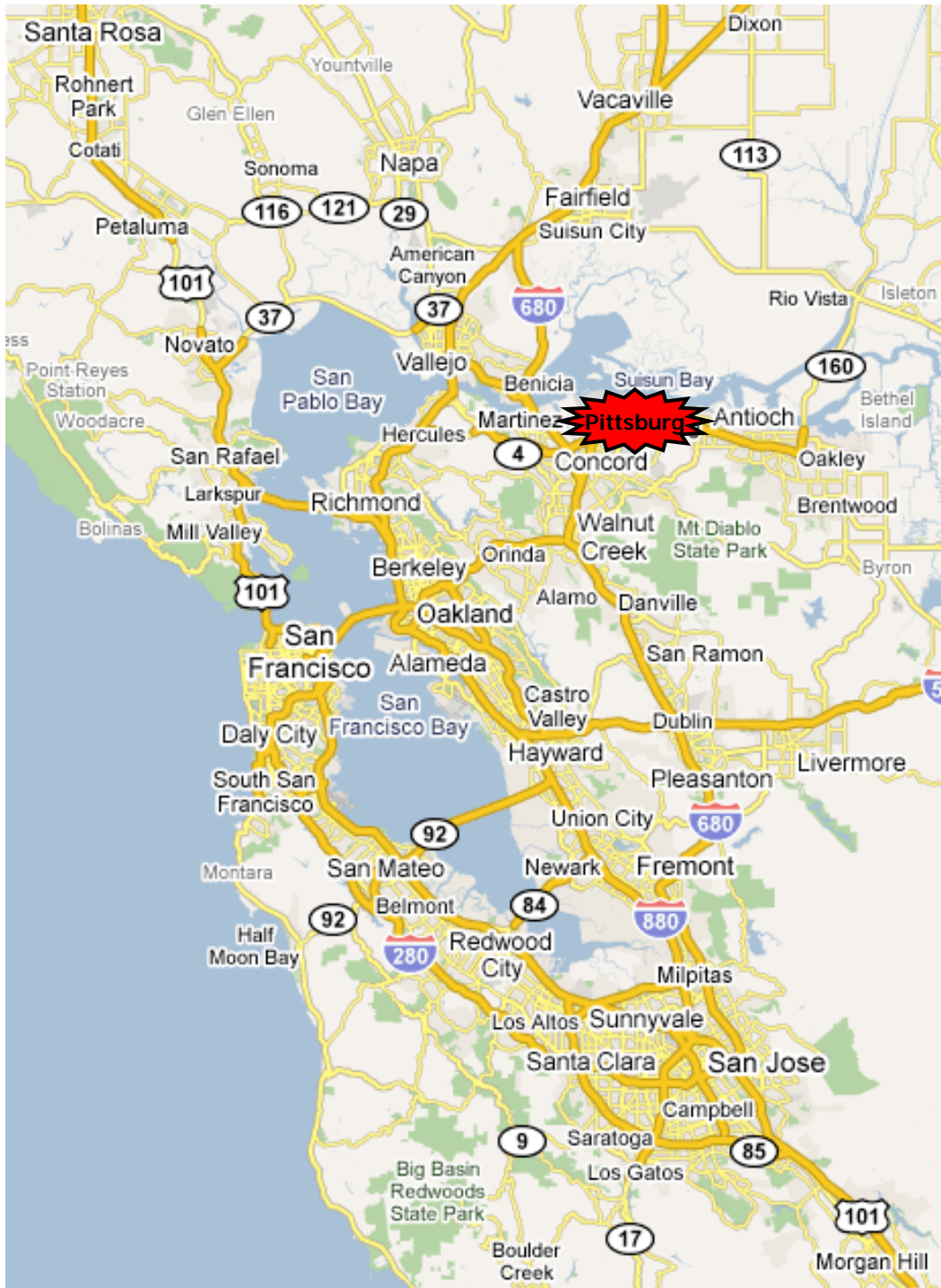
Garrett Evans, City Manager

City Attorney

Donna Mooney, City Attorney

Management Staff

Maria Aliotti, Assistant City Manager/Interim Finance Director
Steve Albanese, Chief of Police
Melaine Venenciano, Director of Records/Council Services
Jennifer Brizel, Director of Human Resources
John Samuelson, Director of Public Works/City Engineer
Jordan Davis, Director of Community and Economic Development
Kolette Simonton, Director of Recreation





Government Finance Officers Association

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Achievement
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Presented to

**City of Pittsburg
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
of the City of Pittsburg
Pittsburg, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Pittsburg (City), California, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedules for the General Fund and major special revenue funds, and the required pension and OPEB schedules on pages 5-16 and 128-143 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Capital Improvement Fund budgetary comparison schedule, combining and individual nonmajor fund financial statements and the combining budgetary comparison schedules, the combining financial statements of internal service funds and the custodial funds are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Capital Improvement Fund budgetary comparison schedule, combining and individual nonmajor fund financial statements and the budgetary comparison schedules, the combining financial statements of internal service funds and the custodial funds are the responsibility of management and were derived from and relate 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 basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Capital Improvement Fund budgetary comparison schedule, combining and individual nonmajor fund financial statements and the combining budgetary comparison schedules, the combining financial statements of internal service funds and the custodial funds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

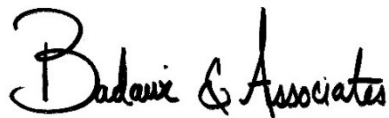
To the Honorable Mayor and Members
of the City Council of the City of Pittsburg
Pittsburg, California
Page 4

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and the statistical section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 17, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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.



Badawi & Associates, CPAs
Emeryville, California
February 17, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Pittsburg, we offer readers this discussion and analysis of the City's financial performance for the year ending June 30, 2025 (FY 2024-25). The accuracy of the data presented and the completeness and fairness of the presentation, including all disclosures in this report, are the responsibility of the City. The report has been prepared in accordance with Generally Accepted Accounting Principles (GAAP) as promulgated by the Governmental Accounting Standard Board (GASB). We encourage readers to consider the information presented here in conjunction with additional information, which can be found in the introductory section of this report and within the City's financial statements, which follow this discussion.

FINANCIAL HIGHLIGHTS

- At the close of fiscal year (FY) 2024–25, total assets and deferred outflows of resources exceeded liabilities and deferred inflows by \$468.5 million (M), representing the City's net position.
- The City's net position increased by \$23.7M compared to FY 2023–24, reflecting growth across both governmental and business-type activities as discussed in the following paragraphs.
- Governmental activities accounted for approximately \$17.1M of the City's overall increase in net position for FY 2024–25. The improvement was driven primarily by intergovernmental revenues and capital grants, including about \$11.80M in American Rescue Plan Act (ARPA) revenue recognition compared to \$2.89M in FY 2023–24; \$3.03M of transportation grants compared to \$0.11M in prior year; and \$0.72M in Community Development Block Grant versus \$0.47M in prior year. These inflows supported major capital projects such as Pavement Management (\$4.5M), Zone 4 Pavement Management (\$3.2M), Park Dedication projects (\$4.36M), and San Marco CFD infrastructure (\$3.55M); even with higher personnel and operating costs, produced a net gain for governmental activities.
- As of June 30, 2025, the General Fund, which includes the Budget Stabilization and Economic Development funds, reported a total fund balance of \$30.2M, up from \$27.9M in FY 2023–24, an increase of approximately \$2.3M. This change was primarily due to higher revenues from intergovernmental grants and service charges, partially offset by increased personnel costs, operating expenditures, and capital outlay. Of the FY 2025 ending balance, \$5.6M is classified as nonspendable, representing items not in spendable form such as deposits, interfund advances, and inventory; \$3.0M is committed to budget stabilization; and \$19.1M remains unassigned as an operating reserve to safeguard against emergencies. In addition, \$2.4M resides in the Budget Stabilization fund, available to provide support for future budgets under the Fiscal Sustainability Ordinance.
- As of June 30, 2025, the City's net position from business-type activities (enterprise funds) was \$190.1M, up from \$183.5M in FY 2023–24, an increase of approximately \$6.4M (or 3.5%). This growth reflects significant infrastructure investments and capital contributions across the City's utilities.

City of Pittsburg
Management's Discussion and Analysis
For the year ended June 30, 2025

The Water Utility accounted for the largest share of additions, with over \$31M in construction outlays for major water system improvements, including pipeline replacements, treatment plant upgrades, and reservoir enhancements. Several projects reached completion during the year, resulting in \$12.1M in assets placed in service.

The Sewer Utility advanced critical collection system upgrades, adding \$0.5M in new assets and continuing work on trunk line improvements.

Island Energy (Pittsburg Power Company (PPC)) invested in reliability and modernization projects, with \$2M in construction activity and new equipment installations to support energy infrastructure. These capital investments were partially offset by normal depreciation and higher operating costs, but overall, they strengthened PPC's long-term service capacity and utility infrastructure.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Management's Discussion and Analysis is intended to serve as an introduction to the City's basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report contains other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements - The Government-Wide Financial Statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. These statements consist of:

- The Statement of Net Position presents information on all the City's assets and deferred outflow of resources and liabilities and deferred inflows of resources, with the difference between the two reported as "net position". Over time, increases or decreases in net position may serve as a useful indicator on whether the financial position of the City is improving or deteriorating.
- The Statement of Activities presents information reflecting any change in the government's net position during the most recent 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 related cash flows). Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation and compensated leave of absence).

Both of the Government-Wide Financial Statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include legislative and legal, general government, public safety, public works, community development and recreation. The business-type activities of the City include Water, Sewer, Marina, Pittsburg Power Company (includes Island Energy operation), and Waterfront Operations.

The Government-Wide Financial Statements include not only the City but the Housing Authority and Housing Successor Agency. Financial information for these component units are blended with the financial statements of the primary government itself.

City of Pittsburgh
Management's Discussion and Analysis
For the year ended June 30, 2025

Fund Financial Statements – A “fund” is a grouping of related accounts that is used to maintain control over resources that have been 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 of the funds can be divided into three categories: governmental funds, proprietary funds, and City's fiduciary funds.

Governmental Funds: These funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Unlike the Government-Wide Financial Statements, governmental fund financial 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 financing requirements. However, this information does not encompass the additional long-term focus of the government-wide statements.

Reconciliations that explain the relationship (or differences) between governmental funds and governmental activities follow each of the governmental funds statements.

The City maintains 49 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for five funds that are considered to be major funds. These funds consist of the General Fund, Housing Authority (Section 8), the Housing Successor Agency Fund, Miscellaneous Grant Fund and Capital Improvement Fund. Data from the other 44 governmental funds, which are combined into a single, aggregated presentation under Other Governmental Funds, are considered as non-major funds.

A budgetary comparison statement has been provided for the funds that have an adopted budget to demonstrate compliance with this 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 same functions presented as Business-Type Activities in the Government-Wide Financial Statements. The Enterprise Funds are used to account for Water, Sewer, Marina, Pittsburg Power Company (including Island Energy), and Waterfront Operations.

- *Enterprise Funds* provide the same type of information as the Government-Wide Financial Statements, only in more detail. The Proprietary Fund Financial Statements provide separate information for the Water Fund, the Sewer Fund, the Marina Fund, Pittsburg Power Company (including Island Energy), and Waterfront Operations, all of which are considered to be major funds. Conversely, Internal Service Funds are combined into a single, aggregated presentation in the Proprietary Fund Financial Statements.
- *Internal Service* funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses Internal Service Funds to account for maintaining its fleet of vehicles, building maintenance, information and communication systems, risk management/insurance, and employee fringe benefits activities. Because these services predominantly benefit governmental rather than business-type functions, they have been included within Governmental Activities in the government-wide financial statements.

City of Pittsburgh
Management's Discussion and Analysis
For the year ended June 30, 2025

Fiduciary Funds: Fiduciary Funds are used to account for resources held for the benefit of parties outside the government. Fiduciary Funds are not reflected in the Government-Wide Financial Statement because the resources of these funds are not available to support the City's own programs. The accounting used for Fiduciary Funds is much like that which is used for Proprietary Funds. The Assessment District Bonds Fund, the Vista Del Mar & San Marco CFDs Fund, and the Other Impact Fees Fund are held as Fiduciary Funds by the City. With the dissolution of the Redevelopment Agency per AB 26, as amended by AB 1484, also known as the "Dissolution Law", the activities of the Successor Agency to the Former Redevelopment Agency of the City of Pittsburgh are reported as Private-Purpose Trust Fund in the Fiduciary Fund section.

Notes To the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the Government-Wide and Fund Financial Statements. They include the City's accounting policies, significant estimates, and disclosures required by generally accepted accounting principles.

New GASB Pronouncements Implemented in FY 2024–25:

- GASB Statement No. 101 – Compensated Absences: Updated recognition and measurement guidance under a unified model and amended certain disclosures. The City implemented this standard during the current fiscal year, resulting in restatements to beginning net position for governmental and business-type activities.
- GASB Statement No. 102 – Certain Risk Disclosures: Requires disclosure of vulnerabilities due to concentrations or constraints. The City implemented this standard; however, it resulted in no additional disclosures for FY 2025.

For a detailed description of all accounting policies and pronouncements applicable to the City, refer to Note 1.S – Summary of Significant Accounting Policies in the Notes to Basic Financial Statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes Required Supplementary Information (RSI) as prescribed by GASB. The RSI provides important context on the City's long-term obligations, including schedules that present the City's progress in funding its pension and other post-employment benefit (OPEB) liabilities. These schedules include historical trends on net pension and OPEB liabilities, related ratios, and contributions for both the CalPERS Miscellaneous and Safety Plans, as well as the City's retiree healthcare plan. This information is essential for understanding the City's financial position and its efforts to meet future benefit commitments.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position – As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, combined net position (government and business-type activities) totaled \$468.5M at the close of the Fiscal Year ending June 30, 2025, which is \$24.1M more than the Fiscal Year ending June 30, 2024, of \$444.4M after restatements.

City of Pittsburgh
Management's Discussion and Analysis
For the year ended June 30, 2025

The Government-Wide Financial Statements provide long-term and short-term information about the City's overall financial condition. This analysis addresses the financial statements of the City as a whole. The following table reflects the Summary of Net Position for the Fiscal Year ended June 30, 2025 with the comparative data for the Fiscal Year ended June 30, 2024.

City of Pittsburgh
Summary of Net Position
As of June 30, 2025

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Current Assets	\$ 155,928,182	\$ 112,384,283	\$122,230,733	\$117,009,404	\$278,158,915	\$229,393,687
Leases	313,295	170,102	20,955,727	20,589,518	21,269,022	20,759,620
Loans/Notes Receivables	-	37,302,464	-	1,040,643	-	38,343,107
Capital Assets	239,146,229	254,641,883	160,940,589	171,403,759	400,086,818	426,045,642
Total Assets	395,387,706	404,498,732	304,127,049	310,043,324	699,514,755	714,542,056
Deferred Outflow of Resources	32,781,703	23,876,415	5,014,667	4,361,187	37,796,370	28,237,602
Current Liabilities	21,070,312	24,074,994	10,496,029	12,410,304	31,566,341	36,485,298
Non-Current Liabilities	119,040,692	123,635,199	93,535,795	92,440,494	212,576,487	216,075,693
Total Liabilities	140,111,004	147,710,193	104,031,824	104,850,798	244,142,828	252,560,991
Deferred Inflows of Resources	4,445,213	2,264,267	20,916,324	19,445,367	25,361,537	21,709,634
Net Investment in Capital Assets	214,480,492	254,201,604	135,205,947	136,963,903	349,686,439	391,165,507
Restricted	71,872,807	72,126,097	88,738,207	50,964,256	160,611,014	123,090,353
Unrestricted	(25,052,170)	(47,927,014)	(40,402,416)	2,180,187	(65,454,586)	(45,746,827)
Total Net Position, as Restated	\$ 261,301,129	\$ 278,400,687	\$ 183,541,738	\$ 190,108,346	\$ 444,842,867	\$ 468,509,033

Current assets are assets that are liquid in nature or can be converted into cash quickly. Current liabilities are outstanding liabilities that are due within one year.

The Statement of Net Position contains more detailed information on current assets, capital assets, deferred outflows of resources, current liabilities, non-current liabilities and deferred inflows of resources. At the end of the FY 2024-25 the total assets and deferred outflows of resources exceeded total liabilities and deferred inflows of resources by \$468.5M.

Statement of Activities – For fiscal year 2024–25, the City's governmental activities reported total expenses of \$121.8M and program revenues of \$87.1M, resulting in a net expense of \$34.7M. Governmental expenses reflect the cost of providing a wide range of services, with the largest categories being Community Development and Services (\$48.2M), Public Safety (\$40.3M), and Public Works (\$19.9M). The City's business-type activities reported total expenses of \$45.6M and program revenues of \$48.8M, resulting in a net income of \$3.2M. The largest increases came from Sewer Utility and Pittsburgh Power where charges for services exceeded operating expenses. Additional analysis of governmental and business-type activities is presented in the following sections.

City of Pittsburg
Management's Discussion and Analysis
For the year ended June 30, 2025

Governmental and Business-Type Activities – Governmental Activities reflect an increase of \$17.8M in net position, and Business-Type Activities reflect an increase of \$6.4M in net position for the FY 2024-25. A comparison of the cost of services by function for the City's Governmental Activities is shown below, along with the revenues used to cover the net expenses of the Governmental Activities, as well as comparative data from FY 2023-24.

Statement of Activities
Fiscal Year Ended June 30, 2025
With comparative data for fiscal year ended June 30, 2024

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Revenue:						
<i>Program Revenues:</i>						
Charges for Services	\$ 35,069,452	\$ 40,252,277	\$ 48,399,770	\$ 48,590,376	\$ 83,469,222	\$ 88,842,653
Operating Grants and Contributions	31,552,107	40,721,277	204,046	166,899	31,756,153	40,888,176
Capital Grants and Contributions	3,369,615	6,142,040	-	-	3,369,615	6,142,040
Sub-Total	69,991,174	87,115,594	48,603,816	48,757,275	118,594,990	135,872,869
<i>General Revenues:</i>						
Property Taxes	5,258,965	5,237,723	-	-	5,258,965	5,237,723
Sales Tax	21,347,108	19,001,806	-	-	21,347,108	19,001,806
Franchise Fees	6,466,363	6,434,796	-	-	6,466,363	6,434,796
Motor Vehicle in Lieu Fees	6,988,438	7,270,038	-	-	6,988,438	7,270,038
Gas Taxes	4,012,931	4,008,333	-	-	4,012,931	4,008,333
Other Taxes	-	624,433	-	-	-	624,433
Business License Tax	525,985	599,225	-	-	525,985	599,225
Transient Occupancy	478,960	561,089	-	-	478,960	561,089
Investment Earnings-Unrestricted	6,055,779	6,450,726	5,383,235	5,473,813	11,439,014	11,924,539
Gain on disposal of assets	-	-	18,929	-	18,929	-
Sub-Total	51,134,529	50,188,169	5,402,164	5,473,813	56,536,693	55,661,982
Total Revenues	121,125,703	137,303,763	54,005,980	54,231,088	175,131,683	191,534,851
Expenses:						
General Government	7,503,940	5,558,634	-	-	7,503,940	5,558,634
City Council	149,837	149,299	-	-	149,837	149,299
City Manager & Clerk	601,422	735,042	-	-	601,422	735,042
City Attorney	406,477	388,317	-	-	406,477	388,317
Human Resources	1,494,127	1,348,058	-	-	1,494,127	1,348,058
Finance and Services	2,201,883	2,389,207	-	-	2,201,883	2,389,207
Community Development & Services	42,770,732	48,164,084	-	-	42,770,732	48,164,084
Public Safety	38,623,313	40,319,816	-	-	38,623,313	40,319,816
Public Works	19,895,229	19,914,176	-	-	19,895,229	19,914,176
Interest on Long-Term Debt	3,400,488	2,867,858	-	-	3,400,488	2,867,858
Water Utility	-	-	27,213,486	29,448,455	27,213,486	29,448,455
Sewer Utility	-	-	3,698,845	3,884,490	3,698,845	3,884,490
Marina	-	-	3,377,714	2,651,869	3,377,714	2,651,869
Pittsburg Power	-	-	10,246,083	8,857,752	10,246,083	8,857,752
Waterfront Operations	-	-	716,491	724,450	716,491	724,450
Total Expenses	117,047,448	121,834,491	45,252,619	45,567,016	162,300,067	167,401,507
Increase(Decrease) in Net Position before Transfers	4,078,255	15,469,272	8,753,361	8,664,072	12,831,616	24,133,344
Transfers	943,304	2,298,670	(943,304)	(2,298,670)	-	-
Change in Net Position	5,021,559	17,767,942	7,810,057	6,365,402	12,831,616	24,133,344
Net Position-Beginning of Year, as Restated	256,279,570	260,632,745	175,731,681	183,742,944	432,011,251	444,375,689
Net Position - End of Year	\$261,301,129	\$278,400,687	\$183,541,738	\$190,108,346	\$444,842,867	\$468,509,033

**City of Pittsburgh
Management's Discussion and Analysis
For the year ended June 30, 2025**

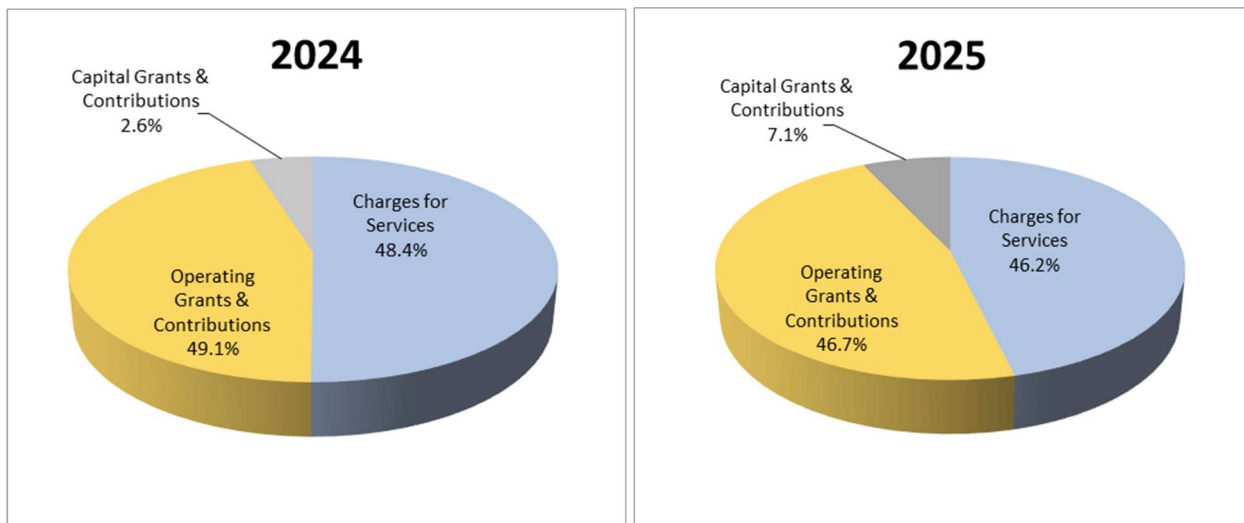
Total Program Revenues from Governmental Activities were \$87.1M in FY 2024-25. Program revenues are derived directly from the program or from parties outside the reporting government's taxpayers or citizenry. Program Revenues reduce the net cost of the program to be financed from the government's general revenues. As reflected in the pie chart below, 46.2% of the Governmental Program Revenues came from Charges for Services (which includes licenses and permits, plan checking fees, developer fees, special assessments and several other revenues), 46.7% from the Operating Grants and Contributions category (including restricted revenues such as Gas Tax, Measure J Tax, Asset Seizure fund and Federal/State Grants), and 7.1% from Capital Grants and Contributions.

Charges for Services – Total charges for services increased by approximately \$5.2M in FY 2024–25 compared to the prior year. This increase was driven primarily by Community Development and Services, which totaled \$5.2M, due to significant growth in building permits at \$3.5M and plan-check fees at \$1.8M, reflecting strong development activity. These trends highlight the City's continued development activity and stable service demand across most operational areas.

The Operating Grants and Contributions increased by approximately \$9.2M compared to the prior year. This increase was primarily due to higher federal and state funding for housing programs, public works maintenance, and the recognition of ARPA related revenues.

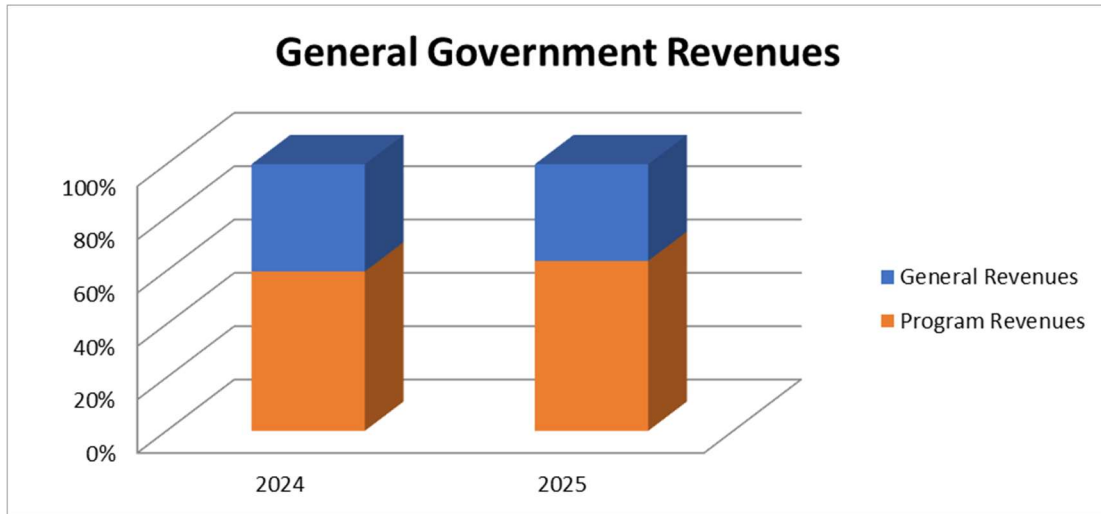
Capital Grants and Contributions increased by approximately \$2.8M, driven by Gas Tax Road Maintenance and Rehabilitation Account (RMRA) allocation, environmental grants, and developer contributions supporting infrastructure and capital projects.

Government Revenues by Program Type

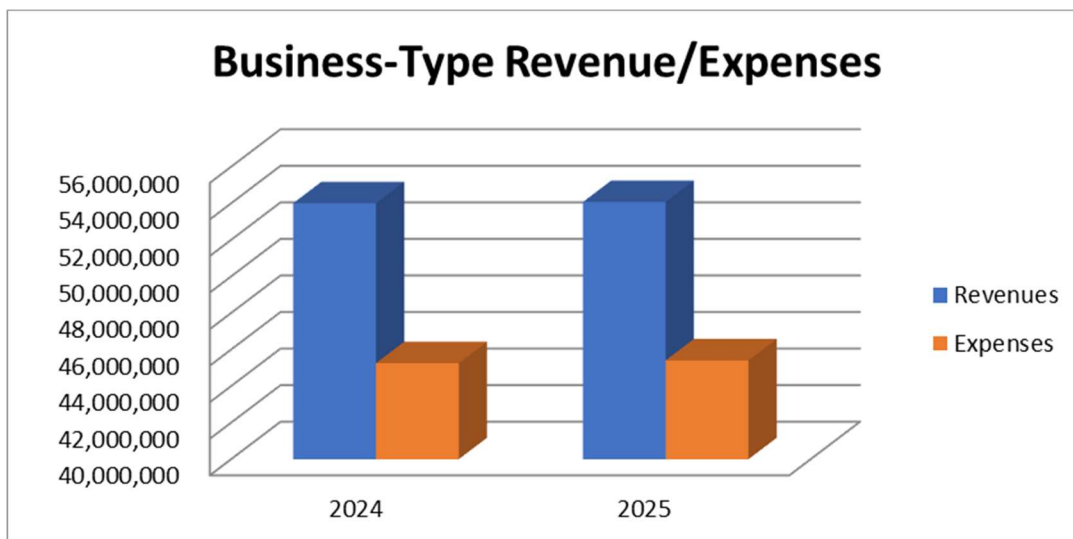


City of Pittsburg
Management's Discussion and Analysis
For the year ended June 30, 2025

About 40.7% of Governmental Activities expenses in FY 2024-25 were funded by General Revenues. General Revenues are all other revenues not categorized as program revenues such as property taxes, sales taxes, intergovernmental and investment earnings. Interest on long-term debt is paid through general revenues.



Business-Type Activities – Net position for Business-Type Activities was \$190.1M, a net increase of \$6.6M over the prior fiscal year. Total program revenues for Business-Type Activities were \$48.8M. Total expenses for Business-Type Activities were \$45.6M for the FY 2024-25.



FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of the City's Governmental Funds is to provide information on near-term inflows, outflows, and balances of spending resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The Housing Authority's Housing Choice Vouchers (Section 8) Special Revenue Fund reported a net increase in fund balance of approximately \$0.4M in FY2025. This improvement reflects the total revenues of \$26.4M modestly exceeded total expenditures of \$26.0M, producing a surplus of about \$0.4M, which after \$24,907 in transfers out resulted in the \$0.34M increase. While Housing Assistance Payments (HAP) grew with program activity, the fund balance increase stemmed from HUD intergovernmental revenues and administrative/service fee receipts recognized before year-end, which together outpaced HAP and other operating costs.

The City's Proprietary Funds provide the same type of information found in the Government-Wide Financial Statements but with more detail. According to standardized Governmental reporting, the Water Fund, Sewer Fund, Waterfront Operations and Pittsburgh Power Company are major funds. The Marina Fund is not considered to be major fund; however, the City has elected to continue to report the Marina Fund as major fund.

At the end of FY2025, the City's Enterprise Funds activities reported a total net position of \$190.1M, an increase of \$6.6M from the prior fiscal year after restatements. This overall growth reflects mixed results across individual enterprise operations:

- Water Utility increased by net \$4.3M caused by higher charges for services as a result of residential development in the City and lower than expected overall operating costs.
- Sewer Utility increased by \$0.3M driven by favorable operating results in Sewer Maintenance.
- Marina incurred deficit of \$0.9M as operating and maintenance costs exceeded operating revenues.
- Pittsburgh Power Company net position increased by \$1.9M despite a decrease in charges for services caused by a loss of a large energy customer. This also brought operating cost down in department supplies, maintenance and operations.
- Waterfront Operations revenues exceeded expenses by \$0.7M, primarily due to reductions in capital projects funding and other operating expenses, which offset modest declines in rental income and the absence of intergovernmental revenues.

General Fund Budgetary Highlights – The final amended expenditure and transfers out budget totaled \$69.8M, including \$13.6M for prior fiscal year budget carryovers and new appropriation amendments to the originally adopted budget. Carryovers primarily addressed timing delays on multi-year projects and capital purchases. For example, \$767,772 of Police Fleet Replacement was carried over due to extended procurement lead times and vendor availability for specialized law enforcement vehicles.

City of Pittsburgh
Management's Discussion and Analysis
For the year ended June 30, 2025

The most significant adjustments in the FY 2024-25 budget reflect strategic changes to personnel funding and infrastructure priorities. Non-Departmental increased by \$2.33 million, primarily due to the removal of the vacancy savings, ensuring full funding for authorized positions and reducing the risk of payroll shortfalls.

Among departmental amendments, the largest reductions include a \$1.85M decrease in Police Operations, driven by the introduction of department-level vacancy savings in the final budget, partially offset by higher overtime costs, and a \$1.09M decrease in Engineering, resulting from vacancy savings and reductions in contractual services. In contrast, Public Works Streets rose by \$1.01M, largely due to funding of the Capital Improvement Program for street preservation projects (slurry seal and patch paving), offset by smaller reductions elsewhere. Additionally, transfers out increased by \$708,023 to fund capital projects, further supporting infrastructure investments.

At the close of the FY 2024-25, General Fund revenues exceeded the revised budget by \$3.6M. This increase is primarily attributable to the Use of Money and Property actual revenue of \$3.2M being \$2.5M higher than the final budgeted amount of \$0.8M. This was mainly a result of greater investment income earnings caused by higher interest rates than originally expected. Charges for services exceeded final budget by \$2.8M. Most of the increase was in Public Work Engineering fees charged for a few large development projects. The City experienced a decline in tax and permit fee revenue compared to final budgetary expectations.

General Fund actual expenditures were \$63,640 lower than the original budget, but \$0.8M higher than the final budget mostly due to public safety costs (overtime and fleet charges), operational expenditures (credit card fees, utilities), and unanticipated development-related services.

Capital Asset and Debt Administration – The City's investment in capital assets for its Governmental and Business-Type Activities as of June 30, 2025, was \$426.0M (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, vehicles, park facilities, roads, highways, bridges, water lines, and sewer and storm systems. The total increase in the City's investment in capital assets net of depreciation was \$26.1M as compared to prior year.

City of Pittsburgh
Management's Discussion and Analysis
For the year ended June 30, 2025

City of Pittsburgh
Capital Assets
(Net of Depreciation)
June 30, 2025

	Governmental Activities		Business-Type Activities		Total	
	2024 (restated)	2025	2024 (restated)	2025	2024 (restated)	2025
Non-depreciable assets:						
Land	\$ 36,385,225	\$ 36,385,225	\$ 2,721,245	\$ 2,721,245	\$ 39,106,470	\$ 39,106,470
Construction in Progress	28,030,236	38,145,953	24,735,298	25,494,349	52,765,534	63,640,302
Total	64,415,461	74,531,178	27,456,543	28,215,594	91,872,004	102,746,772
Depreciable assets (net of depreciation):						
Buildings and improvements	60,032,279	62,181,408	34,436,546	33,258,063	94,468,825	95,439,471
Machinery and Equipment	2,215,907	1,759,628	5,037,952	5,170,296	7,253,859	6,929,924
Infrastructure	110,037,232	113,190,243	92,786,212	102,273,064	202,823,444	215,463,307
Vehicles	1,508,309	2,710,738	1,577,108	2,486,742	3,085,417	5,197,480
Intangible Right-to-Use Buildings	339,751	192,081	-	-	339,751	192,081
Intangible Right-to-Use Subscription	131,544	76,607	-	-	131,544	76,607
Total	174,265,022	180,110,705	133,837,818	143,188,165	308,102,840	323,298,870
Total	\$238,680,483	\$254,641,883	\$161,294,361	\$171,403,759	\$399,974,844	\$426,045,642

Please see more detailed information regarding the City's capital assets in Note 7 – Capital Assets of the Basic Financial Statements.

Debt Service Administration – At the end of the fiscal year, the City had total Governmental Activities long-term debt outstanding of \$28.8M and Business-Type Activities Long-Term Debt balance of \$73.3M. Governmental Activities long-term debt increased by \$1.0M due to accreted interest on Pension Obligation Bonds and reduction of \$3.1M was all related to regularly scheduled debt service payments.

Long-term debt for Business-Type Activities decreased by \$2.0M all related to regularly scheduled debt service payments.

City of Pittsburg
Management's Discussion and Analysis
For the year ended June 30, 2025

City of Pittsburg
Long-Term Debt
June 30, 2025

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Pension Obligation Bonds	\$30,078,657	\$28,370,164	\$ -	\$ -	\$ 30,078,657	\$ 28,370,164
PG&E Efficient Loan	81,769	60,440	-	-	81,769	60,440
Lease - Vehicles/Equipment	91,970	-	-	-	91,970	-
Lease - Gateway - Domus	371,792	262,111	-	-	371,792	262,111
Lease - Pacific Art Center	113,411	71,796	-	-	113,411	71,796
SBITA Yardi	90,843	45,932	-	-	90,843	45,932
2016 Water Revenue Refunding Bonds	-	-	20,060,000	18,440,000	20,060,000	18,440,000
2022 Water Revenue Refunding Bonds	-	-	43,870,000	43,870,000	43,870,000	43,870,000
Unamortized premium on 2022A Bonds	-	-	2,234,714	2,154,904	2,234,714	2,154,904
2014 I-Bank Loan	-	-	9,103,050	8,802,643	9,103,050	8,802,643
Total	\$30,828,442	\$28,810,443	\$75,267,764	\$73,267,547	\$106,096,206	\$102,077,990

Please see more detailed information regarding the City's outstanding debt in Note 8 (Long-Term Debt) of the Basic Financial Statements.

Looking Forward

The City is proud of the results of the current year's activities. The Department Heads and their staff take a great deal of pride providing top quality services to the residents and business community, while being fiscally conservative. This approach requires City staff to consistently monitor all expenses while exploring and utilizing every alternative revenue source.

Requests for Information – This financial report is designed to provide a general overview of the finances for the City of Pittsburg. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Pittsburg, Finance Department, 65 Civic Avenue, Pittsburg, California 94565.

**BASIC
FINANCIAL STATEMENTS**



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GOVERNMENT-WIDE FINANCIAL STATEMENTS



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City of Pittsburg
Statement of Net Position
June 30, 2025

	Primary Government		Total
	Governmental Activities	Business-Type Activities	
ASSETS			
Current assets:			
Cash and investments	\$ 86,479,852	\$ 70,786,763	\$ 157,266,615
Restricted cash and investments	9,475,988	38,827,690	48,303,678
Receivables:			
Accounts	14,209,456	6,792,479	21,001,935
Interest	1,070,876	-	1,070,876
Leases	170,102	483,857	653,959
Internal balances	(382,580)	382,580	-
Inventory	758,824	213,626	972,450
Prepaid items and other assets	771,867	6,266	778,133
Total current assets	112,554,385	117,493,261	230,047,646
Noncurrent assets:			
Loans/notes receivables	37,302,464	1,040,643	38,343,107
Leases	-	20,105,661	20,105,661
Capital assets:			
Land and nondepreciable assets	74,531,178	28,215,594	102,746,772
Depreciable capital assets, net of accumulated depreciation	180,110,705	143,188,165	323,298,870
Total capital assets	254,641,883	171,403,759	426,045,642
Total noncurrent assets	291,944,347	192,550,063	484,494,410
Total assets	404,498,732	310,043,324	714,542,056
DEFERRED OUTFLOWS OF RESOURCES			
Pension related	21,504,926	3,612,296	25,117,222
OPEB related	2,371,489	748,891	3,120,380
Total deferred outflows of resources	23,876,415	4,361,187	28,237,602
LIABILITIES			
Current liabilities:			
Accounts payable	10,239,701	4,048,404	14,288,105
Salaries payable	1,869,600	-	1,869,600
Interest payable	595,862	1,320,536	1,916,398
Refundable deposits	1,533,723	1,918,497	3,452,220
Taxes payable	17,419	265,873	283,292
Unearned revenue	4,176,006	2,358,289	6,534,295
Claims payable - due within one year	109,700	-	109,700
Compensated absences - due within one year	2,452,355	507,754	2,960,109
Long-term debt - due within one year	3,080,628	1,990,951	5,071,579
Total current liabilities	24,074,994	12,410,304	36,485,298
Noncurrent liabilities:			
Compensated absences	1,685,110	572,572	2,257,682
Claims payable	50,418	-	50,418
Net pension liability	70,246,296	12,404,940	82,651,236
Net OPEB liability	25,923,560	8,186,387	34,109,947
Long-term debt	25,729,815	71,276,595	97,006,410
Total noncurrent liabilities	123,635,199	92,440,494	216,075,693
Total liabilities	147,710,193	104,850,798	252,560,991
DEFERRED INFLOWS OF RESOURCES			
Lease related	131,609	19,216,469	19,348,078
Pension related	1,588,131	56,941	1,645,072
OPEB related	544,527	171,957	716,484
Total deferred inflows of resources	2,264,267	19,445,367	21,709,634
NET POSITION			
Net investment in capital assets	254,201,604	136,963,903	391,165,507
Restricted for:			
Capital projects	31,635,900	38,827,315	70,463,215
Housing	37,685,739	-	37,685,739
Debt service	2,804,458	-	2,804,458
Facility fee reserve	-	12,136,941	12,136,941
Total restricted net position	72,126,097	50,964,256	123,090,353
Unrestricted	(47,927,014)	2,180,187	(45,746,827)
Total net position	\$ 278,400,687	\$ 190,108,346	\$ 468,509,033

City of Pittsburg
Statement of Activities
For the year ended June 30, 2025

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities:				
General government	\$ 5,558,634	\$ 12,926,585	\$ 27,715	\$ 1,411,414
City Council	149,299	-	-	-
City Manager and City Clerk	735,042	46	-	-
City Attorney	388,317	-	-	-
Human resources	1,348,058	190,390	-	-
Finance and services	2,389,207	170,059	-	-
Community development and services	48,164,084	21,640,208	26,412,734	2,494,230
Public safety	40,319,816	1,591,015	526,140	-
Public works	19,914,176	3,733,974	13,754,688	2,236,396
Interest on long-term debt	2,867,858	-	-	-
Total governmental activities	121,834,491	40,252,277	40,721,277	6,142,040
Business-Type Activities:				
Water Utility	29,448,455	29,846,937	-	-
Sewer Utility	3,884,490	5,190,010	-	-
Marina	2,651,869	2,004,003	22,579	-
Pittsburg Power Company	8,924,325	10,776,359	144,320	-
Waterfront Operations	724,450	773,067	-	-
Total business-type activities	45,633,589	48,590,376	166,899	-
Total primary government	\$ 167,468,080	\$ 88,842,653	\$ 40,888,176	\$ 6,142,040

General Revenues:

- Taxes:
 - Property taxes
 - Sales taxes
 - Franchise taxes
 - Gas taxes
 - Business license taxes
 - Transient occupancy taxes
- Total taxes**
- Motor Vehicle in-lieu (unrestricted)
- Investment earnings-unrestricted
- Miscellaneous

Transfers

Total general revenues and transfers

Change in net position

Net Position - Beginning of Year, as previously presented

Restatements

Net Position - Beginning of Year, as restated

Net position - end of year

Net (Expense) Revenue
and Changes in Net Position

Total	Governmental Activities	Business-Type Activities	Total
\$ 14,365,714	\$ 8,807,080	\$ -	\$ 8,807,080
-	(149,299)	-	(149,299)
46	(734,996)	-	(734,996)
-	(388,317)	-	(388,317)
190,390	(1,157,668)	-	(1,157,668)
170,059	(2,219,148)	-	(2,219,148)
50,547,172	2,383,088	-	2,383,088
2,117,155	(38,202,661)	-	(38,202,661)
19,725,058	(189,118)	-	(189,118)
-	(2,867,858)	-	(2,867,858)
87,115,594	(34,718,897)	-	(34,718,897)
29,846,937	-	398,482	398,482
5,190,010	-	1,305,520	1,305,520
2,026,582	-	(625,287)	(625,287)
10,920,679	-	1,996,354	1,996,354
773,067	-	48,617	48,617
48,757,275	-	3,123,686	3,123,686
\$ 135,872,869	(34,718,897)	3,123,686	(31,595,211)
	5,237,723	-	5,237,723
	19,001,806	-	19,001,806
	6,434,796	-	6,434,796
	4,008,333	-	4,008,333
	599,225	-	599,225
	561,089	-	561,089
	35,842,972	-	35,842,972
	7,270,038	-	7,270,038
	6,450,726	5,540,386	11,991,112
	624,433	-	624,433
	2,298,670	(2,298,670)	-
	52,486,839	3,241,716	55,728,555
	17,767,942	6,365,402	24,133,344
	261,301,129	183,541,738	444,842,867
	(668,384)	201,206	(467,178)
	260,632,745	183,742,944	444,375,689
\$ 278,400,687	\$ 190,108,346	\$ 468,509,033	



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FUND FINANCIAL STATEMENTS

Governmental Fund Financial Statements

Proprietary Fund Financial Statements

Fiduciary Fund Financial Statements



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City of Pittsburg
Balance Sheet
Governmental Funds
June 30, 2025

	General Fund	Special Revenue		
		Housing Authority	Housing Successor Agency	Miscellaneous Grants
ASSETS				
Cash and investments	\$ 24,317,661	\$ 707,967	\$ 6,342,906	\$ 6,272,770
Restricted cash and investments	-	379,795	510,929	-
Receivables:				
Accounts	5,563,352	330,017	90,343	281,096
Interest	1,070,876	-	-	-
Loans and notes	5,519,127	-	27,846,774	-
Leases	-	-	-	-
Due from other funds	1,507,001	-	-	-
Inventory	61,506	1,374	-	57,166
Prepaid items and other assets	4,655	-	-	-
Advances to other funds	-	-	1,073,972	-
Total assets	\$ 38,044,178	\$ 1,419,153	\$ 35,864,924	\$ 6,611,032
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 962,256	\$ 181,042	\$ 108,340	\$ 201,143
Salaries payable	1,869,600	-	-	-
Taxes payable	14,868	1,201	-	-
Refundable deposits	502,602	10,175	-	-
Loans payable	-	1,090	-	-
Unearned revenue	1,002,261	117,809	-	2,917,381
Due to other funds	-	-	-	-
Advances from other funds	3,191,560	-	380,000	-
Total liabilities	7,543,147	311,317	488,340	3,118,524
Deferred Inflows of Resources				
Unavailable revenue	288,522	-	3,494,169	-
Leases	-	-	-	-
Total deferred inflows of resources	288,522	-	3,494,169	-
Fund Balances:				
Nonspendable	5,585,288	1,374	-	57,166
Restricted	-	1,106,462	31,882,415	3,435,342
Committed	3,043,967	-	-	-
Assigned	-	-	-	-
Unassigned	21,583,254	-	-	-
Total fund balances	30,212,509	1,107,836	31,882,415	3,492,508
Total liabilities, deferred inflows of resources and fund balances	\$ 38,044,178	\$ 1,419,153	\$ 35,864,924	\$ 6,611,032

See accompanying Notes to Basic Financial Statements.

Capital Project Fund		
Capital Improvement	Nonmajor Governmental Funds	Total Governmental Funds
\$ 14,271,811	\$ 25,217,073	\$ 77,130,188
-	3,761,073	4,651,797
1,884,034	6,028,346	14,177,188
-	-	1,070,876
-	3,936,563	37,302,464
-	170,102	170,102
-	-	1,507,001
-	211,599	331,645
-	727,403	732,058
-	5,799,379	6,873,351
<u>\$ 16,155,845</u>	<u>\$ 45,851,538</u>	<u>\$ 143,946,670</u>
\$ 3,588,666	\$ 4,390,400	\$ 9,431,847
-	-	1,869,600
-	260	16,329
-	1,020,946	1,533,723
-	-	1,090
-	138,555	4,176,006
103,068	1,383,534	1,486,602
-	3,676,791	7,248,351
<u>3,691,734</u>	<u>10,610,486</u>	<u>25,763,548</u>
-	571,221	4,353,912
-	131,609	131,609
<u>-</u>	<u>702,830</u>	<u>4,485,521</u>
-	939,002	6,582,830
-	35,701,878	72,126,097
12,464,111	2,073,747	17,581,825
-	63,791	63,791
-	(4,240,196)	17,343,058
<u>12,464,111</u>	<u>34,538,222</u>	<u>113,697,601</u>
<u>\$ 16,155,845</u>	<u>\$ 45,851,538</u>	<u>\$ 143,946,670</u>

City of Pittsburgh
Reconciliation of the Governmental Funds Balance Sheet
to the Government-Wide Statement of Net Position
June 30, 2025

Total Fund Balances - Total Governmental Funds \$ 113,697,601

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities were not current financial resources. Therefore, they were not reported in the Governmental Funds Balance Sheet. Except for the internal service funds reported below, the capital assets were adjusted as follows:

	Government- Wide Statement of Net Position	Internal Service Funds	Total
Nondepreciable	\$ 74,531,178	\$ -	74,531,178
Depreciable, net	180,110,705	(2,478,398)	177,632,307
Total capital assets	\$ 254,641,883	\$ (2,478,398)	252,163,485

Internal service funds were used by management to charge the costs of certain activities, such as insurance, to individual funds. The assets and liabilities of the Internal service funds were included in governmental activities in the Government-Wide Statement of Net Position.

15,919,855

Unavailable revenues recorded in the fund financial statements resulting from activities in which revenues were earned but were not available are reclassified as revenues in the Government-Wide Financial Statements.

4,353,912

In the Government-Wide Financial Statements, deferred employer contributions for pension and OPEB, certain differences between actuarial estimates and actual results, and other adjustments resulting from changes in assumptions and benefits are deferred in the current year.

	Government- Wide Statement of Net Position	Internal Service Funds	
Deferred outflows of resources related to pension	\$ 21,504,926	\$ -	21,504,926
Deferred outflows of resources related to OPEB	2,371,489	-	2,371,489
Deferred inflows of resources related to pension	(1,588,131)	-	(1,588,131)
Deferred inflows of resources related to OPEB	(544,527)	-	(544,527)

Long-term liabilities were not due and payable in the current period. Therefore, they were not reported in the Governmental Funds Balance Sheet.

	Government- Wide Statement of Net Position	Internal Service Funds	Total
Compensated absences - due within one year	(2,452,355)	103,405	(2,348,950)
Claims payable - due within one year	(109,700)	109,700	-
Interest payable	(595,862)	-	(595,862)
Long-term debt - due within one year	(3,080,628)	21,329	(3,059,299)
Compensated absences	(1,685,110)	71,859	(1,613,251)
Claims payable	(50,418)	50,418	-
Long-term debt	(25,729,815)	39,110	(25,690,705)
Net pension liability	(70,246,296)	-	(70,246,296)
Net OPEB liability	(25,923,560)	-	(25,923,560)
Total long-term liabilities	\$ (129,873,744)	\$ 395,821	(129,477,923)

Net Position of Governmental Activities **\$ 278,400,687**



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City of Pittsburg
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the year ended June 30, 2025

	General Fund	Special Revenue		
		Housing Authority	Housing Successor Agency	Miscellaneous Grants
REVENUES:				
Property tax	\$ 5,057,615	\$ -	\$ -	\$ -
Sales tax	19,001,806	-	-	-
Franchise tax	6,329,479	-	-	-
Other taxes	1,442,917	-	-	-
Intergovernmental revenues	14,131,723	24,572,983	149,510	12,430,842
Permits, licenses, and fees	1,096,744	-	-	-
Fines and forfeitures	328,769	-	-	-
Special assessments	-	-	-	-
Service fees	8,043,247	1,666,717	7,500	-
Use of money and property	3,206,526	62	225,988	22,985
Other revenues	2,036,520	157,406	895,086	-
Total revenues	60,675,346	26,397,168	1,278,084	12,453,827
EXPENDITURES:				
Current:				
General government	4,564,785	-	-	1,116
City Council	149,299	-	-	-
City Manager and City Clerk	685,760	-	-	-
City Attorney	403,824	-	-	-
Human resources	1,297,264	-	-	-
Finance and services	1,790,528	-	-	-
Community development and services	11,539,023	25,974,095	503,596	3,941,308
Public safety	36,950,345	-	-	310,707
Public works - administration	202,525	-	-	-
Public works - streets	2,998,611	-	-	-
Public works - parks	286,772	-	-	-
Capital outlay and improvements	-	-	-	-
Debt service:				
Principal retirement	-	52,571	109,681	-
Interest and fiscal charges	11,895	2,457	11,909	-
Total expenditures	60,880,631	26,029,123	625,186	4,253,131
REVENUES OVER (UNDER) EXPENDITURES	(205,285)	368,045	652,898	8,200,696
OTHER FINANCING SOURCES (USES):				
Transfers in	7,447,397	-	-	110,417
Transfers out	(4,894,486)	(24,907)	(749)	(53,079)
Total other financing sources (uses)	2,552,911	(24,907)	(749)	57,338
Net change in fund balances	2,347,626	343,138	652,149	8,258,034
FUND BALANCES:				
Beginning of year, as previously presented	27,864,883	764,698	31,230,266	(4,765,526)
Restatements	-	-	-	-
Beginning of year, as restated	27,864,883	764,698	31,230,266	(4,765,526)
End of year	\$ 30,212,509	\$ 1,107,836	\$ 31,882,415	\$ 3,492,508

See accompanying Notes to Basic Financial Statements.

Capital Project Fund		
Capital Improvement	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 5,057,615
-	-	19,001,806
-	105,317	6,434,796
-	8,166,201	9,609,118
3,180,855	10,072,646	64,538,559
-	1,626,224	2,722,968
-	3,226	331,995
-	4,980,588	4,980,588
-	4,612,474	14,329,938
609,298	1,447,086	5,511,945
72,640	618,498	3,780,150
<u>3,862,793</u>	<u>31,632,260</u>	<u>136,299,478</u>
-	78,615	4,644,516
-	-	149,299
-	-	685,760
-	-	403,824
-	-	1,297,264
-	300,194	2,090,722
-	6,268,555	48,226,577
-	452,852	37,713,904
-	203,735	406,260
-	8,681,895	11,680,506
-	-	286,772
13,784,180	10,804,306	24,588,486
-	2,783,955	2,946,207
-	1,821,064	1,847,325
<u>13,784,180</u>	<u>31,395,171</u>	<u>136,967,422</u>
<u>(9,921,387)</u>	<u>237,089</u>	<u>(667,944)</u>
5,656,695	4,437,864	17,652,373
<u>(1,613,704)</u>	<u>(9,168,565)</u>	<u>(15,755,490)</u>
4,042,991	(4,730,701)	1,896,883
<u>(5,878,396)</u>	<u>(4,493,612)</u>	<u>1,228,939</u>
-	57,374,341	112,468,662
18,342,507	(18,342,507)	-
18,342,507	39,031,834	112,468,662
<u>\$ 12,464,111</u>	<u>\$ 34,538,222</u>	<u>\$ 113,697,601</u>

City of Pittsburgh

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Government-Wide Statement of Activities For the year ended June 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ 1,228,939
<p>Amounts reported for governmental activities in the Government-Wide Statement of Activities were different because:</p>	
Governmental funds reported capital outlay as expenditures. However, in the Government-Wide Statement of Activities, the cost of those assets was allocated over their estimated lives as depreciation expense. This was the amount of capital assets recorded in the current period, net of the amount related to internal service funds.	
Capital outlay	25,632,036
Net retirements and adjustments	(390,608)
Depreciation expense on capital assets was reported in the Government-Wide Statement of Activities, but did not require the use of current financial resources. Therefore, depreciation expense was not reported as expenditures in the governmental funds, net of the amount related to internal service funds.	(9,778,769)
Accrued compensated leave payments were reported as expenditures in the governmental funds, however expense is recognized in the Government-Wide Statement of Activities based on earned leave accruals.	155,803
Repayments of long-term debt are recognized as expenditures in the governmental funds. In the government-wide statements, repayments of long-term liabilities are reported as reductions of liabilities. Expenditures for repayment of the principal portion of long-term debt were not reported in the Government-Wide Statement of Activities.	
Repayment of debt, lease and subscription principal	2,946,207
Accreted interest	(1,041,507)
Current year employer pension contributions are recorded as expenditures in the governmental funds, however, these amounts are reported as a deferred outflow of resources in the Government-Wide Statement of Net Position.	9,736,072
Pension expense reported in the Government-Wide Statement of Activities does not require the use of current financial resources, and therefore is not reported as expenditures in governmental funds.	(15,048,879)
Current year OPEB pension contributions are recorded as expenditures in the governmental funds, however, these amounts are reported as a deferred outflow of resources in the Government-Wide Statement of Net Position.	2,272,373
OPEB expense reported in the Government-Wide Statement of Activities does not require the use of current financial resources, and therefore is not reported as expenditures in governmental funds.	(1,070,745)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	
Change in accrued interest payable	21,615
Change in unavailable revenues	416,554
Internal service funds were used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. The net revenue of the internal service funds was reported with governmental activities.	2,688,851
Change in Net Position of Governmental Activities	\$ 17,767,942



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City of Pittsburg
Statement of Net Position
Proprietary Funds
June 30, 2025

	Major Enterprise Funds		
	Water Utility	Sewer Utility	Marina
ASSETS			
Current Assets:			
Cash and investments	\$ 49,106,099	\$ 6,383,376	\$ 1,741,833
Restricted cash and investments	38,827,690	-	-
Receivables:			
Accounts	4,277,821	694,677	-
Leases	-	-	-
Inventory	128,301	24,823	4,605
Prepaid items and other assets	2,540	150	3,576
Total current assets	92,342,451	7,103,026	1,750,014
Noncurrent:			
Loans and notes	-	-	-
Leases receivable	-	-	612,695
Advances to other funds	-	27,036	-
Capital assets:			
Nondepreciable capital assets	21,230,711	776,694	1,767,506
Depreciable capital assets	120,410,184	68,169,072	22,284,480
Accumulated depreciation	(38,445,641)	(24,385,692)	(13,159,128)
Net capital assets	103,195,254	44,560,074	10,892,858
Total noncurrent assets	103,195,254	44,587,110	11,505,553
Total assets	195,537,705	51,690,136	13,255,567
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflow related to pension	1,754,544	412,834	309,625
Deferred outflow related to OPEB	436,853	93,611	62,408
Total deferred outflows of resources	2,191,397	506,445	372,033
LIABILITIES			
Current liabilities:			
Accounts payable	3,359,235	19,916	58,152
Refundable deposits	1,704,345	-	86,757
Taxes payable	-	-	-
Accrued interest payable	1,320,536	-	-
Due to other funds	19,456	-	-
Unearned revenue	-	-	-
Compensated absences - current	286,056	74,536	18,674
Claims payable - current	-	-	-
Long-term debt - current portion	1,990,951	-	-
Total current liabilities	8,680,579	94,452	163,583
Noncurrent liabilities:			
Advances from other funds	-	-	-
Compensated absences	322,573	84,051	21,057
Claims payable	-	-	-
Net pension liability	6,025,256	1,417,708	1,063,281
Net OPEB liability	4,775,393	1,023,298	682,199
Long-term debt	71,276,595	-	-
Total noncurrent liabilities	82,399,817	2,525,057	1,766,537
Total liabilities	91,080,396	2,619,509	1,930,120
DEFERRED INFLOWS OF RESOURCES			
Deferred inflow related to leases	-	-	548,781
Deferred inflow related to pension	27,657	6,507	4,881
Deferred inflow related to OPEB	100,308	21,495	14,330
Total deferred inflows of resources	127,965	28,002	567,992
NET POSITION			
Net investment in capital assets	68,755,398	44,560,074	10,892,858
Restricted for:			
Capital projects	38,827,315	-	-
Facility fees	11,156,564	980,377	-
Unrestricted	(12,218,536)	4,008,619	236,630
Total net position	\$ 106,520,741	\$ 49,549,070	\$ 11,129,488

Major Enterprise Funds		Total Enterprise Funds	Governmental Activities Internal Service Funds
Pittsburg Power Company	Waterfront Operations		
\$ 11,621,841	\$ 1,933,614	\$ 70,786,763	\$ 9,349,664
-	-	38,827,690	4,824,191
1,779,060	40,921	6,792,479	32,268
90,578	393,279	483,857	-
55,897	-	213,626	427,179
-	-	6,266	39,809
<u>13,547,376</u>	<u>2,367,814</u>	<u>117,110,681</u>	<u>14,673,111</u>
1,040,643	-	1,040,643	-
3,657,121	15,835,845	20,105,661	-
375,000	-	402,036	-
4,427,010	13,673	28,215,594	-
21,060,869	1,583,966	233,508,571	14,014,082
(14,278,493)	(51,452)	(90,320,406)	(11,535,684)
<u>11,209,386</u>	<u>1,546,187</u>	<u>171,403,759</u>	<u>2,478,398</u>
<u>16,282,150</u>	<u>17,382,032</u>	<u>192,952,099</u>	<u>2,478,398</u>
<u>29,829,526</u>	<u>19,749,846</u>	<u>310,062,780</u>	<u>17,151,509</u>
928,876	206,417	3,612,296	-
124,815	31,204	748,891	-
<u>1,053,691</u>	<u>237,621</u>	<u>4,361,187</u>	<u>-</u>
397,239	213,862	4,048,404	807,854
24,277	103,118	1,918,497	-
265,873	-	265,873	-
-	-	1,320,536	-
-	-	19,456	943
1,783,251	575,038	2,358,289	-
124,539	3,949	507,754	103,405
-	-	-	109,700
-	-	1,990,951	21,329
<u>2,595,179</u>	<u>895,967</u>	<u>12,429,760</u>	<u>1,043,231</u>
-	-	-	27,036
140,438	4,453	572,572	71,859
-	-	-	50,418
3,189,842	708,853	12,404,940	-
1,364,398	341,099	8,186,387	-
-	-	71,276,595	39,110
<u>4,694,678</u>	<u>1,054,405</u>	<u>92,440,494</u>	<u>188,423</u>
<u>7,289,857</u>	<u>1,950,372</u>	<u>104,870,254</u>	<u>1,231,654</u>
3,530,261	15,137,427	19,216,469	-
14,642	3,254	56,941	-
28,659	7,165	171,957	-
<u>3,573,562</u>	<u>15,147,846</u>	<u>19,445,367</u>	<u>-</u>
11,209,386	1,546,187	136,963,903	2,417,959
-	-	38,827,315	-
-	-	12,136,941	-
8,810,412	1,343,062	2,180,187	8,677,705
<u>\$ 20,019,798</u>	<u>\$ 2,889,249</u>	<u>\$ 190,108,346</u>	<u>\$ 15,919,855</u>

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City of Pittsburg

Statement of Revenues, Expenses and Changes in Net Position

Proprietary Funds

For the year ended June 30, 2025

	Major Enterprise Funds		
	Water Utility	Sewer Utility	Marina
OPERATING REVENUES:			
Charges for services	\$ 28,495,479	\$ 5,031,461	\$ 1,331,859
Meter fees	20,438	-	-
Other fees	465,001	-	-
Facility reserve fees	285,982	79,812	-
Rent and concessions	-	-	53,393
Gas and oil sales	-	-	604,409
Other operating revenues	580,037	78,737	14,342
Total operating revenues	29,846,937	5,190,010	2,004,003
OPERATING EXPENSES:			
Salaries and wages	4,365,217	1,089,448	521,546
Department supplies	10,258,758	100,119	662,028
Rentals	-	-	-
Utilities	1,900,112	22,924	303,085
Maintenance and operations	1,435,874	-	256,505
Depreciation and amortization	1,887,359	1,458,270	463,956
Insurance premiums	-	-	-
Insurance deductible	443,386	90,061	52,973
Fringe benefits	4,589,506	779,056	204,459
Other operating expenses	1,432,406	344,612	187,317
Total operating expenses	26,312,618	3,884,490	2,651,869
Operating income (loss)	3,534,319	1,305,520	(647,866)
NONOPERATING REVENUES (EXPENSES):			
Investment earnings	3,837,624	232,128	93,850
Intergovernmental	-	-	22,579
Gain/(loss) on disposal of assets	-	-	-
Interest and fiscal charges	(3,135,837)	-	-
Total nonoperating revenues (expenses)	701,787	232,128	116,429
Income before contributions and transfers	4,236,106	1,537,648	(531,437)
CONTRIBUTIONS AND TRANSFERS:			
Transfers in	1,234,235	-	-
Transfers out	(1,143,041)	(1,258,096)	(313,859)
Total contributions and transfers	91,194	(1,258,096)	(313,859)
Change in net position	4,327,300	279,552	(845,296)
NET POSITION:			
Beginning of year, as previously presented	101,931,291	49,291,890	11,984,142
Restatements	262,150	(22,372)	(9,358)
Beginning of year, as restated	102,193,441	49,269,518	11,974,784
End of year	\$ 106,520,741	\$ 49,549,070	\$ 11,129,488

See accompanying Notes to Basic Financial Statements.

Major Enterprise Funds		Total Enterprise Funds	Governmental Activities Internal Service Funds
Pittsburg Power Company	Waterfront Operations		
\$ 8,966,274	\$ 4,564	\$ 43,829,637	\$ 17,549,226
-	-	20,438	-
1,187,270	-	1,652,271	-
-	-	365,794	-
190,029	768,503	1,011,925	-
-	-	604,409	-
432,786	-	1,105,902	244,823
10,776,359	773,067	48,590,376	17,794,049
1,710,854	85,925	7,772,990	1,512,665
2,909,565	627	13,931,097	1,172,515
-	-	-	49,959
46,810	-	2,272,931	598,246
996,172	186,256	2,874,807	1,865,133
536,932	5,415	4,351,932	745,725
428,532	-	428,532	2,812,199
73,674	20,863	680,957	330,663
1,425,681	167,653	7,166,355	6,939,202
796,105	257,711	3,018,151	67,768
8,924,325	724,450	42,497,752	16,094,075
1,852,034	48,617	6,092,624	1,699,974
702,705	674,079	5,540,386	496,724
144,320	-	166,899	-
-	-	-	91,007
-	-	(3,135,837)	(641)
847,025	674,079	2,571,448	587,090
2,699,059	722,696	8,664,072	2,287,064
55,200	-	1,289,435	631,000
(805,318)	(67,791)	(3,588,105)	(229,213)
(750,118)	(67,791)	(2,298,670)	401,787
1,948,941	654,905	6,365,402	2,688,851
18,096,925	2,237,490	183,541,738	13,263,400
(26,068)	(3,146)	201,206	(32,396)
18,070,857	2,234,344	183,742,944	13,231,004
\$ 20,019,798	\$ 2,889,249	\$ 190,108,346	\$ 15,919,855

City of Pittsburg
Statement of Cash Flows
Proprietary Funds
For the year ended June 30, 2025

	Major Enterprise Funds		
	Water Utility	Sewer Utility	Marina
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from customers and users	\$ 29,242,614	\$ 5,111,290	\$ 2,142,133
Cash payments to suppliers of goods and services	(14,597,083)	(589,203)	(1,459,249)
Cash payments to or on behalf of employees for services	(7,849,903)	(1,892,785)	(908,035)
Other receipts	580,037	78,737	14,342
Net cash provided by (used in) operating activities	7,375,665	2,708,039	(210,809)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Interfund receipts	-	26,634	-
Intergovernmental receipts	-	-	22,579
Interfund payments	(93,199)	-	-
Transfers in	1,234,235	-	-
Transfers out	(1,143,041)	(1,258,096)	(313,859)
Net cash provided by (used in) noncapital financing activities	(2,005)	(1,231,462)	(291,280)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Principal paid on long-term debt	(2,000,218)	-	-
Interest and fiscal charges paid on long-term debt	(3,173,980)	-	-
Proceeds from sale of capital assets	-	-	-
Acquisition of capital assets	(12,319,910)	(1,395,283)	-
Net cash provided by (used in) capital and related financing activities	(17,494,108)	(1,395,283)	-
CASH FLOWS FROM INVESTING ACTIVITIES:			
Interest on investments	3,837,624	232,128	93,850
Net cash provided by (used in) investing activities	3,837,624	232,128	93,850
Net cash flows	(6,282,824)	313,422	(408,239)
CASH AND INVESTMENTS - Beginning of year	94,216,613	6,069,954	2,150,072
CASH AND INVESTMENTS - End of year	\$ 87,933,789	\$ 6,383,376	\$ 1,741,833
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:			
Operating income (loss)	\$ 3,534,319	\$ 1,305,520	\$ (647,866)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation	1,887,359	1,458,270	463,956
(Increase) decrease in accounts receivable & notes receivable	(91,459)	17	(116)
(Increase) decrease in prepaid expense	33,519	43	(222)
(Increase) decrease in leases receivable and related deferred inflows of resources	-	-	(15,794)
Increase (decrease) in accounts payable	839,934	(31,530)	1,599
Increase (decrease) in salaries and wages payable	-	-	-
Increase (decrease) in refundable deposits	67,173	-	168,382
Increase (decrease) in taxes payable	-	-	266
Increase (decrease) in unearned revenue	-	-	-
Increase (decrease) in compensated absences	(16,371)	5,977	(24,095)
Increase (decrease) in net pension liability and related deferred outflows and inflows	233,769	55,003	41,255
Increase (decrease) in net OPEB liability and related deferred outflows and inflows	887,422	(85,261)	(199,190)
Increase (decrease) in claims payable	-	-	-
Net cash provided by (used in) operating activities	\$ 7,375,665	\$ 2,708,039	\$ (210,809)

Major Enterprise Funds		Total	Governmental
Pittsburg Power	Waterfront	Enterprise	Activities
Company	Operations	Funds	Internal
			Service Funds
\$ 9,278,206	\$ 180,479	\$ 45,954,722	\$ 17,558,675
(5,340,622)	(544,649)	(22,530,806)	(6,390,914)
(2,928,924)	(195,098)	(13,774,745)	(8,961,200)
432,786	-	1,105,902	244,823
1,441,446	(559,268)	10,755,073	2,451,384
-	-	26,634	-
144,320	-	166,899	-
-	-	(93,199)	(25,691)
55,200	-	1,289,435	631,000
(805,318)	(67,791)	(3,588,105)	(229,213)
(605,798)	(67,791)	(2,198,336)	376,096
-	-	(2,000,218)	(113,299)
-	-	(3,173,980)	(641)
-	-	-	91,007
(746,138)	-	(14,461,331)	(1,244,466)
(746,138)	-	(19,635,529)	(1,267,399)
702,705	674,079	5,540,386	496,724
702,705	674,079	5,540,386	496,724
792,215	47,020	(5,538,406)	2,056,805
10,829,626	1,886,594	115,152,859	12,117,050
\$ 11,621,841	\$ 1,933,614	\$ 109,614,453	\$ 14,173,855
\$ 1,852,034	\$ 48,617	6,092,624	1,699,974
536,932	5,415	4,351,932	745,725
(1,196,705)	(37,248)	(1,325,511)	10,415
-	-	33,340	(2,369)
(51,200)	(494,249)	(561,243)	-
(69,777)	(79,192)	661,034	464,985
-	-	-	(463,599)
(1,250)	5,000	239,305	(966)
(19,987)	-	(19,721)	-
183,788	(66,091)	117,697	-
87,146	(13,057)	39,600	(45,734)
123,761	27,502	481,290	-
(3,296)	44,035	643,710	-
-	-	-	42,953
\$ 1,441,446	\$ (559,268)	\$ 10,755,073	\$ 2,451,384



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City of Pittsburgh
Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2025

	Successor Agency to the Redevelopment Agency Private- Purpose Trust	Custodial Funds
ASSETS		
Cash and investments	\$ 2,931,322	\$ 4,287,045
Cash and investments held with fiscal agent	31,907,908	1,690,876
Assessment receivable	16,042,519	821,763
Inventory	16,821	-
Loans receivable	6,220,555	-
Total assets	57,119,125	6,799,684
LIABILITIES		
Accounts payable	-	676,451
Refundable deposits	-	27,756
Interest payable	4,690,386	-
Deferred assessments		
Due within one year	99,489	854,675
Long-term liabilities:		
Due within one year	26,665,000	-
Due in more than one year	116,650,787	-
Total liabilities	148,105,662	1,558,882
NET POSITION		
Restricted for:		
for bondholders	-	5,240,802
Unrestricted (deficit)	(90,986,537)	-
Total Net Position	\$ (90,986,537)	\$ 5,240,802

City of Pittsburgh
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the year ended June 30, 2025

	Successor Agency to the Redevelopment Agency Private- Purpose Trust	Custodial Funds
ADDITIONS:		
Property tax and special assessments	\$ 32,203,396	\$ 3,392,729
Use of money and property	1,467,210	213,366
Other revenues	281,254	-
Total additions	<u>33,951,860</u>	<u>3,606,095</u>
DEDUCTIONS:		
General administration	1,347,341	3,654,484
Payment to bond holders	-	1,279,292
Interest and fiscal charges	12,295,249	381,644
Total deductions	<u>13,642,590</u>	<u>5,315,420</u>
Change in net position	20,309,270	(1,709,325)
NET POSITION:		
Beginning of year, as previously presented	(108,815,349)	6,950,127
Restatements	(2,480,458)	-
Beginning of year, as restated	<u>(111,295,807)</u>	<u>6,950,127</u>
End of year	<u>\$ (90,986,537)</u>	<u>\$ 5,240,802</u>

NOTES TO BASIC FINANCIAL STATEMENTS



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City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of Pittsburg, California (City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (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. Reporting Entity

The City was incorporated under the General Laws of the State of California and enjoys all the rights and privileges pertaining to such "General Law" cities. The City uses the City Council/Manager form of government. The financial reporting entity consists of (a) the primary government, the City, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

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 criteria used in determining the scope of the reporting entity are based on the provisions of Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by No. 61. The City is the primary governmental unit. Component units are those entities which are financially accountable to the primary government, either because the City appoints a voting majority of the component unit's board, or because the component unit will provide a financial benefit or impose a financial burden on the City. The following entities have been accounted for as "blended" component units of the City. Despite being legally separate, these entities are so intertwined with the City that they are, in substance, part of the City's operations. Accordingly, the balances and transactions of these component units are reported within the funds of the City. Balances for these entities are reported as separate funds in the special revenue and enterprise funds. The following specific criteria are used in determining that these other entities are blended component units:

- The members of the City Council also act as the governing bodies of the entities.
- The entities are managed by employees of the City. A portion of the City's salary and overhead expenses are billed to the entities each year.
- The City and the entities are financially interdependent. The City makes loans to the entities for community development purposes and for operational purposes. General revenues of the agencies are used to repay the loans to the City.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

A. Reporting Entity, Continued

The following is a brief review of the component units included in the accompanying basic financial statements of the City:

Housing Authority

Housing Authority (Section 8), in the accompanying financial statements, was established to account for Federal funds for low income housing under voucher programs. The Housing Authority also administers the Veterans Affairs Supportive Housing (VASH), which provides rental and other clinical services to homeless veterans. The Housing Authority is reported as a blended component unit because the Board is made up of the City Council members, and the Housing Authority has a financial benefit/burden relationship with the City. The Housing Authority is reported in the special revenue fund of the City. No separate financial report is issued by the Housing Authority.

Successor Agency

The Successor Agency was established to account for activities related to the assets assumed by the City as Housing Successor to the Pittsburgh Redevelopment Agency for the housing activities of the former Redevelopment Agency. The Successor Agency is reported as a blended component unit because the Board is made up of the City Council members, and has a financial benefit/burden relationship with the City. The Successor Agency is reported in the special revenue fund of the City. No separate financial report is issued by the Successor Agency.

Housing Successor Agency

The Housing Successor Agency was established to account for activities related to the assets assumed by the City as Housing Successor to the Pittsburgh Redevelopment Agency for the housing activities of the former Redevelopment Agency. The Housing Successor is reported as a blended component unit because the Board is made up of the City Council members, and has a financial benefit/burden relationship with the City. The Successor Agency Housing is reported in the special revenue fund of the City. No separate financial report is issued by the Housing Successor Agency.

Pittsburg Infrastructure Financing Authority

The Public Infrastructure Financing Authority (PIFA) was established by a Joint Exercise of Powers Agreement dated December 5, 1994, by and among the City and the former Redevelopment Agency, and is qualified to issue bonds under the Mello-Roos Local Bond Pooling Act of 1985. The PIFA was formed to finance the acquisition of certain public improvements and to refinance prior outstanding special assessment district debt with City commitment. The PIFA is reported as a blended component unit because its governing body consists of City Council members, and the PIFA has a financial benefit/burden relationship with the City. The PIFA is currently inactive; therefore, no separate financial report is issued.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

A. Reporting Entity, Continued

Southwest Pittsburg GHAD II

The Southwest Pittsburg GHAD II (GHAD) was established by City Council in order to provide maintenance of slope stability in the open spaces areas of Southwest Pittsburg. Funding for the GHAD is provided through assessment fees levied on homes built on the hillside areas. This fund centralizes the accounting for the revenues and expenses associated with GHAD as required by law. The GHAD is reported as a blended component unit because its governing body consists of City Council members, and the GHAD has a financial benefit/burden relationship with the City. No separate financial report is issued by the GHAD.

Pittsburg Power Company

The Pittsburg Power Company (the Company) was established by a Joint Exercise of Powers Agreement dated September 23, 2006, by and among the City and the Former Redevelopment Agency. The Company was formed to establish a municipal utility for natural gas and electric service. The Company is reported in the Pittsburg Power Company enterprise fund of the City. The Company is reported as a blended component unit because its governing body consists of City Council members, and the Company has a financial benefit/burden relationship with the City. No separate financial report is issued by the Company.

Pittsburg Arts and Community Foundation

The Pittsburg Arts and Community Foundation (PACF) was created as an independent non-profit corporation set up to increase, support and encourage art, literacy, education, economic development, affordable housing and other community resources and programs to benefit the City of Pittsburg and its residents.

Since the City of Pittsburg and PACF have the same governing board, have a financial benefit/burden relationship and the City can impose its will on PACF, it is required to be reported as a blended component unit of the City. Its financial information can be found in a special revenue fund under non-major Governmental Funds. No separate financial report is issued by PACF.

B. Basis of Accounting and Measurement Focus

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for in a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. City resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Government-Wide Financial Statements

The Government-Wide Financial Statements include a Statement of Net Position and a Statement of Activities. These statements present summaries of Governmental and Business-Type Activities for the City accompanied by a total column.

These financial statements are presented on an “economic resources” measurement focus and the accrual basis of accounting. Accordingly, all of the City’s assets and deferred outflows and liabilities and deferred inflows, including capital assets, as well as infrastructure assets, and long-term liabilities and deferred inflows, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in 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.

Certain types of transactions reported as program revenues for the City are reported in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Certain eliminations have been made as prescribed by GASB Statement No. 34 in regard to inter-fund activities, payables and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities, internal fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated. The following inter-fund activities have been eliminated:

- Due to/from other funds
- Advances from/to other funds
- Transfers in/out

The City applies all applicable GASB pronouncements (including all NCGA Statements and Interpretations currently in effect).

Governmental Fund Financial Statements

Governmental Fund Financial Statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances for all major governmental funds and non-major funds aggregated. An accompanying schedule is presented to reconcile and explain the differences in net position as presented in these statements to the net position presented in the Government-Wide financial statements. The City has presented all major funds that met the qualifications for major fund reporting. The following are descriptions of the major funds.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Governmental Fund Financial Statements, Continued

General Fund - This fund is used for all the 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 which are not accounted for in another fund. To comply with GASB 54, the Budget Stabilization balance is combined and reported under the General Fund. Details are as follows:

Fund	Balances
General Fund	\$ 19,137,969
Budget Stabilization	2,445,285
Total	<u>\$ 21,583,254</u>

Housing Authority (Section 8) Special Revenue Fund - This fund was established to administer grants from Housing and Urban Development Department (HUD) to subsidize the rental costs of low-income families and veterans.

Successor Agency Housing Special Revenue Fund - This fund accounts for the activities related to the housing assets assumed by the City as Housing Successor to the former Redevelopment Agency. The activities are governed by California redevelopment law and must be used to provide housing for people with low and moderate incomes.

Miscellaneous Grants Special Revenue Fund - This fund receives various grants to administer the police, recreation, public services and the American Rescue Plan Act funding.

Capital Improvement Capital Projects Fund - This fund accounts for most capital improvement projects in the City that have various funding sources. Revenues received from various sources are used for related project costs.

All governmental funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheets. The Statement of Revenues, Expenditures and Changes in Fund Balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current position. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Accordingly, revenues are recorded when received in cash, except that revenues subject to accrual (generally 60 days after year-end) are recognized when due. The primary revenue sources, which have been treated as susceptible to accrual by the City, are property tax, charges for services, Federal and State grants, sales taxes and earnings on investments. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

Reconciliations of the Fund Financial Statements to the Government-Wide Financial Statements are provided to explain the differences created by the integrated approach.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Proprietary Fund Financial Statements

Proprietary Fund Financial Statements include a Statement of Fund Net Position, a Statement of Revenues, Expenses and Changes in Fund Net Position, and a Statement of Cash Flows for each major proprietary fund and non-major funds aggregated.

A separate column representing internal service funds is also presented in these statements. However, internal service funds balances and activities have been combined with the governmental in the government-wide financial statements, as appropriate.

Proprietary funds are accounted for using the “economic resources” measurement focus and the accrual basis of accounting. Accordingly, all assets, deferred outflows, liabilities and deferred inflows (whether current or noncurrent) are included on the Statement of Fund Net Position. The Statement of Revenues, Expenses and Changes in Fund Net Position present 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 fund 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 following are descriptions of the major enterprise funds.

Water Utility Fund – This fund accounts for the revenues and expenses associated with management, operation, and maintenance of water treatment and distribution system to water customers of the City of Pittsburgh. It also accounts for the maintenance of water plant, distribution reservoirs, and water lines.

Sewer Utility Fund – This fund accounts for the revenues and expenses associated with the maintenance and repair of 126 miles of sewer mains, sewer lift stations and sewer laterals within the City's right-of-way.

Marina Fund – This fund accounts for the revenues received from Marina berth rentals, from sales of gasoline, and expenses from operation and maintenance.

Pittsburg Power Company Fund – This fund was created by the Joint Powers Agreement between the City of Pittsburgh and the former Redevelopment Agency to develop revenue streams, to manage different activities for power related projects, capital improvement projects, and bond issuance process. This fund also accounts for expenditures incurred in maintenance of the facilities, in distributing gas and electricity to the industries, schools, business, and residents of Mare Island, in Vallejo, and to account for revenues collected from services to customers.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Proprietary Fund Financial Statements, Continued

Waterfront Operations Fund – This fund was created for the collection of rents and other trust revenues from the tidelands granted by the Contra Costa County Local Agency Formation Commission within Pittsburg's city limits. The City shall submit a plan indicating details of intended development, preservation, or other use of the trust lands. Any use of the trust lands shall be consistent with the plan as approved by the Commission.

Internal service fund balances and activities have been combined with governmental activities in the government-wide financial statements, and are comprised of the following funds:

Fleet Maintenance Fund – Used to account for the costs of operating, maintaining, and replacing automotive equipment used by other departments. Rental rates charged to the using departments include operating costs and equipment depreciation.

Building Maintenance Fund – Used to account for the cost of maintaining all City governmental buildings.

Insurance Fund – Used to account for revenues from charges to operating departments sufficient to provide adequate reserve for future claims.

Information/Communication Services Fund – Used to account for the cost of operating, maintaining and replacing a data processing system. Rental rates charged to the using departments include operating cost and equipment depreciation.

Fringe Benefits Fund – Used to allocate fringe costs to various departments.

Other Post-Employment Benefits (OPEB) Fund – Used to reduce unfunded OPEB liabilities and to pay the City's portion of current year retiree medical expenses. This fund receives its funding from surplus funds beyond the maximum amount required for the Budget Stabilization reserve (25% of surplus) and from Citywide allocations based on salaries.

115 Pension Trust Reserve Fund – Used to accumulate funds to pay down CalPERS Unfunded Accrued Liability.

The City also reports fiduciary fund types.

Fiduciary Fund Financial Statements

Fiduciary fund financial statements include a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. The City's fiduciary funds represent a private-purpose trust fund and custodial funds. Custodial funds account for assets held by the City in a purely custodial capacity. Custodial funds typically involve only the receipt, temporary investment and remittance of fiduciary resources to individuals, private organizations or other governments.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Fiduciary Fund Financial Statements, Continued

The Fiduciary funds are presented on an “economic resources” measurement focus and the accrual basis of accounting.

Successor Agency to the Redevelopment Agency Private-Purpose Trust Fund (Successor Agency) - This fund was created to account for the accumulation of resources to be used for payments at appropriate amounts and times in the future.

Assessment Districts Custodial Fund accounts for the collection of property taxes and the payments to bondholders.

Other Impact Fees Custodial Fund accounts for the collection of developer fees on behalf of the Contra Costa Fire Protection District (CCFPD), Contra Costa Water District (CCWD) and the East Contra Costa Regional Fee and Finance Authority (ECCRFF).

Vista Del Mar & San Marco CFD’s Custodial Fund accounts for funds used to construct and acquire certain public improvements, consisting of roadway, water and other infrastructure improvements necessary for the development of property within the district, as well as park improvements.

C. Use of Restricted/Unrestricted Net Position

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

D. Spending Policy

The City’s policy is to spend restricted fund balances first, before spending unrestricted fund balances, for expenditures incurred for purposes for which both restricted and unrestricted fund balances are available, except for instances wherein an Agency ordinance or resolution specifies the fund balance.

The Agency’s policy is that committed and assigned fund balances are considered to have been spent first before unassigned fund balances have been spent, when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used, except for instances wherein an Agency ordinance specifies the fund balance.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

E. Cash and Investments

The City pools its available cash for investment purposes. The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less from the date of acquisition. Cash and cash equivalents are combined with investments and displayed as Cash and Investments.

In accordance with GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and for External Investment Pools, highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value. Market value is used as fair value for those securities for which market quotations are readily available.

The City participates in an investment pool managed by the State of California, entitled Local Agency Investment Fund (LAIF), which has invested a portion of the pool funds in Structured Notes and Asset-Backed Securities. LAIF's investments are subject to credit risk with the full faith and credit of the State of California collateralizing these investments. In addition, these Structured Notes and Asset-Backed Securities are subject to market risk as to change in interest rates.

In accordance with GASB Statement No. 40, Deposit and Investment Disclosures (Amendment of GASB No. 3), certain disclosure requirements for Deposits and Investment Risks were made in the following areas:

- Interest Rate Risk
- Credit Risk
- Overall Custodial Credit Risk
- Concentrations of Credit Risk

In addition, other disclosures are specified including use of certain methods to present deposits and investments, highly sensitive investments, credit quality at year-end and other disclosures.

F. Restricted Cash and Investments

Certain restricted cash and investments are held by fiscal agents for the redemption of bonded debt and for acquisition and construction of capital projects, and for pension trust reserves deposited in an IRC Section 115 irrevocable trust.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

G. Property Taxes

Under California law, property taxes are assessed and collected by the counties up to 1% of assessed value plus other increases approved by the voters. The property taxes go into a pool, and are then allocated to the cities based on complex formulas. Accordingly, the City accrues only those taxes, which are receivable from the county within sixty days after year-end.

Lien Date	January 1
Levy Date	July 1
Due Date	Secured: November 1 and February 1 Unsecured: July 1
Collection Date	Secured: December 10 and April 10 Unsecured: August 31

Property taxes levied are recorded as revenue when received, in the fiscal year of levy, because of the adoption of the “alternate method of property tax distribution,” known as the Teeter Plan, by the City and Contra Costa County. The Teeter Plan authorizes the Auditor - Controller of Contra Costa County to allocate 100% of the secured property taxes billed, but not yet paid.

H. Interfund Balances/Internal Balances

Advances to and advances from other funds represent inter-fund loans in the fund financial statements. Advances between funds are offset by a fund balance reservation or by deferred revenue in the applicable governmental funds to indicate that they are not expendable available financial resources.

Any unpaid interest due to lack of funds in the borrowing fund increases the principal owed and is reported in the lending fund as deferred revenue.

All other outstanding balances between funds are reported as due to and due from other funds. These are generally repaid within the following fiscal year.

Any residual balances outstanding between the governmental activities and business-type activities are reported in the Government-Wide Financial Statements as “internal balances.”

I. Capital Assets

Capital assets, which include land, buildings, improvements other than buildings, machinery and equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities in the Government-Wide Financial Statements. Capital assets are recorded at historical cost or estimated historical cost if actual cost is not available, except for intangible right-to-use lease assets, the measurement of which is discussed in Note 4. Contributed capital assets are valued at their estimated acquisition value on the date contributed.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

I. Capital Assets, Continued

City policy has set the capitalization thresholds for reporting capital assets as follows:

General Capital Assets	\$	5,000
Infrastructure Capital Assets		25,000

Depreciation is recorded on a straight-line method over the useful lives of the assets as follows:

Building and Improvements	20 - 70 years
Machinery and Equipment	3 - 10 years
Infrastructure	20 - 75 years
Right-to-use Leased Buildings	4 - 20 years
Right-to-use Subscription Assets	4 - 20 years

The GASB Statement No. 34 requires the inclusion of infrastructure capital assets in local governments' basic financial statements. In accordance with GASB Statement No. 34, the City has included the value of all infrastructure assets in its Government-Wide Financial Statements.

The City defines infrastructure as the basic physical assets that allow the City to function. The assets include:

- Street system
- Site amenities such as parking and landscaped areas used by the City in the conduct of its business
- Water and sewer plants

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, traffic control devices (signs, signals and pavement markings), landscaping and land. These subsystems were not delineated in the Government-Wide Financial Statements. The appropriate operating department maintains information regarding the subsystems.

For all infrastructure systems, the City has elected to use the Basic Approach as defined by GASB Statement No. 34 for infrastructure reporting. The City conducted a valuation of its infrastructure assets as of July 1, 2002. This valuation determined the original cost using one of the following methods:

- 1) Use of historical records where available.
- 2) Standard unit costs appropriate for the construction/acquisition date of the asset.
- 3) Present replacement 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 was computed on a straight-line method using industry accepted life expectancies for each infrastructure subsystem. The book value was then computed by deducting the accumulated depreciation from the original cost.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

J. Interest Payable

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

In the fund financial statements, propriety fund types recognize the interest payable when the liability is incurred.

K. Long-Term Debt

Government-Wide Financial Statements

Long-term debt and other financial 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 straight-line method. Bonds payable are reported net of the applicable premium or discount.

Fund Financial Statements

The Governmental Fund Financial Statements do not present long-term debt, which are shown in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

Governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued and lease liabilities are reported as other financial sources. Premiums received on debt issuance are reported as other financing sources while discounts on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Proprietary Fund Financial Statements use the same principles as those used in the Government-Wide Financial Statements.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

L. Unearned Revenue

Unearned revenue is recognized for transactions for which revenue has not yet been earned. Typical transactions recorded as unearned revenues are unearned grants and prepaid charges for services.

M. Compensated Absences

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. The City’s compensated absences include, vacation, sick leave, administrative leave, and floating holidays. The liability for compensated absences is reported as incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable, and is assumed to be accrued using the first-in, first-out (FIFO) method, meaning that leave earned first is used first.

The change in compensated absences was as follows at June 30, 2025:

	Governmental Activities	Business-Type Activities	Total
Beginning Balance (restated)	\$ 4,339,004	\$ 1,040,726	\$ 5,379,730
Net Additions (Payments)	(201,539)	39,600	(161,939)
Ending Balance	\$ 4,137,465	\$ 1,080,326	\$ 5,217,791
Current Portion	\$ 2,452,355	\$ 507,754	\$ 2,960,109

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

N. Deferred Outflows/Inflows of Resources

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

O. 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.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

P. Estimates and Assumptions

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Q. Leases

A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment.

Lessee - The City is a lessee for a noncancellable lease of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$100,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments as follows:

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

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

Lease assets are reported with other assets and capital assets and lease liabilities are reported with long-term debt on the statement of net position.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Q. Leases, Continued

Lessor – The City is a lessor for noncancellable leases of buildings and land. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts as follows:

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

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

R. Subscription-Based Information Technology Arrangements (SBITAs)

A Subscription-Based Information Technology Arrangement (SBITA) is a contract that conveys control of the right to use another party's (a SBITA vendor's) IT software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction.

At the commencement of a SBITA, the City initially measures the subscription liability at the present value of payments expected to be made during the contract term. Subsequently, the subscription liability is reduced by the principal portion of payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for payments made at or before the SBITA commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over shorter of the subscription term or the useful life of the underlying IT assets.

Key estimates and judgments related to SBITAs include how the City determines (1) the discount rate it uses to discount the expected subscription payments to present value, (2) subscription term, and (3) subscription payments as follows:

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

R. *Subscription-Based Information Technology Arrangements (SBITAs), Continued*

- The City uses the interest rate charged by the IT vendor as the discount rate. When the interest rate charged by the IT vendor is not provided, an estimated incremental borrowing rate is used as the discount rate for subscription liabilities.
- The subscription term includes the noncancellable period of the subscription.
- Subscription payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

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

Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

S. *Implementation of Governmental Accounting Standards Board (GASB) Pronouncements*

GASB Statement No. 101 – Compensated Absences. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The City implemented the requirement of this statement during the current fiscal year.

GASB Statement No. 102 – Certain Risk Disclosures. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The City implemented the requirement of this statement during the current fiscal year. It resulted in no disclosure.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

2. CASH AND INVESTMENTS

The City pools cash from all sources and all funds except Cash and Investments held by Trustees and Internal Revenue Code section 115 Trust so that it can be invested at the maximum yield consistent with safety and liquidity, while individual funds can make expenditures at any time.

A. Policies

California Law requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the City's cash on deposit, or first trust deed mortgage notes with a market value of 150% of the deposit, as collateral for these deposits. Under California Law this collateral is held in a separate investment pool by another institution in the City's name and places the City ahead of general creditors of the institution.

The City invests in individual investments and in investment pools. Individual investments are evidenced by specific identifiable securities instruments, or by an electronic entry registering the owner in the records of the institution issuing the security, called the book entry system. In order to increase security, the City employs the Trust Department of a bank as the custodian of certain City managed investments, regardless of their form. Individual investments are generally made by their City's fiscal agent as required under its debt issues, or through the City's Investment Advisor, Chandler Asset Management (CAM).

The City's investments are carried at fair value, as required by generally accepted accounting principles. The City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

B. Classification

Cash and investments are classified in the financial statements as shown below, based on whether or not their use is restricted under the terms of City debt instruments or Successor agreements.

	Government-Wide Statement of Net Position			Separate Statement	
	Governmental Activities	Business-Type Activities	Total	Fiduciary Funds	Total
Cash and investments	\$ 86,479,852	\$ 70,786,763	\$ 157,266,615	\$ 7,218,367	\$ 164,484,982
Restricted cash and investments	9,475,988	38,827,690	48,303,678	33,598,784	81,902,462
Total cash and investments	<u>\$ 95,955,840</u>	<u>\$ 109,614,453</u>	<u>\$ 205,570,293</u>	<u>\$ 40,817,151</u>	<u>\$ 246,387,444</u>

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

2. CASH AND INVESTMENTS

C. Investments Authorized by the Code and the City's Investment Policy

The City's Investment Policy and the California Government Code allow the City to invest in the following investments, provided the credit ratings of the issuers are acceptable to the City, and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code, or the City's Investment Policy where the City's Investment Policy is more restrictive.

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality*	Maximum % of Portfolio	Maximum Per Issuer
Asset-Backed Securities	5 years	AA	20%	5%
Bankers' Acceptances	180 days	A1/P1	40%	5%
	n/a	n/a	none	none
California Asset Management Program (CAMP)				
Certificates of Deposit	1 year	A	30%	5%
Commercial Paper	270 days	A-1	25%	10%
Federal Agency Obligations	5 years	none	none	30%
Local Agency Investment Fund (LAIF)	n/a	none	\$75 million	none
Medium-Term Notes	5 years	A	30%	5%
Money Market Funds	n/a	2 highest ratings	20%	10% per fund
Negotiable Certificates of Deposit	5 years	"A-1" ST, "A" LT	30%	5%
Repurchase Agreements	90 days	A	15%	5%
State and Local Obligations	5 years	A	30%	5%
Supranational Securities	5 years	AA	30%	10%
U.S. Treasury Obligations	5 years	none	none	none

*At time of purchase

In accordance with GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and for External Pools, investments were stated at fair value using the aggregate method.

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The City's investments with LAIF at June 30, 2025, include a portion of the pool funds invested in Structured Notes and Asset-Backed Securities. These investments include the following:

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

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 Collateralized Mortgage Obligations) or credit card receivables.

As of June 30, 2025, the City had \$38,551,737 invested in LAIF, which had invested 9.00% of the pool investment funds in Structured Notes and Asset-Backed Securities as compared to 3% in the previous year. The LAIF fair value factor of 1.00119831 was used to calculate the fair value of the investments in LAIF.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

2. CASH AND INVESTMENTS, Continued

D. Investments Authorized by Debt Agreements

The City and Successor Agency to the Redevelopment Agency must maintain required amounts of cash and investments with trustees or fiscal agents under the terms of certain debt issues. These funds are unexpended bond proceeds or are pledged reserves to be used if the agencies fail to meet their obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with City resolutions, bond indentures or State statutes. The table below identifies the investment types that are authorized for investments held by fiscal agents. The table also identifies certain provisions of these debt agreements:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality
Bankers' Acceptances	180 days	A1/P1
California Asset Management Program (CAMP)	n/a	n/a
Certificates of Deposit	1 year	A
Commercial Paper	270 days	A1/P1/F1
Guaranteed Investment Agreements	n/a	none
Local Agency Investment Fund (LAIF)	n/a	none
Medium Term Notes	5 years	A
Money Market Fund	n/a	3 highest ratings
Municipal Obligations	n/a	AAA
Pre-refunded Municipal Obligations	n/a	AAA
Repurchase Agreements	90 days	A
State of California Obligations	5 years	A -
U.S. Agencies	n/a	AAA
U.S. Treasury Obligations	5 years	none

E. Public Agencies Post-Employment Trust

On October 21, 2019, the City Council adopted Resolution 19-13711 approving the adoption of the Public Agencies Post-Employment Trust administered by Public Agency Retirement Services (PARS). The Trust is an irrevocable trust and qualifies as an Internal Revenue Code Section 115 Trust. The Trust will assist the City in mitigating the CalPERS contribution rate volatility. Investments of funds held in the Trust are governed by the Investment Guideline Document for the investment account and by the agreement for administrative services with PARS, rather than the general provisions of the California Government Code of the City's Investment Policy. The City elected a discretionary investment approach, which allows the City to maintain oversight of the investment management, control on target yield and the portfolio's risk of tolerance, under the Moderately Conservative Index PLUS investment option. The assets in the Trust will eventually be used to fund pension plan obligations.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

2. CASH AND INVESTMENTS, Continued

F. 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, 2025:

	Level 2	Total
Investments by Fair Value Level :		
U.S. Treasury Obligations	\$ 41,953,442	\$ 41,953,442
Federal Agency Obligations	24,118,051	24,118,051
Medium-Term Notes	19,248,796	19,248,796
Asset-Backed Securities	7,582,363	7,582,363
Commercial Paper	2,955,010	2,955,010
Supranational Securities	2,125,951	2,125,951
	<u>\$ 97,983,613</u>	<u>\$ 97,983,613</u>
Investments Measured at Cost:		
Money Market Funds		\$ 8,333,050
Held with Trustee:		
Money Market Funds		76,918,393
Investments valued at net asset value		
Investment in Partnership		725,225
Investments Exempt from Fair Value Hierarchy:		
Local Agency Investment Fund		38,551,737
Mutual Funds (PARS Trust)		4,824,182
Total Investments		<u>227,336,200</u>
Cash in banks and on hand		19,051,244
Total Cash and Investments		<u>\$ 246,387,444</u>

U.S. Treasury Obligations, Federal Agency Obligations, Medium-Term Corporate Notes, Asset-Backed Securities, Commercial Paper and Supranational Securities classified in Level 2 of the fair value hierarchy, are valued using pricing techniques of matrix pricing or market corroborated pricing, with inputs such as yield curves or indices. Investment in partnership is measured at net asset value (NAV).

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

2. CASH AND INVESTMENTS, Continued

F. Fair Value Hierarchy, Continued

These prices were obtained by the City’s custodian banks from multiple pricing providers. The custodian evaluated pricing methodology based on information gathered from market sources and integrate relative credit information, observed movements, and sector news into the evaluated pricings applications and models provided by the City’s custodian bank.

G. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates.

Information about the sensitivity of the fair values of the City’s investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the City’s investments by maturity.

Investment Type	Investment Maturities (in Years)		
	Less than 1Year	1- 5 Year	Total
Local Agency Investment Fund	\$ 38,551,737	\$ -	\$ 38,551,737
Medium-Term Notes	2,974,840	16,273,956	19,248,796
Federal Agency Obligations	4,758,701	19,359,350	24,118,051
U.S. Treasury Obligations	24,091,634	17,861,808	41,953,442
Asset-Backed Securities	998,936	6,583,427	7,582,363
Commercial Paper	2,955,010	-	2,955,010
Money Market Funds	8,333,050	-	8,333,050
Supranational Securities	752,675	1,373,276	2,125,951
Investment in Partnership	-	725,225	725,225
<i>Held by Trustee:</i>			
Money Market Funds	76,918,393	-	76,918,393
Mutual Funds (PARS Trust)	4,824,182	-	4,824,182
Total Investments	165,159,158	62,177,042	227,336,200
Cash in banks and on hand	19,051,244	-	19,051,244
Total Cash and Investments	\$ 184,210,402	\$ 62,177,042	\$ 246,387,444

Money Market Funds are available for withdrawal on demand and at June 30, 2025 matured in an average of 1 day.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

2. CASH AND INVESTMENTS, Continued

H. Credit Risk

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 actual rating as of June 30, 2025 for each investment type as provided by Standard and Poor’s investment rating system.

Investment Type	Total	AAA/AAAm	AA+	AA / AA-	A+ / A / A-1	A- / A-2	Not Rated
U.S. Treasury Obligations	\$ 41,953,442	\$ -	\$ 41,953,442	\$ -	\$ -	\$ -	\$ -
Federal Agency Obligations	24,118,051	722,401	23,395,650	-	-	-	-
Medium-Term Notes	19,248,796	-	2,552,374	3,186,684	13,509,738	-	-
Asset-Backed Securities	7,582,363	6,169,980	-	-	-	-	1,412,383
Commercial Paper	2,955,010	-	-	-	-	-	2,955,010
Supranational Securities	2,125,951	2,125,951	-	-	-	-	-
Local Agency Investment Fund	38,551,737	-	-	-	-	-	38,551,737
Money Market Funds	8,333,050	8,333,050	-	-	-	-	-
Investment in Partnership	725,225	-	-	-	-	-	725,225
<i>Held by Trustee:</i>							
Money Market Funds	76,918,393	76,918,393	-	-	-	-	-
Mutual Funds (PARS Trust)	4,824,182	-	-	-	-	-	4,824,182
Total Investments	227,336,200	\$ 94,269,775	\$ 67,901,466	\$ 3,186,684	\$ 13,509,738	\$ -	\$ 48,468,537
Cash in banks and on hand	19,051,244						
Total Cash and Investments	\$ 246,387,444						

L. Concentration of Credit Risk

There are no investments in securities of individual issuers that were greater than 5% of the City’s total investments as of June 30, 2025.

J. Line of Credit

On June 3, 2022, the City issued an Irrevocable Standby Letter of Credit with Bank of the West with a principal sum of \$500,000, with an expiration date of June 30, 2024. This credit was established for the benefit of the Housing Authority (Section 8) Special Revenue Fund for advancing the Housing Authority portability-in payments. Advances drawn on the line of credit bear an interest rate at 1% above the prime rate. The City deposited \$500,000 as collateral for the Line of Credit with Bank of the West from the Successor Agency Housing Special Revenue Fund. There was no outstanding balance on the line of credit at June 30, 2025.

K. Investment in Partnership

In September 2022, the Housing Authority (Authority) entered into an agreement to purchase interests in the Gateway Mixed Use Development, a California limited partnership (Partnership), from two of the previous limited partners, for the sum of \$50,000. The Partnership owns the Gateway Mixed-Use Project (Project), consisting of 28 affordable units and 8,106 square feet of commercial space, known as Entrata. The Authority wishes to eventually acquire the Project for the purpose of maintaining affordable housing.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

2. CASH AND INVESTMENTS, Continued

K. Investment in Partnership, Continued

Upon purchase of the limited partnership interests, the Authority made a capital contribution to the Partnership in the amount of \$675,225 for the purpose of paying off the existing bond loan on the Project.

As part of the overall agreement the administrative and management general partners have granted the Authority the option to acquire their interests in the Partnership at any time starting on January 1, 2026 for \$100 each. The Authority's intent will be to exercise these options, and will then own the Project.

3. LOANS AND NOTES RECEIVABLES

As of June 30, 2025, loans and notes receivable consisted of the following:

Description	Balance
<i>Governmental Activities:</i>	
CalHome Program Loans	\$ 411,166
Domus Development LLC	6,766,466
Domus Development LLC Loan (Sienna Court)	6,096,216
HUD Community Development Block Grant	235,800
Low Income Families Loans	744,720
Mariner Walk Loan	180,000
Vista Del Mar Loans	200,000
Mercy Housing California Loan	4,842,028
PACF Loans	4,020
Presidio Village Senior Housing	836,841
Rehabilitation and Construction Loans	1,097,663
Residential Loans on Vidrio	826,309
Resources for Community Development Loan	7,292,841
Veterans Square Loan	887,662
9th Street Associates (Santa Fe Commons Housing Development)	2,187,914
Stay Cal Loan	4,586,686
Housing Rehabilitation	106,132
Home Two Suites by Hilton	1,040,643
Total Governmental Activities - Loans and Notes Receivable	<u>\$ 38,343,107</u>

A. CalHome Program Loans

CalHome Program funds of \$600,000 were awarded by the State of California and are used to provide first-time home buyer mortgage assistance as well as housing rehabilitation assistance for low income homeowners. Loans are payable upon sale or transfer of property, when the property ceases to be owner-occupied, or upon the CalHome loan maturity date. The outstanding balance as of June 30, 2025 was \$411,166.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

3. LOANS AND NOTES RECEIVABLES, Continued

B. Domus Development LLC Loan

During fiscal year 2005-2006, the former Redevelopment Agency entered into a Development and Disposition Agreement with Domus Development LLC (Developer) of up to \$8,000,000 for the development of a 28-unit residential rental dwelling and an 8,000 square feet ground floor commercial space at the northeast corner of Railroad Avenue and 10th Street. Funding was provided by the Housing-Set Aside funds in the amount of \$6,000,000 and \$2,000,000 by future tax increments. During the fiscal year 2007-2008, an amendment was filed to increase the loan up to an additional \$800,000 and \$4,845,755 of the loan was disbursed to the Developer. With the dissolution of the Agency effective February 1, 2012, this loan was assumed by the Housing Successor Agency. The outstanding balance as of June 30, 2025 was \$6,766,466.

C. Domus Development LLC (Sienna Court) Loan

During fiscal year 2007-2008, the former Redevelopment Agency Low-Moderate Income Housing II Special Revenue Fund loaned funds of \$250,000 to Domus Development LLC for the feasibility study of a senior affordable housing development (Sienna Court). The loan bears interest of 3.0% per annum. The Domus Development LLC loan was amended in fiscal year 2010-2011 to increase the loan by an additional \$850,000, and then further amended in fiscal year 2010-2011 bringing total loan funding to \$4,323,645. With the dissolution of the Agency effective February 1, 2012, this loan was assumed by the Housing Successor Agency. The outstanding balance as of June 30, 2025 was \$6,096,216.

D. HUD Community Development Block Grant (CDBG) Loans

The HUD CDBG Special Revenue fund had a loans receivable balance of \$235,800 as of June 30, 2025, which consisted of \$88,769 in CDBG entitlement loans and \$147,031 in First Time Homebuyer loans.

E. Low Income Families Loans

During fiscal year 2006-2007 and 2007-2008, the former Redevelopment Agency Low-Moderate Income Housing II Special Revenue Fund loaned funds to low income families to purchase homes. The loans bear no interest and are deferred until the property changes title or are refinanced for cash. With the dissolution of the Agency effective February 1, 2012, this loan was assumed by the Housing Successor Agency. The outstanding balance as of June 30, 2025 was \$744,720.

F. Mariner Walk Loan and Vista Del Mar Loans

During fiscal year 2005-2006, a Development and Disposition Agreement was entered into with Olson Urban Housing LLC (Developer) of up to \$1,000,000 and with Lyon Vista Del Mar 533, LLC (Developer) of up to \$800,000, to provide mortgage assistance for qualified moderate income households purchasing the affordable units. With the dissolution of the Agency effective February 1, 2012, the loans were assumed by the Housing Successor Agency. The outstanding balances as of June 30, 2025 were \$180,000 and \$200,000, respectively, for the property owners.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

3. LOANS AND NOTES RECEIVABLES, Continued

G. *Mercy Housing California Loan*

During fiscal year 2005-2006, the former Redevelopment Agency Low-Moderate Income Housing II Special Revenue Fund loaned funds of \$1,052,854 to Mercy Housing California for the development of a 64-unit dwelling and child care center located within the Redevelopment Project Area. During the fiscal year 2007-2008, an amendment was filed to increase the loan for a total of \$4,952,854. The loan bears interest of 1.0% per year and provides for the Agency to receive 50.0% of the project's residual receipts annually. With the dissolution of the Agency effective February 1, 2012, this loan was assumed by the Housing Successor Agency. The outstanding balance as of June 30, 2025 was \$4,842,028.

H. *Pittsburg Arts and Community Foundation (PACF) Loans*

During fiscal year 2010-2011, the PACF assumed a construction loan and lease due from a Pittsburg resident. The loan will be repaid through lease payments on 159 4th Street, with a balloon payment due on December 1, 2023. During fiscal year 2011-2012, PACF assumed an NSP Home Buyer assistance program loan that was issued to a Pittsburg resident. Loan payments are deferred and will be forgiven if the property remains the same as the principal residence of the resident. The outstanding balances of these loans as of June 30, 2025 was \$4,020.

I. *Presidio Village Senior Housing Loans*

During fiscal year 2006-2007, the former Redevelopment Agency Low-Moderate Income Housing II Special Revenue Fund loaned funds of \$566,150 to Pacific Community Services for prior construction of 104 units called the Presidio Village Senior Housing. The loan bears interest of 3.0% per year and provides for the Agency to receive 50.0% of the project's residual receipts annually. With the dissolution of the Agency effective February 1, 2012, this loan was assumed by the Housing Successor Agency. The outstanding balance and accrued interest as of June 30, 2025 was \$836,841.

J. *Rehabilitation and Construction Loans*

Housing and rehabilitation loans are provided to homeowners who meet low and moderate income requirements as defined by the Department of Housing and Urban Development. These residential loans are available from \$5,000 to \$25,000 per property at a loan term of 3.0% simple interest for 10 years. The property will be rehabilitated to be free from health and safety violations upon completion of the rehabilitation program. The outstanding balance of these loan types as of June 30, 2025 was \$1,097,663.

K. *Residential Loans on Vidrio*

During fiscal year 2010-2011, the City of Pittsburg financed several residential loans to the homebuyers of Vidrio Condominium. The outstanding balances as of June 30, 2025 was \$826,309.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

3. LOANS AND NOTES RECEIVABLES, Continued

L. Resources for Community Development Loan

During fiscal year 2006-2007, the former Redevelopment Agency Low-Moderate Income Housing II Special Revenue Fund loaned funds of \$6,105,848 to Resources for Community Development for the development of 71 rental dwellings and a community center. During the fiscal year 2008-2009, an amendment was filed to increase the loan up to an additional \$350,000 and \$5,710,730 of the loan was disbursed to the Developer. The loan bears interest of 1.0% per annum and provides for the Agency to receive 50% of the project's residual receipts annually. With the dissolution of the Agency effective February 1, 2012, this loan was assumed by the Housing Successor Agency. The outstanding balance as of June 30, 2025 was \$7,292,841.

M. Veterans Square Loan

During fiscal year 2020-2021, the Housing Authority of the City of Pittsburg loaned \$780,000 to the Veterans Square for the purchase of property located at 901 Los Medanos Street. The loan terms include 3.0% simple interest and is due in 55 years. The repayment will be made from residual receipts. The outstanding balance as of June 30, 2025 was \$887,662.

N. 9th Street Associates (Santa Fe Commons Housing Development Loan)

This is a rehabilitation and construction loan to eliminate blight to a property owner to assist improvements and rehabilitation of properties that were vacant or underutilized.

During fiscal year 2011-2012, the City provided a property development loan of \$1,614,713 to 9th Street Associates LP to develop the units at Santa Fe Commons. The loan terms include 3.0% simple interest and is due in 55 years. The repayment will be made from residual receipts. The outstanding balance as of June 30, 2025 was \$2,187,914.

O. Stay Cal Loan

During fiscal year 2022-2023, the City entered a Purchase & Sale Agreement ("PSA") with Stay Cal Pittsburg, LLC, (Stay Cal) for a loan covering the purchase price for the real property located adjacent to the intersection of Railroad Avenue and Center Drive, which encompasses approximately 111,874 square feet to build a Courtyard by Marriott Hotel on the property in the amount of up to \$4,300,000. The loan terms include a growing simple interest rate starting at 3.00% and maximizing at 6.00% to be paid over the course of 30 years from the closing date or the sale or transfer of the property by Stay Cal, but no later than March 1, 2053. Repayment will be made by collection of Transient Occupancy Taxes collected by the Courtyard by Marriott, or equivalent hotel constructed upon the site. Additionally, the City agreed to defer certain development fees in an amount no greater than \$463,000 to be repaid by Stay Cal commencing the date that the developer begins to collect transient occupancy tax from the hotel pursuant to a fee deferral agreement. The agreement requires that StayCal collect a total of 12% transient occupancy tax and remit the full amount monthly to the City. Of the 12% total, 2% shall be applied to the Deferred Amount owed until fully paid. No interest shall be charged on the deferred amount. The outstanding balance as of June 30, 2025 was \$4,586,686.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

4. LEASES AND SUBSCRIPTIONS

A. Leases Receivable

The City from time to time engages in lease arrangements allowing the right for others to use various owned land and buildings for the public benefit. The borrowing rate for the leases are implicit in the lease agreements, and therefore, the City has applied the incremental borrowing rate of the City for all leases. As of June 30, 2025, the City's leases receivable and related deferred inflows of resources consisted of the following:

Lessor	Original Lease Date	Expiration Date Including Options	Annual Revenue as of June 30, 2025	Lease Receivable Balance at June 30, 2025	Deferred Inflow of Resources at June 30, 2025
<i>Governmental Activities</i>					
Lincoln Child Center	5/20/2013	1/31/2026	\$ 116,380	\$ 78,928	\$ 77,264
DVWB, LLC	12/20/2021	12/31/2029	14,160	91,174	54,345
Total Governmental Activities			\$ 130,540	\$ 170,102	\$ 131,609
<i>Business-Type Activities</i>					
Dow Chemical Company	7/1/2014	6/30/2063	\$ 344,565	\$ 14,395,470	\$ 13,093,453
Trans Bay Cable, LLC	11/12/2010	11/21/2050	139,032	3,748,238	3,530,261
USS Posco-Industries	11/18/2006	11/17/2031	288,671	1,697,725	1,841,883
Vee Jay Enterprises	5/1/2018	4/30/2068	12,812	612,695	548,781
Isle Capital Corporation	12/2/1996	12/1/2026	142,373	135,390	202,091
Total Business-Type Activities			\$ 927,453	\$ 20,589,518	\$ 19,216,469

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

4. LEASES AND SUBSCRIPTIONS, Continued

A. Leases Receivable, Continued

Governmental Activities

On May 20, 2013, the City entered into a 13 year lease as lessor for the use of Lincoln Child Center. As of June 30, 2025, the value of the lease receivable was \$208,039. The lessee is required to make monthly payments of \$10,446 increasing by 3% every January 1. The lease has an interest rate of 3.7%. The City has offset the lease receivable with a deferred inflow of resources. As of June 30, 2025, the deferred inflow of resources was \$77,264. The City recognized lease revenue of \$116,380 during fiscal year 2025 under the lease.

On December 20, 2021, the City entered into an 8 year lease as lessor for the use of property owned by the City to DVWB, LLC, including an option to extend the lease an additional 5 years. As of June 30, 2025, the value of the lease receivable was \$105,255. The lessee is required to make monthly payments ranging from \$1,782 - \$1,835. The lease has an interest rate of 3.7%. The City has offset the lease receivable with a deferred inflow of resources. As of June 30, 2025, the deferred inflow of resources was \$54,345. The City recognized lease revenue of \$14,160 during fiscal year 2025 under the lease.

Business-Type Activities

On July 1, 2014, the City entered into a 49 year lease as lessor for the use of land currently developed with two docks with the Dow Chemical Company. As of June 30, 2025, the value of the lease receivable is \$14,298,121. The lessee is required to make annual fixed payments starting with \$320,905, increasing by 3% every July 1. The lease has an interest rate of 3.7%. The City has offset the lease receivable with a deferred inflow of resources. As of June 30, 2025, the deferred inflow of resources was \$14,395,470. The City recognized lease revenue of \$344,565 during fiscal year 2025 under the lease.

On November 12, 2010, the City entered into a 40 year lease as lessor for the use of land with Trans Bay Cable, LLC. As of June 30, 2024, the value of the lease receivable was \$3,835,531. The lessee is required to make monthly fixed payments of \$18,978. The lease has an interest rate of 3.7%. The City has offset the lease receivable with a deferred inflow of resources. As of June 30, 2025, the deferred inflow of resources was \$3,530,261. The City recognized lease revenue of \$139,032 during fiscal year 2025 under the lease.

On November 18, 2006, the City entered into a 25 year lease as lessor for the use of land with USS- Posco Industries. As of June 30, 2025, the value of the lease receivable was \$1,946,413. The lessee is required to make annual fixed payments in the range of \$305,229-\$320,705. The lease has an interest rate of 3.7%. The City has offset the lease receivable with a deferred inflow of resources. As of June 30, 2025, the deferred inflow of resources was \$1,841,883. The City recognized lease revenue of \$288,671 during fiscal year 2025 under the lease.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

4. LEASES AND SUBSCRIPTIONS, Continued

A. Leases Receivable, Continued

Business-Type Activities, Continued

On May 1, 2018, the City entered into a 50 year lease as lessor for the use of marina property with Vee Jay Enterprises. There are options for the lessee to extend the lease up to an additional 15 years. As of June 30, 2024, the value of the lease receivable was \$609,714. The lessee is required to make monthly fixed payments of \$1,534. The lease has an interest rate of 3.7%. The City has offset the lease receivable with a deferred inflow of resources. As of June 30, 2025, the deferred inflow of resources was \$548,781. The City recognized lease revenue of \$12,812 during fiscal year 2025 under the lease.

On December 2, 1996, the City entered into a 30 year lease as lessor for the use of marina property with Isle Capital Corporation. As of June 30, 2024, the value of the lease receivable is \$265,948. The lessee is required to make annual payments ranging from \$132,142 to \$140,399 over the life of the lease. The lease has an interest rate of 3.7%. The City has offset the lease receivable with a deferred inflow of resources. As of June 30, 2025, the deferred inflow of resources was \$202,091. The City recognized lease revenue of \$142,373 during fiscal year 2025 under the lease.

5. UNEARNED REVENUES

At June 30, 2025, the following unearned revenues were recorded, primarily related to transactions where revenue has not yet been earned. These include unearned grants and prepaid charges for services.

Governmental Activities:

	General Fund	Housing Authority	Miscellaneous Grants	Nonmajor Governmental Funds	Total Governmental Funds
Unearned revenues (grants and charges for service)	\$ 1,002,261	\$ 117,809	\$ 2,917,381	\$ 138,555	\$ 4,176,006
Total	\$ 1,002,261	\$ 117,809	\$ 2,917,381	\$ 138,555	\$ 4,176,006

Business-Type Activities:

	Pittsburg Power Company	Waterfront Operations	Total Business-Type Activities
Unearned revenues (grants and charges for service)	\$ 1,783,251	\$ 575,038	\$ 2,358,289
Total	\$ 1,783,251	\$ 575,038	\$ 2,358,289

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

6. INTERFUND TRANSACTIONS

A. Current Interfund Balances

Current interfund balances arise in the normal course of business and are expected to be repaid shortly after the end of the fiscal year. Current interfund balances are as follows:

DUE TO	DUE FROM	Amount
General Fund	Capital Improvement Fund	\$ 103,068
General Fund	Water Utility	19,456
General Fund	Non-Major Governmental Funds	1,383,534
General Fund	Internal Service Funds	943
	Total	<u>\$ 1,507,001</u>

B. Interfund Advances

At June 30, 2025, the following funds had advances that were not expected to be repaid within the next year:

ADVANCE TO OTHER FUNDS (Funds making loan)	ADVANCE FROM OTHER FUNDS (Funds receiving loan)						Total
	Major Funds			Non-major Funds			
	General Fund	Housing Successor Agency	Rail Road Avenue Specific Area Plan	Golf Course	Internal Service Fund		
Major Governmental Funds:							
Successor Agency Housing	\$ 1,073,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,073,972
Major Enterprise Funds:							
Sewer Utility	-	-	-	-	27,036	-	27,036
Pittsburg Power Company	-	-	-	375,000	-	-	375,000
Non-Major Governmental Funds:							
Southwest Pittsburg GHAD II	2,117,588	-	-	-	-	-	2,117,588
Inclusionary Housing Fund	-	380,000	-	-	-	-	380,000
Regional Traffic Mitigation	-	-	3,301,791	-	-	-	3,301,791
Total	<u>\$ 3,191,560</u>	<u>\$ 380,000</u>	<u>\$ 3,301,791</u>	<u>\$ 375,000</u>	<u>\$ 27,036</u>	<u>\$ -</u>	<u>\$ 7,275,387</u>

During fiscal year 2019-2020, the Successor Agency Housing Special Revenue Fund advanced \$1,593,421 to the General Fund for the purchase of property located on Railroad Avenue (APN 088-171-035). The advance will accrue LAIF interest and will continue to exist until repaid in full. The balance as of June 30, 2025 was \$1,073,972.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

6. INTERFUND TRANSACTIONS, Continued

B. Interfund Advances, Continued

During fiscal year 2020-2021, the Southwest Pittsburgh GHAD II Fund advanced \$300,000 to the General Fund for the purchase of software and related expenses. The advance will accrue LAIF interest rate and will continue to exist until repaid in full. This advance was later amended to increase the loan amount from \$300,000 to \$350,000 to fund implementation of the software. During fiscal year 2023-2024, the Southwest Pittsburgh GHAD II further advanced \$1,756,462 to General Fund for furthering the economic development within the City. The combined balance as of June 30, 2025 was \$2,117,588.

During fiscal year 2020-2021, the Inclusionary Housing Capital Projects Fund advanced \$380,000 to the Successor Agency Housing Special Revenue Fund for a loan to purchase a property located on 901 Los Medanos Street. The advance will accrue interest at a rate of three percent on the unpaid principal outstanding from time to time commencing on the date of initial disbursement of loan proceeds. The balance as of June 30, 2025 was \$380,000.

During fiscal year 2014-2015, the Regional Traffic Mitigation Capital Projects Fund advanced \$3,300,000 to the Railroad Avenue Specific Area Plan Special Revenue Fund to help fund the construction of the eBART Pittsburgh Center Station Project. The advance is to be repaid to the Regional Traffic Mitigation Fund by June 30, 2044 and bears simple interest at the average State Local Agency Investment Fund (LAIF) interest rate. The repayment began in fiscal year 2015 with annual payments in amount up to the accrued interest due, and the balance as of June 30, 2025 was \$3,301,791

During fiscal year 2016-2017, the Sewer Utility Enterprise Fund advanced \$252,960 to the Building Maintenance Internal Service Fund to assist in financing the City Hall HVAC Chiller Replacement project. The advance is to be repaid within ten years and bears interest at 1.5% per year. The balance as of June 30, 2025 was \$27,036.

During fiscal year 2002-2003, the Pittsburgh Power Company Enterprise Fund advanced \$375,000 to the Golf Course Special Revenue Fund for the replacement and improvements of golf carts. The advance was to be repaid within ten years provided the money is available in the Golf Fund. City Council approved the refinancing of the Pittsburgh Power Company loan in fiscal year 2022-2023, outlining a new 35-year term at 2.5% to save the City \$91,797 that would have otherwise been paid in interest during the original 10- year term. The balance as of June 30, 2025 was \$375,000.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

6. INTERFUND TRANSACTIONS, Continued

C. Interfund Transfers

Transfers Out	Transfers In							Total
	Governmental Funds				Proprietary Funds			
	General Fund	Miscellaneous Grant	Capital Improvement	Nonmajor Governmental Funds	Water Utility	Pittsburg Power Company	Internal Service Fund	
Governmental Funds:								
General Fund	\$ -	\$ 110,417	\$ 801,023	\$ 3,758,561	\$ 67,600	\$ 55,200	\$ 101,685	\$ 4,894,486
Housing Authority	-	-	-	-	-	-	24,907	24,907
Housing Successor Agency	-	-	-	-	-	-	749	749
Miscellaneous Grant	-	-	-	53,079	-	-	-	53,079
Capital Improvement	1,613,011	-	-	693	-	-	-	1,613,704
Nonmajor Governmental Funds	4,729,386	-	3,987,956	375,531	-	-	75,692	9,168,565
Proprietary Funds:								
Water	285,000	-	576,516	-	-	-	281,525	1,143,041
Sewer	60,000	-	-	-	1,166,635	-	31,461	1,258,096
Marina	-	-	291,200	-	-	-	22,659	313,859
Pittsburg Power Company	760,000	-	-	-	-	-	45,318	805,318
Waterfront	-	-	-	50,000	-	-	17,791	67,791
Internal Service Fund	-	-	-	200,000	-	-	29,213	229,213
Total	\$ 7,447,397	\$ 110,417	\$ 5,656,695	\$ 4,437,864	\$ 1,234,235	\$ 55,200	\$ 631,000	\$ 19,572,808

At June 30, 2025, the City had the following inter-fund transfers:

- \$7,447,390 transfers to the General Fund were to fund General Fund operations and administrative services for which the other funds received services. Also to return unused project funds to original funding source.
- \$3,987,956 transfer to Capital Improvement Fund is for Water Treatment Plant capital repairs & improvements and annual filter media replacement projects.
- Transfers to non-major funds consists of the following:
 - \$3,758,561 from General Fund for city lighting & landscaping, Gas Tax (RMRA) and city road maintenance and various projects.
 - \$53,079 from ARPA for various Redevelopment Agency (RDA) projects.
 - \$200,000 transfer out to Capital Project fund for the new Enterprise Resource Planning (ERP) software.
 - \$50,000 transfer out to fund Project - Boat Launch Ramp Infrastructure Upgrade.
- \$110,417 transfers to the Miscellaneous Grants Special revenue fund from the General Fund is related to ARPA.
- \$67,600 transfers to the Water Utility Enterprise Fund to subsidize senior discount.
- \$1,166,635 transfer to Water Utility Enterprise Fund to allocate Utility Billing administrative time. employees are split between Water and Sewer Funds. Also, for replacement of capital improvements. also to return unused project funds to original funding source.
- 55,200 transfers to the Pittsburg Power Company Enterprise Fund to cover Future Build program.
- \$631,000 transfer to Internal Service Funds are to fund IT, and Fleet & Building Maintenance operations.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

7. CAPITAL ASSETS

A. Government-Wide Financial Statements

At June 30, 2025, the City's capital assets consisted of the following:

	Governmental Activities	Business-Type Activities	Total
Non-depreciable assets:			
Land	\$ 36,385,225	\$ 2,721,245	\$ 39,106,470
Construction in progress	38,145,953	25,494,349	63,640,302
Total non-depreciable assets	<u>74,531,178</u>	<u>28,215,594</u>	<u>102,746,772</u>
Depreciable assets:			
Buildings and improvements	116,341,576	48,614,302	164,955,878
Machinery and equipment	19,979,093	13,589,833	33,568,926
Infrastructure	319,509,741	168,193,217	487,702,958
Vehicles	3,640,581	3,111,219	6,751,800
Intangible Right-to-Use Buildings	892,634	-	892,634
Intangible Right-to-Use Subscription	241,418	-	241,418
Total depreciable assets	<u>460,605,043</u>	<u>233,508,571</u>	<u>694,113,614</u>
Less accumulated depreciation and amortization:			
Buildings and improvements	(54,160,167)	(15,356,239)	(69,516,406)
Machinery and equipment	(18,219,466)	(8,419,537)	(26,639,003)
Infrastructure	(206,319,498)	(65,920,153)	(272,239,651)
Vehicles	(929,843)	(624,477)	(1,554,320)
Intangible Right-to-Use Buildings	(700,553)	-	(700,553)
Intangible Right-to-Use Subscription	(164,811)	-	(164,811)
Total accumulated depreciation	<u>(280,494,338)</u>	<u>(90,320,406)</u>	<u>(370,814,744)</u>
Total net depreciable assets	<u>180,110,705</u>	<u>143,188,165</u>	<u>323,298,870</u>
Total capital assets	<u>\$ 254,641,883</u>	<u>\$ 171,403,759</u>	<u>\$ 426,045,642</u>

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

7. CAPITAL ASSETS, Continued

A. Government-Wide Financial Statements, Continued

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

	Balance at 6/30/2024 (restated)	Additions	Deletions	Adjustments/ Reclassifications	Transfers	Balance at June 30, 2025
Governmental Activities:						
Nondepreciable capital assets:						
Land	\$ 36,385,225	\$ -	\$ -	\$ -	\$ -	\$ 36,385,225
Construction in progress	28,030,236	24,954,665	-	-	(14,838,948)	38,145,953
Total	64,415,461	24,954,665	-	-	(14,838,948)	74,531,178
Depreciable capital assets:						
Buildings and Improvements	111,077,848	-	-	224,234	5,039,494	116,341,576
Machinery and Equipment	20,739,882	141,795	(1,022,286)	-	119,702	19,979,093
Infrastructure	309,788,243	-	-	41,746	9,679,752	319,509,741
Vehicles	1,842,891	1,797,690	-	-	-	3,640,581
Intangible Right-to-Use Buildings	892,634	-	-	-	-	892,634
Intangible Right-to-Use Subscription	241,418	-	-	-	-	241,418
Total	444,582,916	1,939,485	(1,022,286)	265,980	14,838,948	460,605,043
Less accumulated depreciation and amortization:						
Buildings and Improvements	(51,045,569)	(3,105,219)	-	(9,379)	-	(54,160,167)
Machinery and Equipment	(18,523,975)	(700,222)	1,005,813	(1,082)	-	(18,219,466)
Infrastructure	(199,751,011)	(5,921,185)	-	(647,302)	-	(206,319,498)
Vehicles	(334,582)	(595,261)	-	-	-	(929,843)
Intangible Right-to-Use Buildings	(552,883)	(147,670)	-	-	-	(700,553)
Intangible Right-to-Use Subscription	(109,874)	(54,937)	-	-	-	(164,811)
Total	(270,317,894)	(10,524,494)	1,005,813	(657,763)	-	(280,494,338)
Depreciable capital assets, net	174,265,022	(8,585,009)	(16,473)	(391,783)	14,838,948	180,110,705
Total capital assets	\$ 238,680,483	\$ 16,369,656	\$ (16,473)	\$ (391,783)	\$ -	\$ 254,641,883

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

7. CAPITAL ASSETS, Continued

A. Government-Wide Financial Statements, Continued

Governmental activities depreciation and amortization expenses for capital assets for the year ended June 30, 2025 are as follows:

General Government	\$ 1,173,453
City Manager and City Clerk	40,266
Human Resources	4,155
Finance and Services	83,797
Community Development and Services	98,434
Public Safety	219,797
Public Works	8,158,867
Internal Service Funds	745,725
	<u> </u>
Total depreciation and amortization expense	<u><u>\$ 10,524,494</u></u>

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

	Balance at 6/30/2024 (restated)	Additions	Deletions	Adjustments/ Reclassifications	Transfers	Balance at 6/30/2025
Business-Type Activities:						
Nondepreciable capital assets:						
Land	\$ 2,721,245	\$ -	\$ -	\$ -	\$ -	\$ 2,721,245
Construction in progress	24,735,298	12,891,343	-	-	(12,132,292)	25,494,349
Total	<u>27,456,543</u>	<u>12,891,343</u>	<u>-</u>	<u>-</u>	<u>(12,132,292)</u>	<u>28,215,594</u>
Depreciable capital assets:						
Buildings and Improvements	48,838,534	-	-	(224,232)	-	48,614,302
Machinery and Equipment	13,225,239	732,617	(349,211)	(18,812)	-	13,589,833
Infrastructure	156,195,340	-	-	(134,415)	12,132,292	168,193,217
Vehicles	1,789,569	1,321,650	-	-	-	3,111,219
Total	<u>220,048,682</u>	<u>2,054,267</u>	<u>(349,211)</u>	<u>(377,459)</u>	<u>12,132,292</u>	<u>233,508,571</u>
Less accumulated depreciation :						
Buildings and Improvements	(14,401,988)	(964,216)	-	9,965	-	(15,356,239)
Machinery and Equipment	(8,187,287)	(443,255)	349,211	(138,206)	-	(8,419,537)
Infrastructure	(63,409,128)	(2,532,445)	-	21,420	-	(65,920,153)
Vehicles	(212,461)	(412,016)	-	-	-	(624,477)
Total	<u>(86,210,864)</u>	<u>(4,351,932)</u>	<u>349,211</u>	<u>(106,821)</u>	<u>-</u>	<u>(90,320,406)</u>
Depreciable capital assets, net	<u>133,837,818</u>	<u>(2,297,665)</u>	<u>-</u>	<u>(484,280)</u>	<u>12,132,292</u>	<u>143,188,165</u>
Total capital assets	<u><u>\$ 161,294,361</u></u>	<u><u>\$ 10,593,678</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (484,280)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 171,403,759</u></u>

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

7. CAPITAL ASSETS, Continued

A. Government-Wide Financial Statements, Continued

Business-type activities depreciation and amortization expenses for capital assets for the year ended June 30, 2025 are as follows:

Water Utility	\$	1,887,359
Sewer Utility		1,458,270
Marina		463,956
Pittsburg Power Company		536,932
Waterfront Operations		5,415
Total	\$	4,351,932

B. Fund Financial Statements

The Governmental Fund Financial Statements do not present General Government Capital Assets. Consequently, capital assets are shown as a reconciling item in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

The capital assets of the enterprise funds in the Proprietary Fund Financial Statements are the same as those shown in the business-type activities of the Government-Wide Financial Statements. Internal Service Funds capital assets are combined with governmental activities.

8. LONG TERM DEBT

Governmental Activities

The following is a summary of long-term debt transactions of the governmental activities for the year ended June 30, 2025:

Description	Original Issue Amount	Beginning Balance 7/1/2024 (restated)	Additions	Retirements	Ending Balance 6/30/2025	Due Within One Year	Due in More Than One Year
Governmental Activities - Bonds							
2006 Pension Obligation Bonds	\$ 39,566,056	\$ 30,078,657	\$ 1,041,507	\$ 2,750,000	\$ 28,370,164	\$ 2,855,000	\$ 25,515,164
Direct Borrowings							
PG&E Energy Efficient Loan	213,294	81,769	-	21,329	60,440	21,329	39,111
Vehicle Finance Purchase	848,058	91,970	-	91,970	-	-	-
Leases:							
Lease - Gateway - Domus	679,630	371,792	-	109,681	262,111	113,809	148,302
Lease - Pacific Art Center	213,004	113,411	-	41,615	71,796	44,558	27,238
Total Leases	892,634	485,203	-	151,296	333,907	158,367	175,540
SBITA Yardi	180,118	90,843	-	44,911	45,932	45,932	-
Total Direct Borrowings	749,785	749,785	-	309,506	440,279	225,628	214,651
Total Governmental Activities	\$ 30,828,442	\$ 1,041,507	\$ 1,041,507	\$ 3,059,506	\$ 28,810,443	\$ 3,080,628	\$ 25,729,815

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

8. LONG TERM DEBT, Continued

Series 2006 Pension Obligation Bonds

On June 15, 2006, the City issued \$39,566,056 of Series 2006 Taxable Pension Obligations Bonds bearing interest at 5.850-6.115% to prepay the City’s unfunded accrued actuarial liability of the Miscellaneous and Safety plans through the California Public Employees’ Retirement System. The City also prepaid the unfunded liability owed to Contra Costa County Employees Retirement Association (CCCERA), which amounted to \$12,700,000 as of June 30, 2006. The Bonds are issued as current interest bonds and capital interest bonds where the current interest is payable annually on July 1, and the capital appreciation bonds will accrete interest from the date of issuance and will be payable only upon maturity or redemption. The bonds are payable from any form of taxation. The bond covenant contains 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. The covenant also contains a subjective acceleration clause that allows the trustees or holders, who hold the majority of the aggregate principal amount of the notes, to accelerate payment of the entire principal amount outstanding and interest accrued to become immediately due if they determine that a material adverse change occurs. Annual principal and interest payments on the bonds are expected to require approximately 5.0% of city-wide revenues. At June 30, 2025, the total principal and interest remaining to be paid on the bonds was \$44,243,334. For the current year, principal and interest paid were \$4,053,345 and City-wide governmental revenues were \$137,303,763.

The Bonds unaccrued discount and the current year accretion totaled \$6,654,836 and \$1,041,507, respectively, at June 30, 2025. The Bonds do not pay periodic interest. Interest on the Bonds will accrete in value at the rates between 5.85% and 6.12%. Repayment of the accreted principal commenced July 1, 2015. Final repayment will be July 1, 2036.

The annual debt service requirements to mature the Series 2006 Pension Obligation Bonds outstanding at June 30, 2025, were as follows:

Year Ending June 30,	Principal (1)	Interest	Total
2026	\$ 2,855,000	\$ 1,174,709	\$ 4,029,709
2027	2,655,000	1,134,528	3,789,528
2028	2,745,000	1,099,960	3,844,960
2029	2,835,000	1,062,438	3,897,438
2030	2,935,000	1,021,813	3,956,813
2031-2035	16,875,000	3,603,013	20,478,013
2036	4,125,000	121,873	4,246,873
Total	<u>\$ 35,025,000</u>	<u>\$ 9,218,334</u>	<u>\$ 44,243,334</u>

(1) Includes unaccrued discount in the total amount of \$6,654,836

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

8. LONG TERM DEBT, Continued

Governmental Activities (Direct Borrowings)

On April 5, 2018, the City obtained a ten-year, interest free (0%), no fee loan from Pacific Gas and Electric (PG&E) in the amount of \$213,294, to partially fund the cost of replacing the City Hall Chiller with an energy-efficient system. The loan is repayable from general funds. Principal payments are paid monthly with on-bill PG&E payments, commencing May 2018. As of June 30, 2025, the outstanding principal balance on the loan was \$60,440.

The annual debt service requirements to mature the lease outstanding at June 30, 2025, are as follows:

Year Ending June 30,	Principal	Total
2026	\$ 21,329	\$ 21,329
2027	21,329	21,329
2028	17,782	17,782
Total	<u>\$ 60,440</u>	<u>\$ 60,440</u>

On October 21, 2019, the City entered into a five-year finance purchase agreement for a total principal cost of \$848,058 with Holman Capital Corporation for various vehicles and equipment. The interest rate on the lease is 3.70% and principal and interest payments are due semi-annually, commencing April 21, 2020, maturing on October 21, 2024. As of June 30, 2025, the outstanding principal balance of the lease has been fully paid off during the current year.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

8. LONG TERM DEBT, Continued

Leases for Governmental Activities (Direct Borrowings)

The City from time to time engages in lease arrangements for the right-to-use various third-party owned land and buildings for the public benefit.

On March 1, 2006, the City entered into a 20 year lease as lessee for the use of a building. An initial lease liability was recorded in the amount of \$679,630. The City is required to make monthly fixed payments of \$10,133. The lease has an interest rate of 3.7%. As part of the lease, the City has recorded an intangible right-to-use asset and accumulated amortization. As of June 30, 2025, City has recorded an intangible right to use lease asset amounting to \$679,630, with accumulated amortization of \$438,078. As of June 30, 2025, the outstanding principal balance of the lease was \$262,111.

On February 1, 2020, the City entered into a 7 year lease as lessee for the use of the PACF Art Centre, with an option to extend the lease for 5 additional years. An initial lease liability was recorded in the amount of \$213,004. The City is required to make monthly fixed payments of \$2,000 through January 2022, with payments increasing between \$3,500 - \$3,605 thereafter. The lease has an interest rate of 3.7%. As part of the lease, the City has recorded an intangible right-to-use asset and accumulated amortization. As of June 30, 2025, City has recorded an intangible right to use lease asset amounting to \$213,004, with accumulated amortization of \$152,600. As June 30, 2025, the outstanding principal balance of the lease was \$71,796.

On February 19, 2008, the City entered into a 15 year lease as lessee for the use of property known as Palermo, with two extension options totaling an additional 10 years. An initial lease liability was recorded in the amount of \$545,743. The City is required to make monthly fixed payments of \$4,337. The lease has an interest rate of 3.7%. As part of the lease, the City has recorded an intangible right-to-use asset and accumulated amortization. As of June 30, 2025, the remaining balance of the lease is zero, as the lease was fully paid off during FY2023 - 2024, any remaining balance has been written-off.

The lease liabilities are offset with intangible right-to-use lease assets as discussed in Note 7. The future principal and interest lease payments as of June 30, 2025, were as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 158,367	\$ 9,693	\$ 9,693
2027	145,330	3,835	3,835
2028	30,210	186	186
Total	<u>\$ 333,907</u>	<u>\$ 13,714</u>	<u>\$ 13,714</u>

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

8. LONG TERM DEBT, Continued

Subscription-Based Information Technology Liability

During fiscal year 2023, the City implemented the provisions of GASB Statement No. 96, Subscription-Based Information Technology Arrangements, which required the restatement of capital assets, specifically to incorporate an intangible right-to-use subscription asset, and subscription liability. As a result, an initial subscription liability was recorded in the amount of \$180,118 as of July 1, 2022 for governmental activities. The subscription liability is offset with subscription assets as discussed in Note 7. Implementation costs and prepayments made on subscriptions in the amount of \$61,300 were not included in the measurement of the liability as of July 1, 2022, and were included in the measurement of the subscription assets in accordance with GASB.

On November 23, 2021, the City entered into a subscription agreement with Yardi Systems, Inc. for a subscription with a 5 year term. The City is required to make yearly subscription payments of \$46,978. throughout the life of the subscription, which ends on December 31, 2026. Interest is implicit in the subscription agreement in the amount of 3.7%. An initial subscription liability was recorded in the amount of \$180,118. As of June 30, 2025, the City has recorded an intangible right to use subscription asset amounting to \$241,418, and accumulated amortization of \$164,811. As of June 30, 2025, the outstanding principal balance of the lease was \$45,932.

The future subscription and interest subscription payments as of June 30, 2025 are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 45,932	\$ 1,045	\$ 46,977
Totals	\$ 45,932	\$ 1,045	\$ 46,977

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

8. LONG TERM DEBT, Continued

Business-Type Activities

The following is a summary of long-term debt transactions of the business-type activities for the year ended June 30, 2025:

Description	Original Issue Amount	Beginning Balance July 1, 2024	Additions	Retirements	Ending Balance June 30, 2025	Due Within One Year	Due in More Than One Year
2016 Water Revenue Refunding Bonds	\$30,850,000	\$20,060,000	\$ -	\$ 1,620,000	\$18,440,000	\$ 1,680,000	\$16,760,000
2014 California Infrastructure and Economic Development Direct Bank Loan	11,387,398	9,103,050	-	300,407	8,802,643	310,951	8,491,692
2022A Water Revenue Bonds	43,870,000	43,870,000	-	-	43,870,000	-	43,870,000
Unamortized premium on 2022A Bonds		2,234,714	-	79,811	2,154,903	-	2,154,903
Total		\$75,267,764	\$ -	\$ 2,000,218	\$73,267,546	\$ 1,990,951	\$71,276,595

2016 Water Revenue Refunding Bonds

On November 15, 2016, the City issued 2016A Water Revenue Refunding Bonds in the amount of \$30,070,000 Series 2016A Tax Exempt and \$780,000 Series 2016-Taxable Bonds for a combined total of \$30,850,000. The proceeds from the Bonds were used to retire the 2008 Water Refunding Bond and to pay a Swap Termination Fee. The Tax-Exempt Bonds bear interest ranging from 2.0%-5.0% and the Taxable bonds bear interest of 0.87%. Interest on Tax-Exempt bonds is payable semi-annually each February 1st and August 1st. The Tax-Exempt bonds will mature on August 1, 2034.

The bond covenant contains 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. The covenant also contains a subjective acceleration clause that allows the trustees or holders, who hold the majority of the aggregate principal amount of the notes, to accelerate payment of the entire principal amount outstanding and interest accrued to become immediately due if they determine that a material adverse change occurs.

The annual debt service requirements to mature the loan outstanding at June 30, 2025, were as follows:

Year Ending	Principal	Interest	Total
June 30,			
2026	\$ 1,680,000	\$ 737,250	\$ 2,417,250
2027	1,745,000	651,625	2,396,625
2028	1,830,000	562,250	2,392,250
2029	1,895,000	469,125	2,364,125
2030	1,975,000	382,250	2,357,250
2031-2035	9,315,000	721,325	10,036,325
Total	\$ 18,440,000	\$ 3,523,825	\$ 21,963,825

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

8. LONG TERM DEBT, Continued

2014 California Infrastructure and Economic Development Bank Installment Sale Agreement (Direct Loan)

On November 17, 2014, the City of Pittsburg entered into an installment sale agreement (agreement) with the California Infrastructure and Economic Development Bank for financing the costs of modifications to the Pittsburg Water Treatment Plant and installation of approximately 9,100 feet of transmission line and other related costs. The principal amount provided under the agreement is \$11,387,398 payable over a term of 30 years. Principal payments are made annually on August 1, commencing August 1, 2015 through August 1, 2044. The installment sales payments bear an interest rate of 3.51% per annum with interest payments made semi-annually on February 1 and August 1, commencing February 1, 2015 through August 1, 2044. The installments are payable from Water Charge Revenues. During fiscal year ended June 30, 2025, principal and interest paid was \$614,652 and water charge revenues were \$28,495,479.

The agreement contains events of default that require the revenue of the City to be applied by the Bank 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 loan; bankruptcy filing by the City; or if any court or competent jurisdiction shall assume custody or control of the City. The covenant also contains a subjective acceleration clause that allows the Bank to accelerate payment of the entire principal amount outstanding and interest accrued to become immediately due if they determine that a material adverse change occurs.

The annual debt service requirements to mature the outstanding balance at June 30, 2025, were as follows:

Year Ending June 30,	Principal	Interest	Annual Fee
2026	\$ 310,951	\$ 303,516	\$ 27,309
2027	321,866	292,410	26,408
2028	333,163	280,914	25,475
2029	344,857	269,015	24,509
2030	356,962	256,698	23,510
2031-2035	1,981,779	1,083,061	101,286
2036-2040	2,354,869	703,423	70,479
2041-2045	2,798,197	252,315	33,873
Total	<u>\$ 8,802,644</u>	<u>\$ 3,441,352</u>	<u>\$ 332,849</u>

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

8. LONG TERM DEBT, Continued

2022A Water Revenue Bonds

On May 1, 2022, the City issued Series 2022A Water Revenue Bonds in the amount of \$43,870,000. The proceeds from the Bonds were used to finance certain capital improvements to the City’s municipal water system and to pay costs incurred in connection with the issuance of the Bonds. The Tax-Exempt Bonds bear interest in the amount of 5%. Interest is payable semi-annually each February 1 and August 1, commencing August 1, 2022. Principal payments are payable on August 1, commencing August 1, 2034. The installments are payable solely from Net Water Revenues. The City is subject to certain revenue bond covenants, the most restrictive which requires annual net revenues be equal to at least 125% of the current annual debt service requirements of the Bonds. For the current year, the City was not required to make principal and interest payments.

The annual debt service requirements to mature the outstanding balance at June 30, 2025, were as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ -	\$ 2,081,063	\$ 2,081,063
2027	-	2,081,063	2,081,063
2028	-	2,081,063	2,081,063
2029	-	2,081,063	2,081,063
2030	-	2,081,063	2,081,063
2031-2035	525,000	10,392,188	10,917,188
2036-2040	7,415,000	9,385,188	16,800,188
2041-2045	9,540,000	7,308,956	16,848,956
2046-2050	15,290,000	4,636,925	19,926,925
2051-2052	11,100,000	851,000	11,951,000
Total	<u>\$ 43,870,000</u>	<u>\$ 42,979,572</u>	<u>\$ 86,849,572</u>

Debt Management Policy

The City has adopted a comprehensive debt management policy that guides the issuance and management of City debt. The policy includes establishing the legal debt limits (per State law this equates to 15% of assessed value of all real and personal property of the City), identifying the types of debt that can be issued and purposes for which debt proceeds can be used, establishing financial limits affecting debt issuance, and identifying guidelines regarding the structuring of debt. At the end of fiscal year 2025, the City had total debt outstanding of \$103 million, which complies with, and is significantly under, the current policy limits.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

9. SPECIAL ASSESSMENT DISTRICT DEBT WITHOUT CITY COMMITMENT

The City has sponsored special assessment debt issues under which it has no legal or moral liability with respect to repayment of the debt and, therefore, does not include this debt in the City's Governmental Activities. The activity for those issues for the year ended June 30, 2025, was as follows:

Description	Beginning Balance July 1, 2024	Additions	Retirements	Ending Balance June 30, 2025
2001-03 Century Plaza A.D. Bonds	\$ 2,140,000	\$ -	\$ 185,000	\$ 1,955,000
2015 Vista Del Mar A.D. Refunding Bonds	6,655,000	-	445,000	6,210,000
2022 Limited Obligation Refunding Improvements Bonds	3,164,598	-	549,323	2,615,275
Total	\$ 11,959,598	\$ -	\$ 1,179,323	\$ 10,780,275

2001-03 Century Plaza Assessment District Bonds – The Century Plaza Bonds bear interest rates between 2.40% and 5.88% with interest payments made semi-annually on March 2 and September 2. The Century Plaza Bonds are to be paid from annual assessment installments. Proceeds from the Century Plaza Bonds were used to finance the construction and acquisition of certain public improvements within the City's Assessment District No. 2001-03. The outstanding balance at June 30, 2025 amounted to \$1,955,000.

2011 Pittsburgh Infrastructure Financing Authority Bonds – In August 2011, the City refinanced the 1998 Marina Walk Assessment District Bonds, 1998 Pittsburgh Infrastructure Financing Authority Bonds, 2001-01 San Marco Assessment District Bonds and 2001-02 Oak Hills South Assessment District Bonds. These Districts were consolidated into one Reassessment District No. 2011-1. The true interest cost of the refunded bonds is 4.5%. On July 1, 2022, the City refunded the bonds with the issuance of the 2022 Limited Obligation Refunding Improvement Bonds.

2015 Vista Del Mar Assessment District Special Tax Refunding Bonds – In June 2015, the City refunded and defeased the 2005 Vista Del Mar Assessment District Bonds. The 2015 Vista Del Mar Bonds bear interest rates between 2.0% and 5.0% with interest payments made semi-annually on March 1 and September 1. The Vista Del Mar Bonds are to be paid from special taxes which are levied by the City on taxable real property within the boundaries of the District. The outstanding balance at June 30, 2025 amounted to \$6,210,000.

2022 Limited Obligation Refunding Improvement Bonds – In July 2022, the City refinanced the 2011 Pittsburgh Infrastructure Financing Authority Bonds. The true interest cost of the refunded bonds is 3.39%. For the current fiscal year, the City was not required to make any principal or interest payments. The outstanding balance at June 30, 2025 amounted to \$2,615,275.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

10. NET POSITION AND FUND BALANCES

Net Position is measured on the full accrual basis while Fund Balance is measured on the modified accrual basis.

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:

In the Government-Wide Financial Statements, net positions are classified in the following categories.

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, 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 developer fees received for use on capital projects, debt service requirements, and redevelopment funds restricted to low and moderate income purposes.

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

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 prepaids, 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.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

10. NET POSITION AND FUND BALANCES, Continued

B. Fund Balances, Continued

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.

Committed fund balances have constraints imposed by formal action of the City Council through City Resolution, which may be altered only by formal action (Resolution) of the City Council. Nonspendable amounts subject to council commitments are included along with spendable resources.

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 Resolution, Ordinance, or through language in the adopted budget, by the City Council or its designee (City Manager for items from \$75,000 to \$150,000 and Senior Executive Team members for items below \$75,000) and may be changed at the discretion of the City Council or its designee.

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.

To comply with GASB 54 requirements, the Budget Stabilization, Economic Development and California Theatre activities are consolidated within the General Fund. The following table provides details of the General Fund’s fund balance at June 30, 2025:

Fund/Activity	Nonspendable	Committed	Assigned	Unassigned	Total
General Fund	\$ 5,585,288	\$ 3,043,967	\$ -	\$ 21,583,254	\$ 30,212,509
Total	<u>\$ 5,585,288</u>	<u>\$ 3,043,967</u>	<u>\$ -</u>	<u>\$ 21,583,254</u>	<u>\$ 30,212,509</u>

Budget Stabilization Arrangement

City Council adopted a Resolution establishing a Budget Stabilization Fund for the City’s General Fund and requires the City to deposit year-end surpluses into it. The funds can only be used to help balance future budgets. As of June 30, 2025, the Budget Stabilization, which is reported within the unassigned fund balance of the General Fund, had a balance of \$2,445,285.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

10. FUND BALANCE AND NET POSITION, Continued

B. Fund Balances, Continued

Detailed classifications of the City's Fund Balances, as of June 30, 2025, are listed below:

Classifications	General Fund	Special Revenue			Capital Project	Other	Total
		Housing Authority Section 8	Successor Agency Housing	Miscellaneous Grants	Capital Improvement	Governmental Grants	Governmental
Nonspendable:							
Items not in spendable form:							
Prepaid Items	\$ 4,655	\$ -	\$ -	\$ -	\$ -	\$ 727,403	\$ 732,058
Loans and Notes Receivable	5,519,127	-	-	-	-	-	5,519,127
Inventory	61,506	1,374	-	57,166	-	211,599	331,645
Total Nonspendable Fund Balances	5,585,288	1,374	-	57,166	-	939,002	6,582,830
Restricted:							
Special revenue projects:							
Street and highway code maintenance	-	-	-	-	-	3,486,028	3,486,028
Public improvements and transit projects	-	-	-	-	-	30,012	30,012
Street lighting and landscape maintenance	-	-	-	-	-	68,145	68,145
Traffic Mitigation	-	-	-	-	-	9,242,664	9,242,664
Environmental compliance projects	-	-	-	-	-	7,973,103	7,973,103
EPA grant	-	-	-	-	-	1,251,997	1,251,997
Regional Transport & transport project	-	-	-	-	-	1,055,820	1,055,820
Solid waste	-	-	-	-	-	1,189,583	1,189,583
Drainage improvement projects	-	-	-	-	-	417,581	417,581
Public safety	-	-	-	-	-	484,936	484,936
Fire	-	-	-	-	-	211,635	211,635
Marina dredging	-	-	-	-	-	257,164	257,164
Park dedication	-	-	-	-	-	2,234,563	2,234,563
Community arts and literacy	-	-	-	-	-	297,327	297,327
Debt Service	-	-	-	-	-	2,804,458	2,804,458
Low Income Housing	-	1,106,462	31,882,415	-	-	4,696,862	37,685,739
Capital Improvement	-	-	-	3,435,342	-	-	3,435,342
Total Restricted Fund Balances	-	1,106,462	31,882,415	3,435,342	-	35,701,878	72,126,097
Committed:							
Capital Improvement	-	-	-	-	12,464,111	419,121	12,883,232
Field Replacement	-	-	-	-	-	804,286	804,286
Public Education	-	-	-	-	-	850,340	850,340
Budget stabilization	3,043,967	-	-	-	-	-	3,043,967
Total Committed	3,043,967	-	-	-	12,464,111	2,073,747	17,581,825
Assigned to							
Public Safety	-	-	-	-	-	63,791	63,791
Total Assigned	-	-	-	-	-	63,791	63,791
Unassigned:							
General Fund	19,137,969	-	-	-	-	-	19,137,969
Stabilization Arrangements	2,445,285	-	-	-	-	-	2,445,285
Other governmental funds	-	-	-	-	-	(4,240,196)	(4,240,196)
Total Unassigned	21,583,254	-	-	-	-	(4,240,196)	17,343,058
Total Fund Balances	\$ 30,212,509	\$ 1,107,836	\$ 31,882,415	\$ 3,492,508	\$ 12,464,111	\$ 34,538,222	\$ 113,697,601

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

10. FUND BALANCE AND NET POSITION, Continued

C. Deficit Fund Balance/Net Position

At June 30, 2025, the following funds had deficit fund balances:

Fund	Amount	
Non-Major Governmental Funds:		
Lighting & Landscape	\$ 120,306	(a)
Local Law Enforcement Block Grant	12,741	(b)
Railroad Avenue Specific Area Plan	3,301,791	(c)
Golf Course	373,329	(d)
Regional Freeway Security Fee	49,532	(e)
Developer Deposit Fund	353,529	(f)
Fiduciary Funds		
Successor Agency to Redevelopment Agency		
Private-Purpose Trust Fund	(90,986,537)	(g)

- (a) The deficit is caused by timing difference and will be reduced by future special assessment revenues.
- (b) The deficit is caused by timing difference and will be expected to be covered from future grant revenues.
- (c) The deficit is caused by the completion of the eBart project and will be reduced by future assessments revenues.
- (d) The Golf Course Fund will be closed in fiscal year 2026 and all assets, liabilities, and fund balance deficiencies will be absorbed by the Economic Development Fund.
- (e) The deficit is caused by timing differences and will be reduced by future Caltrans funds.
- (f) The deficit is caused by timing differences and will be reduced by future revenue from developers.
- (g) The deficit will be funded by future property taxes from (ROPS) Recognized Obligation Payment Schedule.

11. RISK MANAGEMENT

A. General Liability Insurance

The City is self-insured for the first \$25,000 of each loss and maintains excess liability insurance through Municipal Pooling Authority (MPA). The City is not insured for liability occurrences over \$29,500,000 per occurrence.

B. Workers' Compensation

The City maintains statutory excess workers' compensation insurance through MPA, and is insured for an individual accident resulting in claims up to statutory limits. The City is not self-insured for any initial portion of a claim but is self-insured for claims exceeding statutory limits.

C. Estimated Reserves for Claims

Municipalities are required to record their liability for uninsured claims and to reflect the current portion of this liability as expenditure in their financial statements. As discussed below, the City has coverage for such claims, but it has retained the risk for the deductible or uninsured portion, of these claims.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

11. RISK MANAGEMENT, Continued

C. Estimated Reserves for Claims, Continued

The City reports all claims as a current liability based on historical results. The City's liability for uninsured claims, based on claims history, was computed as follows and is recorded in the Insurance Internal Service Fund:

For the Years Ending June 30,	Claims Payable at July 1,	Fiscal Year and Claims Changes in Estimates	Claims Payments	Claims Payable at June 30,
2015	\$ 195,065	\$ 202,195	\$ (148,208)	\$ 249,052
2016	249,052	90,846	(189,401)	150,497
2017	150,497	506,110	(399,353)	257,254
2018	257,254	(65,124)	(64,612)	127,518
2019	127,518	115,612	(168,608)	74,522
2020	74,522	137,571	(141,895)	70,198
2021	70,198	472,501	(317,182)	225,517
2022	225,517	(2,217)	(131,356)	91,944
2023	91,944	52,936	(35,180)	109,700
2024	109,700	78,303	(70,838)	117,165
2025	117,165	85,906	(42,953)	160,118

D. Purchased Insurance

MPA provides additional coverage for the following risks incurred by the City:

Coverage Type	Deductible	Coverage Limits
All Risk Fire and Property	\$ 25,000	\$ 1,000,000,000
All Vehicles (Physical Damage)	2,000	250,000
Boiler and Machinery	10,000	200,000,000
Cyber Liability	100,000	2,000,000
Employment Liability	50,000	2,000,000
Flood	100,000	25,000,000
Government Crime Coverage	2,500	5,000,000
Liability	25,000	29,500,000
Police Vehicles (Physical Damage)	3,000	250,000
Public Entity Pollution Liability	250,000	2,000,000
Workers' Compensation	500,000	Statutory Limits

MPA is governed by a Board consisting of representatives from member municipalities.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

11. RISK MANAGEMENT, Continued

D. Purchased Insurance, Continued

The Board controls the operations of MPA, including selection of management and approval of operating budgets, independent of any influence by member municipalities beyond their representation on the Board.

The City's deposits with MPA are in accordance with formulas established by MPA. 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.

Audited financial statements can be obtained from Municipal Pooling Authority at 1911 San Miguel Drive #200, Walnut Creek, CA 94596-5332.

E. Adequacy of Protection

During the past three fiscal (claims) years none of the above programs of protection have had settlements or judgments that exceeded pooled or insured coverage. There have been no significant reductions in pooled or insured liability coverage from coverage in the prior year.

12. DEFINED BENEFIT PENSION PLANS

A. Plan Descriptions and Summary of Balances by Plan

The City has two defined benefit pension plans, a Miscellaneous Plan and a Safety Plan. The Miscellaneous Plan is an Agent-Multiple Employer Plan and the Safety Plan is a Cost-Sharing Employer Plan administered by the California Public Employees' Retirement System (CalPERS). Benefit provisions under the Plans are established by State statute and City Ordinance.

All qualified permanent and probationary employees are eligible to participate in the separate Safety Plan, cost-sharing multiple employer defined benefit pension plan and Miscellaneous (all other) Plan, an agent multiple-employer defined benefit pension plan, administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. 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.

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 have been determined on the same basis as they are reported by the CalPERS Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

A. Plan Descriptions and Summary of Balances by Plan, Continued

Below is a summary of the deferred outflows of resources, net pension liabilities and deferred inflows of resources by Plan:

Plan	Deferred Outflows of Resources	Net Pension Liability/ Proportionate Share of Net Pension Liability	Deferred Inflows of Resources	Pension Expense
CalPERS Plans:				
Miscellaneous	\$ 10,320,846	\$ 35,442,684	\$ 162,686	\$ 6,012,189
Safety	12,762,240	40,038,955	577,517	8,935,743
CCCERA Closed Plan	2,034,136	7,169,597	904,869	1,293,566
Total	\$ 25,117,222	\$ 82,651,236	\$ 1,645,072	\$ 16,241,498

The long-term portion of the governmental activities Net Pension Liability is liquidated primarily by the General Fund.

Each Plan is discussed in detail below.

B. CalPERS Miscellaneous Plan

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law. The Pension Reform Act of 2013 (PEPRA), Assembly Bill 340, is applicable to employees new to CalPERS and hired after December 31, 2012.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

B. CalPERS Miscellaneous Plan, Continued

The Plans' provisions and benefits in effect at June 30, 2025, are summarized as follows:

Hire date	Miscellaneous		
	Prior to July 10, 2011	On or after July 10, 2011	On or after January 1, 2013
Benefit formula	2.0% @ 55	2.0% @ 60	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50 to 63	50 to 63	52 to 67
Monthly benefits, as a % of eligible compensation	1.426% to 2.418%	1.092% to 2.418%	1.000% to 2.500%
Required employee contribution rates	9%	9%	8.25%
Required employer contribution rates (A)	9.37%	9.37%	9.37%

(A) Represents a blended contribution rate.

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 liability (UAL). The dollar amounts are billed on a monthly basis or the City can elect a lump sum payment option. The City's required contributions for the unfunded liability for the Miscellaneous plan for the year ended June 30, 2025 were \$ 2,655,194, which were made under the lump sum payment option.

Employees Covered - As of the June 30, 2023 actuarial valuation date, the following employees were covered by the benefit terms for the Plan:

	Miscellaneous
Inactive employees or beneficiaries currently receiving benefits	195
Inactive employees entitled to but not yet receiving benefits	258
Active employees	219
Total	672

As of June 30, 2025, the City had 219 active employees in the Miscellaneous Plan.

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 the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the City to satisfy contribution requirements that are identified by the Plan terms as Plan member contribution requirements are classified as Plan member contributions.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

B. CalPERS Miscellaneous Plan, Continued

Net Pension Liability – The City’s net pension liability for the Miscellaneous Plan is measured as the total pension liability, less the pension plan’s fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2024, using an annual actuarial valuation as of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures.

Changes in Net Pension Liability – The changes in the Net Pension Liability for the Miscellaneous Plan follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at June 30, 2023	\$ 131,795,050	\$ 97,180,619	\$ 34,614,431
Changes in the year:			
Service cost	3,100,151	-	3,100,151
Interest on the total pension liability	9,212,523	-	9,212,523
Differences between actual and expected experience	3,225,006	-	3,225,006
Contribution - employer	-	3,797,416	(3,797,416)
Contribution - employee	-	1,646,398	(1,646,398)
Net investment income	-	9,344,689	(9,344,689)
Benefit payments, including refunds of employee contributions	(6,110,586)	(6,110,586)	-
Administrative Expenses	-	(79,076)	79,076
Net changes	9,427,094	8,598,841	828,253
Balance at June 30, 2024	\$ 141,222,144	\$ 105,779,460	\$ 35,442,684

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:

	Miscellaneous
1.0% Decrease	5.90%
Net Pension Liability	\$ 55,458,553
Current Discount Rate	6.90%
Net Pension Liability	\$ 35,442,684
1.0% Increase	7.90%
Net Pension Liability	\$ 19,035,200

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

B. CalPERS Miscellaneous Plan, Continued

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions – Gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Difference between projected and actual earnings on investments – 5 year straight-line amortization

All other amounts – Straight-line amortization over the average expected remaining services lives of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members’ probability of decrementing due to an event other than receiving a cash refund.

For the year ended June 30, 2025, the City recognized pension expense of \$6,012,189. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 4,418,568	\$ -
Changes in assumptions	552,388	-
Differences between actual and expected experience	3,889,275	162,686
Net differences between projected and actual earnings on plan investments	1,460,615	-
Total	\$ 10,320,846	\$ 162,686

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

B. CalPERS Miscellaneous Plan, Continued

\$ 4,418,568 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. 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 Ending June 30,	Annual Amortization
2026	\$ 1,931,203
2027	4,010,326
2028	331,633
2029	(533,570)
Total	<u>\$ 5,739,592</u>

Actuarial assumptions and information regarding the discount rate are discussed in Note 12D below.

C. CalPERS Safety Plan

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law.

The Plans’ provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Safety		
	Prior to July 10, 2011 Police First Tier	On or after July 10, 2011 Police Second Tier	On or after January 1, 2013 PEPRA
Hire date			
Benefit formula	3.0% @ 50	3.0% @ 50	2.7% @ 57
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	50 to 55	50 to 57
Monthly benefits, as a % of eligible compensation	3.00%	2.400 % to 3.000%	2.000 % to 2.700%
Required employee contribution rates	12%	12%	13.75%
Required employer contribution rates	28.52%	23.00%	13.76%

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

C. CalPERS Safety Plan, Continued

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 liability (UAL). The dollar amounts are billed on a monthly basis or the City can elect a lump sum payment option. The City’s required contributions for the unfunded liability in the Safety for the year ended June 30, 2025 were \$3,063,654, which were made under the lump sum payment option.

Contributions – Section 20814(c) of the California Public Employees’ Retirement Law requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. For the year ended June 30, 2025, the employer contributions were as follows:

	<u>Safety</u>
Contributions - employer	\$ 5,317,504

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions – As of June 30, 2025, the City reported net pension liabilities for its proportionate shares of the net pension liability of the Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
Total Safety Net Pension Liability	\$ 40,038,955

The City’s net pension liability for each Plan is measured as the proportionate share of the net pension liability. The net pension liability of each of the Plans is measured as of June 30, 2024, and the total pension liability for each Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures. 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 plans relative to the projected contributions of all participating employers, actuarially determined

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

C. CalPERS Safety Plan, Continued

The City's proportionate share of the net pension liability for the Plan as of measurement date June 30, 2023 and 2024 was as follows:

Proportion - June 30, 2023	0.32622%
Proportion - June 30, 2024	<u>0.33015%</u>
Change - Increase (Decrease)	<u><u>0.00394%</u></u>

For the year ended June 30, 2025, the City recognized pension expense of \$8,935,743. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Safety	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 5,317,504	\$ -
Differences between actual and expected experience	3,267,534	106,242
Changes of assumptions	986,477	-
Changes in employer's proportion	1,011,330	-
Net differences between projected and actual earnings on plan investments	1,935,301	-
Differences between the employer's contribution and the employer's proportionate share of contributions	<u>244,094</u>	<u>471,275</u>
Total	<u><u>\$ 12,762,240</u></u>	<u><u>\$ 577,517</u></u>

\$5,317,504 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. 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 Ending June 30,	Annual Amortization
2026	\$ 2,854,281
2027	4,667,152
2028	7,960
2029	<u>(662,174)</u>
Total	<u><u>\$ 6,867,219</u></u>

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

C. CalPERS Safety Plan, Continued

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate –

The following presents the City’s proportionate share of the net pension liability for each Plan, calculated using the discount rate for each Plan, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>Total</u>
1.0% Decrease	5.90%
Net Pension Liability	\$ 62,100,782
Current Discount Rate	6.90%
Net Pension Liability	\$ 40,038,955
1.0% Increase	7.90%
Net Pension Liability	\$ 21,995,478

Actuarial assumptions and information regarding the discount rate are discussed in Note 12D below.

D. Information Common to the Miscellaneous and Safety Plans

Actuarial Assumptions – The total pension liabilities in the June 30, 2023 actuarial valuations were determined using the following actuarial assumptions:

	<u>Miscellaneous and Safety (1)</u>
Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Actuarial Cost Method	Entry-Age Actuarial Cost Method
Amortization Method	Level Percent of Payroll
Actuarial Assumptions:	
Discount Rate	6.90% (Miscellaneous and Safety)
Inflation	2.30%
Payroll Growth	2.80%
Projected Salary Increase	(2)
Investment Rate of Return	6.90% (3)
Mortality	Derived using CalPERS Membership Data for all Funds (4)

- (1) Actuarial assumptions are the same for all benefit tiers (Tier I-Classic, Tier II, and Tier III-PEPRA)
- (2) Depending on age, service and type of employment
- (3) Net of pension plan investment expenses, includes inflation
- (4) The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre- retirement and post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 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 November 2021 that can be found on the CalPERS website.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

D. Information Common to the Miscellaneous and Safety Plans, Continued

Discount Rate - The discount rate used to measure the total pension liability was 6.90% for the Miscellaneous and Safety Plans. The projection of cash flows used to determine the discount rate for each Plan assumed 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, Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. 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.

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. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 basis points.

The expected real rates of return by asset class are as follows:

Asset Class (1)	Assumed Asset Allocation	Real Return (1,2)
Global Equity - Cap-weighted	30%	4.54%
Global Equity - Non-Cap-weighted	12%	3.84%
Private Equity	13%	7.28%
Treasury	5%	0.27%
Mortgage-backed Securities	5%	0.50%
Investment Grade Corporates	10%	1.56%
High Yield	5%	2.27%
Emerging Market debt	5%	2.48%
Private Debt	5%	3.57%
Real Assets	15%	3.21%
Leverage	-5%	-0.59%

- (1) An expected inflation of 2.30% used for this period.
- (2) Figures are based on the 2021 Asset Liability Management study.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

D. Information Common to the Miscellaneous and Safety Plans, Continued

Changes of Assumptions – There were no assumption changes in 2024 and 2023. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through June 30, 2016, and 7.50% for measurement date June 30, 2014.

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

E. Contra Costa County Employees’ Retirement Association

Between July 1, 1973 and June 30, 2001, the City provided retirement benefits to its employee groups by contracting with the Contra Costa County Employees' Retirement Association (CCCERA). The City of Pittsburg converted to the CalPERS retirement system effective July 1, 2001 and entered into a Termination Withdrawal Agreement with CCCERA that resulted in the following consequences: CCCERA retained the obligation to provide future benefits to the City's past retirees and vested members that had left the City's employment prior to July 1, 2001.

The City would provide CalPERS retirement benefits for its then current and future employees. The Termination Withdrawal Agreement stated that as of June 30, 2001, the City accrued liability and allocated assets was determined at \$31,483,218. The Termination Withdrawal Agreement also stated that due to market fluctuation and the uncertainty with other actuarial assumptions, the unfunded accrued liability will be recomputed every three years as CCCERA’s triennial experience studies are completed. In addition, CCCERA is required to annually submit to the City a cash accounting update of the City of Pittsburg Bookkeeping Asset Account. If the ratio of the balance of the City's Bookkeeping Asset Account to its triennial updated termination unfunded liability is below 95% or exceeds 105%, the resulting obligation (if not paid in full) or surplus, will be amortized as a level amount over 15 years at a 7.75% annual interest rate.

In January 2006, the City received correspondence from CCCERA indicating that the City had an updated unfunded liability of \$11,902,898 that had been re-determined as of December 31, 2003. In June 2006, the City issued Pension Obligation bonds for a total amount of \$39,566,055; upon completion of this transaction the City utilized these bond proceeds to prepay the unfunded liability owed to CCCERA which amounted to \$12,700,000 as of June 30, 2006. The balance of bond funds in the amount of \$25,977,758 was used to prepay the City's unfunded accrued liability for both the miscellaneous and safety plans to CalPERS.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

12. DEFINED BENEFIT PENSION PLANS, Continued

E. Contra Costa County Employees' Retirement Association, Continued

Almost a year later the City received a letter from CCCERA dated August 23, 2007, providing the December 31, 2006 withdrawal liability update. In summary, the update reported the funding ratio of the present value of benefits (\$47.9 million) to allocated market assets (\$45.4 million) as 94.8%. The August 23, 2007 letter stated that since this ratio is below 95% this triggers a lump sum payment as of December 31, 2006 for \$2,505,433 plus interest at the rate of 7.8% to date of payment or an annual payment of \$289,144 to be amortized over 15 years starting with the first payment due on December 31, 2007.

In December of 2010, CCCERA sent a letter to the City regarding the triennial update of the City of Pittsburg's withdrawal liability as of December 31, 2009. The City of Pittsburg's unfunded termination liability of \$15,877,533 was calculated by The Segal Company, which would result in an annual payment of \$1,826,746 or approximately \$1.5 million more than CCCERA's previous 2006 calculated annual payment of \$289,144. In response to CCCERA's December 2010 calculated triennial update of the City's withdrawal liability, the City worked with CCCERA to amend the City's Termination Agreement to (1) allow the calculation to be prepared on an Actuarial rather than Market value of assets basis, and (2) create an 18-month lag between the valuation date and the date the contribution is due which lowered the December 31, 2009 unfunded obligation from \$15.9 million to \$9.9 million.

In addition, the City borrowed \$3.8 million from the City's Water Fund balance at the LAIF annual interest rate to repay a portion of the City's CCCERA unfunded liability and used \$1,980,096 of various fund balances to help reduce the City's CCCERA unfunded liability. Thus, through fiscal year 2013-2014, the City reduced its CCCERA unfunded liability by \$5,780,096 leaving \$4.1 million to be repaid over 15 years at the 7.75% annual interest rate.

In December of 2013, CCCERA sent a triennial update of the City of Pittsburg's pension liability with CCCERA. The liability was increased to \$11,312,353 resulting in 14 annual payments of \$1,306,656 at an interest rate of 7.25% per annum.

In December of 2015, CCCERA sent a triennial update of the City of Pittsburg's pension liability with CCCERA. The liability was decreased to \$6,810,830 resulting in 15 annual payments of \$773,523 at an interest rate of 7.0% per annum.

In December of 2019, CCCERA sent a triennial update of the City of Pittsburg's pension liability with CCCERA. The liability was decreased to \$5,816,84 resulting in 15 annual payments of \$660,633 with an interest rate of 7.0% per annum.

In December of 2021, CCCERA sent a triennial update of the City of Pittsburg's pension liability with CCCERA. The liability was increased to \$6,368,753 resulting in 15 annual payments of \$711,103 with an interest rate of 7.0% per annum.

At June 30, 2025, the Net Pension Liability, of this Plan was \$7,169,597. The plan also reported deferred outflows and deferred inflows of resources totaling \$2,034,136 and \$904,869, respectively.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

13. OTHER POST-EMPLOYMENT BENEFITS

Plan Description. The City of Pittsburgh Retiree Healthcare Plan (Plan) is an agent-multiple employer defined benefit healthcare plan administered by the City. The plan provides healthcare benefits to eligible retirees and their dependents. Benefit provisions are established and may be amended through agreements and memorandums of understanding between the City, its management employees, and unions representing City employees.

The City allows eligible retirees to continue in the City medical plans, currently Kaiser and Health Net. The City contributes up to a percentage of the single or dual Kaiser Retiree premium based on years of City service. No dental, vision, or life insurance benefits are provided.

On December 24, 2013, the City established an agreement with the California Public Employees’ Retirement System (CalPERS) to set aside funds and deposit into the California Employer’s Retiree Benefit Trust (CERBT) fund to accumulate, and distribute assets for the exclusive benefit of retirees and their beneficiaries. Plan assets are irrevocable and may not be used for any purpose other than funding post-retirement health care. The CERBT fund is an agent multiple employer plan and in order to ensure that the CERBT fund remains compliant with all reporting requirements, the CalPERS is responsible for publishing aggregate GASB 43 compliance Financial Statements, Notes, and Required Supplementary Information (RSI). The information may be found on CalPERS website at www.calpers.ca.gov.

Funding Policy. There is no statutory requirement for the City to prefund its OPEB obligation. The City has currently chosen to prefund OPEB. There are no employee contributions.

For fiscal year 2024-2025, the City reported \$2,272,373 in contributions to the OPEB Plan, including \$1,296,373 in premium payments for retirees, \$476,000 for implicit subsidies, \$500,000 for contributions to the CERBT fund, and no reimbursements from the CERBT fund for premium payments for retirees.

The City allows retirees to participate in the same City medical plans (Kaiser and Health Net) as active employees. For the Kaiser medical plan, retiree premium rates are the same as the active employees. Because this premium rate is a “blended” rate, retiree premiums payments are lower than what they would pay if the retirees were in a standalone medical plan, resulting in an implied subsidy for retirees under GASB Statement 75.

Employees Covered by Benefit Terms. Membership in the plan consisted of the following at the measurement date of June 30, 2024:

Active employees	70
Inactive employees or beneficiaries currently receiving benefit payments	168
Inactive employees entitled to but not yet receiving benefit payments	1
Total	239

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

13. OTHER POST-EMPLOYMENT BENEFITS, Continued

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used are consistent with the long-term perspective of the calculations. The total OPEB liability as of measurement date June 30, 2024, was determined using the following actuarial assumptions:

Valuation date	June 30, 2023
Measurement date	June 30, 2024
Contribution Policy	City contributes \$500,000/year to trust and pays benefits outside the trust until fully funded on a Present Value of Benefits basis.
Actuarial assumption:	
Discount rate	6.25% at June 30, 2024
Long-Term Expected	6.25% at June 30, 2023
Rate of Return on Assets	Expected City contributions projected to keep sufficient plan assets to pay all benefits from trust
General Inflation	2.50% annually
Mortality, Retirement, Disability, Termination	CalPERS 2000-2019 Experience Study
Mortality Improvement	Mortality projected fully generational with Scale MP-2021

Net OPEB Liability. The City's net OPEB liability is measured as the total OPEB liability, less the OPEN Plan fiduciary net position. The Net OPEB liability was measured as of June 30, 2024, using an actuarial valuation as of June 30, 2023, rolled forward to June 30, 2024 using standard update procedures.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic 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	49%	4.56%
Fixed Income	23%	1.56%
TIPS	5%	-0.08%
Commodities	3%	1.22%
REITs	20%	4.06%
Total	100%	
Assumed Long-Term Rate of Inflation		2.50%
Expected Long-Term Net Rate of Return		6.25%

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

13. OTHER POST-EMPLOYMENT BENEFITS, Continued

Discount Rate – The discount rate used to measure the total OPEB liability was 6.25%. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan’s fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees and beneficiaries. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Changes in Net OPEB Liability. The changes in the net OPEB liability are shown in the following table:

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability/(Asset) (a) - (b)
Balance at June 30, 2024 (6/30/23 measurement date)	\$ 40,687,118	\$ 6,627,757	\$ 34,059,361
Changes Recognized for the Measurement Period:			
Service cost	526,035	-	526,035
Interest on the total OPEB liability	2,520,516	-	2,520,516
Contributions from the employer	-	2,269,784	(2,269,784)
Net investment income	-	728,343	(728,343)
Administrative expenses	-	(2,162)	2,162
Benefit payments	(1,769,784)	(1,769,784)	-
Net changes	1,276,767	1,226,181	50,586
Balance at June 30, 2025 (6/30/24 Measurement Date)	\$ 41,963,885	\$ 7,853,938	\$ 34,109,947

Detailed information about the OPEB plan’s fiduciary net position is available in the separately issued plan financial report that may be obtained from CalPERS.

The benefit payments and refunds include implicit subsidy benefit payments in the amount of \$476,000.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

13. OTHER POST-EMPLOYMENT BENEFITS, Continued

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 (5.25%) or 1-percentage-point higher (7.25%) than the current discount rate:

Net OPEB Liability		
Discount Rate -1.0%	Discount Rate	Discount Rate +1.0%
5.25%	6.25%	7.25%
\$ 38,960,580	\$ 34,109,947	\$ 30,055,113

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:

Net OPEB Liability		
Healthcare Cost		
1.0% Decrease	Trend Rates	1.0% Increase
\$ 29,373,675	\$ 34,109,947	\$ 39,834,519

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB. For the year ended June 30, 2025, the City recognized OPEB expense of \$1,815,418. At June 30, 2025, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Employer contributions made subsequent to the measurement date	\$ 2,272,373	\$ -
Changes of assumptions	848,007	-
Differences between expected and actual experience	-	710,674
Net differences between projected and actual earnings on plan investments	-	5,810
Total	\$ 3,120,380	\$ 716,484

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

13. OTHER POST-EMPLOYMENT BENEFITS, Continued

\$2,272,373 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as part of OPEB expense as follows:

Year Ending June 30,	Annual Amortization
2026	\$ 83,352
2027	176,533
2028	(65,526)
2029	(62,836)
Total	<u>\$ 131,523</u>

14. COMMITMENTS AND CONTINGENCIES

A. Grants from Other Governments

The City participates in a number of Federal, State, and County programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grantor program regulations, the City may be required to reimburse the grantor government. As of June 30, 2025, some amounts of grant expenditures have not been audited, but the City believes that disallowed expenditures, if any, based on subsequent audits will not have a material effect on any individual governmental funds or the overall financial condition of the City.

B. Litigation

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.

C. Construction Commitments

As of June 30, 2025, the City has major construction commitments to various capital projects as shown in the table below:

Project	Amount
City Carryover:	
BART Pedestrian & Bicycle Connectivity	\$ 2,450,442
City Park Restroom	704,638
Zone 4 Pavement Management	633,045
Citywide Roadway Improvements	897,730
Pittsburg Premier Fields	1,040,470
Urban and Community Forestry	588,334
WTP Filter Gallery Replacement	40,774,807
Total Construction Commitments	<u>\$ 47,089,466</u>

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

14. COMMITMENTS AND CONTINGENCIES, Continued

D. Sales Tax Participation Agreements

The City negotiates sales tax participation agreements on an individual basis. The City has the following sales tax participation agreements with three entities as of June 30, 2025:

Entity	Tax Abated	Gross Dollar Amount of Abatement in Fiscal Year 2025	Commitments
Contra Costa County	i) 50% of Sales Tax Revenue from annexation area; ii) 100% PG&E Franchise Fee to City in the Annexation Area	\$ 51,590	Upon annexation of the northwest inclusion Mirant Power Plant, the City would receive an increased share of the County's property tax revenue of 50% of all sales and use tax revenues from the Annexation Area.
Private Company (Confidential)*	25% of Sales Tax Revenue of the parcel not to exceed \$1,850,000 over 10 years from 10/15/2012 through 10/14/2022	69,474	Relocation of business
Contra Costa County	\$150,000 to County if Sales Tax Revenues that the City receives from the annexation area is greater than \$250,000/year. If Sales Tax Revenue is less than \$250,000, then the amount to be transferred to the County shall be reduced by the amount the sales revenue that fell short of \$250,000	150,000	None

*Pursuant to the Sales and Use Tax law (chapter 8 - Article 1 - section 7056), in order to protect the confidential information of 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 for this entity.

15. SUCCESSOR AGENCY ACTIVITIES

The activities of the Successor Agency are reported in the Successor Agency to the Redevelopment Agency Private-Purpose Trust Fund as the activities are under the control of the Oversight Board. The City provides administrative services to the Successor Agency to wind down the affairs of the former Redevelopment Agency. Activities of the Successor Agency are as follows:

A. Notes and Loans Receivable

The various rehabilitation and construction loans including deferred and accrued interest balance is \$6,220,555 as of June 30, 2025. These loans have been made to individual homeowners, businesses and developers within the Redevelopment Project Area. The terms of these loans are specific to the borrower and interest rates, as well as usage and repayment requirements, vary according to the loan type. The following are descriptions of the various loans:

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

15. SUCCESSOR AGENCY ACTIVITIES, Continued

A. Notes and Loans Receivable, Continued

- Housing and rehabilitation loans are provided to homeowners who meet low- and moderate-income requirements as defined by the Department of Housing and Urban Development. These residential loans are available from \$5,000 to \$25,000 per property at a loan term of 3.0% simple interest for 10 years. The property will be rehabilitated to be free from health and safety violations upon completion of the rehabilitation program. The outstanding balance of these loan types as of June 30, 2025 was \$165,293.
- In 2005, a long-term agreement was entered into with the Mt. Diablo Unified School District (District) in the amount of \$6,178,936 for capital improvements. The funding was provided with the 2003A Bond proceeds. The District will repay the loan from school impact fees collected until the Agency is fully reimbursed or 35 years, whichever occurs first. The balance outstanding as of June 30, 2025 was \$2,930,672.
- The remaining loans receivable of \$3,124,590 as of June 30, 2025 represent a number of small business and property owner rehabilitation and construction loans to eliminate blight by assisting improvements and rehabilitation of properties that were vacant or underutilized.

B. Capital Assets

Capital assets are valued at historical cost or estimated historical cost if historical cost is not available. Donated capital assets are valued at their estimated fair market value on the date donated. The Agency's policy has set the capitalization threshold for general capital assets at \$5,000 and infrastructure capital assets at \$25,000 for reporting purposes. The Successor Agency has recorded all its public domain (infrastructure) capital assets, which include landscape, storm, street, and traffic systems.

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.

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.

Depreciation is provided using the straight line method, which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each year until the asset is fully depreciated. The Successor Agency has assigned the useful lives and capitalization thresholds listed below to capital assets.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

15. SUCCESSOR AGENCY ACTIVITIES, Continued

B. Capital Assets, Continued

Depreciation is recorded on a straight-line method over the useful lives of the assets as follows:

- Building and Improvements 20 - 70 years
- Machinery and Equipment 3 - 10 years
- Infrastructure 20 - 75 years

Capital Asset Additions, Retirements and Balances

	Balance at June 30, 2024	Restatement	Balance at June 30, 2024 (restated)
Capital assets not being depreciated:			
Land	\$ 1,151,580	\$ (1,151,580)	\$ -
Total capital assets not being depreciated	<u>1,151,580</u>	<u>(1,151,580)</u>	<u>-</u>
Capital assets being depreciated:			
Buildings and improvements	1,919,493	(1,919,493)	-
Total capital assets being depreciated	<u>1,919,493</u>	<u>(1,919,493)</u>	<u>-</u>
Less accumulated depreciation and amortization:			
Buildings and improvements	(590,615)	590,615	-
Net capital assets being depreciated	<u>(590,615)</u>	<u>590,615</u>	<u>-</u>
Total capital assets, net	<u>\$ 2,480,458</u>	<u>\$ (2,480,458)</u>	<u>\$ -</u>

During the fiscal year 2025, the City recorded restatements of capital assets to correct errors, effectively bringing the value of capital assets to zero. For more details, please refer to Note 16.

C. Long-Term Debt

The Successor Agency' long-term debt activities for fiscal year ended June 30, 2025 are as follows:

Description	Original Issue Description Amount	Beginning Balance July 1, 2024	Additions	Retirements	Ending Balance June 30, 2025	Amounts Due Within One Year	Amounts Due in More Than One Year
Tax Allocation Bonds:							
1999 RDA Bonds	\$ 30,106,357	\$ 37,821,675	\$ 7,853,612	\$ 8,755,000	\$ 36,920,287	\$ 8,755,000	\$ 28,165,287
2006A RDA Housing Set- Aside Bonds	11,020,000	6,780,000	-	360,000	6,420,000	380,000	6,040,000
2014 RDA Tax Allocation							
2014 RDA Tax Allocation	67,445,000	15,445,000	-	2,450,000	12,995,000	2,575,000	10,420,000
2016A RDA Housing Set- Aside Bonds	13,845,000	6,815,000	-	1,030,000	5,785,000	1,065,000	4,720,000
2016A RDA Subordinated Refunding Bonds	120,085,000	90,180,000	-	13,210,000	76,970,000	13,890,000	63,080,000
Sub-total		<u>157,041,675</u>	<u>7,853,612</u>	<u>25,805,000</u>	<u>139,090,287</u>	<u>26,665,000</u>	<u>112,425,287</u>
Unamortized premium on 2016A RDA		5,070,600	-	845,100	4,225,500	-	4,225,500
Total Successor Agency Debt		<u>\$162,112,275</u>	<u>\$ 7,853,612</u>	<u>\$ 26,650,100</u>	<u>\$143,315,787</u>	<u>\$ 26,665,000</u>	<u>\$116,650,787</u>

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

15. SUCCESSOR AGENCY ACTIVITIES, Continued

C. Long-Term Debt, Continued

1999 Redevelopment Agency Tax Allocation Bonds

1999 Redevelopment Agency Tax Allocation Bonds (1999 RDA Bonds) outstanding at June 30, 2025 amounted to \$54,085,000, including unaccreted discount of \$17,164,713. The bonds bear interest at rates between 4.1% and 6.2% with interest payments made semi-annually on February 1 and August 1. The bonds mature on August 1 of each year. The proceeds of the bonds were used to provide money for certain public capital improvements located within the Agency's Project Area, to fund a reserve account, and to pay cost of issuance incurred in connection with the issuance. Annual principal and interest payments secured by the RDA property tax increment revenues are expected to require less than 20% from these revenues. The total principal and interest remaining to be paid on the bonds is \$54,085,000. For fiscal year 2024-2025, principal and interest paid were \$8,755,000. With the dissolution of the Redevelopment Agency, Tax Increment is no longer distributed, and instead the Successor Agency receives payments from the County's Redevelopment Property Tax Trust Fund (RPTTF) that are to be used to fund debt service on the Bonds, with no distinction between housing and non-housing revenues.

In June 2014, the City issued the 2014 Successor Agency to the Redevelopment Agency of the City of Pittsburgh Bonds which partially refunded \$6,110,000 of currently outstanding Current Interest Bonds of the 1999 bonds.

The Bonds unaccreted discount and the current year accretion totaled \$17,164,713 and \$7,853,612, respectively, at June 30, 2025. The Bonds do not pay periodic interest. Interest on the Bonds will accrete in value at the rates between 6.10% and 6.20%. Repayment of the accreted principal commenced on August 1, 2019. Final repayment will be August 1, 2030.

The annual debt service requirements to mature the Capital Appreciation Bond portion of the 1999 RDA Bonds outstanding at June 30, 2025, were as follows

Year Ending June 30,	Principal	Total
2026	\$ 8,755,000	\$ 8,755,000
2027	8,750,000	8,750,000
2028	9,145,000	9,145,000
2029	9,145,000	9,145,000
2030	9,145,000	9,145,000
2031	9,145,000	9,145,000
Total	\$ 54,085,000	\$ 54,085,000

(1) Includes unaccreted discount in the total amount of \$17,164,713.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

15. SUCCESSOR AGENCY ACTIVITIES, Continued

C. Long-Term Debt, Continued

2006 Series A Housing Set Aside Redevelopment Agency Tax Allocation Bonds

2006 Series A Housing Set Aside Tax Allocation Bonds (2006A HSA RDA Bonds) outstanding at June 30, 2025, amounted to \$6,420,000. On November 30, 2006, the Agency issued \$11,020,000 of Series 2006A Bonds bearing interest at 5.12-5.31% to fund low and moderate income housing of benefit to the Agency's Los Medanos Redevelopment Project, to fund a reserve account, and to pay costs of issuance incurred in connection with issuance, sale and delivery of the Series 2006A RDA bonds. The bonds with interest payments made semi-annually on February 1 and August 1 each year commencing August 1, 2007 through August 1, 2036. Annual principal and interest payments on the bonds are expected to require less than 22% from these revenues. The total principal and interest remaining to be paid on the bonds is \$8,745,686. For fiscal year 2024-2025, principal and interest paid were \$710,526. With the dissolution of the Redevelopment Agency, Tax Increment is no longer distributed, and instead the Successor Agency receives payments from the County's Redevelopment Property Tax Trust Fund (RPTTF) that are to be used to fund debt service on the Bonds, with no distinction between housing and non-housing revenues.

The annual debt service requirements to mature the Series 2006A Bonds outstanding at June 30, 2025, were as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 380,000	\$ 330,875	\$ 710,875
2027	400,000	310,162	710,162
2028	425,000	288,255	713,255
2029	450,000	265,019	715,019
2030	470,000	240,588	710,588
2031-2035	2,755,000	790,144	3,545,144
2036-2037	1,540,000	100,643	1,640,643
Total	<u>\$ 6,420,000</u>	<u>\$ 2,325,686</u>	<u>\$ 8,745,686</u>

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

15. SUCCESSOR AGENCY ACTIVITIES, Continued

C. Long-Term Debt, Continued

2014 Redevelopment Agency Tax Allocation Refunding Bonds

2014 Series Successor Agency to the Redevelopment Agency Subordinate Tax Allocation Refunding Bonds (2014 STAB Bonds) outstanding at June 30, 2025 amounted to \$12,995,000. The 2014 STAB Bonds bear interest at rates between 4.0% and 5.0% with interest payments made semi-annually on February 1 and August 1. The 2014 STAB Bonds mature annually from 2016 to 2030 on August 1 in amounts ranging from \$2,645,000 to \$6,335,000. Proceeds from the 2014 STAB Bonds were used to refund \$74,049,000 of the Agency's 2003A RDA Bonds, partially refund the 1999 RDA Bonds, and to pay costs of issuance incurred in connection with the issuance, sales and delivery of 2014 STAB Bonds. Annual principal and interest payments secured by the RDA property tax increment revenues are expected to require less than 14% from these revenues. The total principal and interest remaining to be paid on the bonds is \$14,625,125. With the dissolution of the Redevelopment Agency, Tax Increment is no longer distributed, and instead the Successor Agency receives payments from the County's Redevelopment Property Tax Trust Fund (RPTTF) that are to be used to fund debt service on the Bond.

The annual debt service requirements to mature the Series 2014 Bonds outstanding at June 30, 2025 were as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 2,575,000	\$ 585,375	\$ 3,160,375
2027	2,705,000	453,375	3,158,375
2028	2,445,000	324,625	2,769,625
2029	2,570,000	199,250	2,769,250
2030	2,700,000	67,500	2,767,500
Total	<u>\$ 12,995,000</u>	<u>\$ 1,630,125</u>	<u>\$ 14,625,125</u>

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

15. SUCCESSOR AGENCY ACTIVITIES, Continued

C. Long-Term Debt, Continued

2016 Series A Housing Set Aside Successor Agency Tax Allocation Refunding Bonds

In February 2016, the Successor Agency issued 2016 Series A Set Aside Tax Allocation Refunding Bonds (2016A HSA Bonds) in the original principal amount of \$13,845,000. The proceeds of the bonds were used to refund and defease all of the outstanding 2004 Series A Housing Set-Aside Redevelopment Agency Tax Allocation Bonds. The 2016 Series A Bonds bear interest rates between 1.323% and 3.984% with interest payments made semi-annually on February 1 and August 1 each year commencing August 1, 2016 through August 1, 2029. The Bonds are secured by an irrevocable pledge of the Pledged Tax Revenues to be derived from Los Medanos II and Los Medanos III subareas and an irrevocable pledge of certain moneys in the Redevelopment Property Tax Trust Fund.

The annual debt service requirements to mature the Series 2016A HSA Bonds outstanding at June 30, 2025, were as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 1,065,000	\$ 233,997	\$ 1,298,997
2027	1,110,000	191,204	1,301,204
2028	1,150,000	142,159	1,292,159
2029	1,200,000	87,122	1,287,122
2030	1,260,000	29,509	1,289,509
Total	<u>\$ 5,785,000</u>	<u>\$ 683,992</u>	<u>\$ 6,468,992</u>

2016 Series A Subordinate Tax Allocation Refunding Bonds

In February 2016, the Successor Agency issued 2016 Series A Subordinate Tax Allocation Refunding Bonds in the original principal amount of \$120,085,000. The Bonds bear an interest rate of 5.0% with interest payments made semi-annually on March 1 and September 1 each year commencing September 1, 2016 through September 1, 2029.

The 2016 Series A Bond proceeds were used to refund the outstanding balance of the 2004 Series A Redevelopment Agency Subordinate Tax Allocation Bonds in the amount of \$101,195,000. The issuance of the Bond terminated the swap agreement in connection with the 2004 Series A Bond. The 2016 Series A Bond proceeds were also used to refund and defease a portion of the outstanding 2008 Series A Redevelopment Agency Subordinate Tax Allocation Refunding Bonds.

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

15. SUCCESSOR AGENCY ACTIVITIES, Continued

C. Long-Term Debt, Continued

2016 Series A Subordinate Tax Allocation Refunding Bonds, Continued

The annual debt service payments on the 2016 Series A Subordinate Tax Allocation Refunding Bonds outstanding at June 30, 2025, are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 13,890,000	\$ 3,501,250	\$ 17,391,250
2027	14,610,000	2,788,750	17,398,750
2028	15,355,000	2,039,625	17,394,625
2029	16,140,000	1,252,250	17,392,250
2030	16,975,000	424,375	17,399,375
Total	<u>\$ 76,970,000</u>	<u>\$ 10,006,250</u>	<u>\$ 86,976,250</u>

With the dissolution of the Redevelopment Agency, Tax Increment is no longer distributed, and instead the Successor Agency receives payments from the County’s Redevelopment Property Tax Trust Fund (RPTTF) that are to be used to fund debt service on the Bonds, with no distinction between housing and non-housing revenues.

The bond covenants for the Successor Agency Tax Allocation Bonds contain events of default that require the revenue of the Successor Agency 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 Successor Agency to observe or perform the conditions, covenants, or agreement terms of the debt; bankruptcy filing by the Successor Agency; or if any court or competent jurisdiction shall assume custody or control of the Successor Agency. The covenants also contain a subjective acceleration clause that allows the trustees or holders, who hold the majority of the aggregate principal amount of the notes, to accelerate payment of the entire principal amount outstanding and interest accrued to become immediately due if they determine that a material adverse change occurs.

D. Commitments and Contingencies

The activities of the former Redevelopment Agency and the Successor Agency are subject to further examination by the State of California and the amounts, if any, of transfers or expenditures may be disallowed. The State Controller’s Office conducted a review of propriety of asset transfers between the former Redevelopment Agency or the Successor agency and any public agency that occurred on or after January 1, 2011.

City of Pittsburgh
Notes to Basic Financial Statements
For the year ended June 30, 2025

16. RESTATEMENTS

The City's restatements, other than those changes within financial reporting entity, comprised of as follows:

1. Error correction (\$353,771) - The Water Utility Enterprise Fund restated its beginning net position to correct errors related to the capitalization of certain capital assets. For the fiscal year ended June 30, 2024, capital assets were understated by the same.
2. Error correction (\$2,480,458) - The Successor Agency to the Redevelopment Agency Private-Purpose Trust Fund restated its beginning net position to correct errors related to certain capital assets which were sold in prior years and should have been disposed of. For the fiscal year ended June 30, 2024, capital assets were overstated by the same amount.
3. Error correction (\$32,319) - The Governmental Activities restated its beginning net position to correct errors related to the Palermo lease asset which was fully paid off during FY2023-2024 and should have been written off. The correction reflects the net difference between the lease asset, net of \$465,746 and the lease liability of \$433,427. As a result, for the fiscal year ended June 30, 2024, both lease asset and the related lease liability were overstated by the same.
4. Change in accounting principles - Due to the implementation of the requirements of *GASB 101 - Compensated Absences*, the Water, Sewer, Marina, Pittsburgh Power Company and Waterfront Operations enterprise funds recorded restatements of \$91,261, \$22,372, \$9,358, \$26,068, and \$3,146, respectively. Additionally, the Governmental Activities, Business-Type Activities, and the Internal Service Funds also restated their beginning balances by \$636,065, \$152,565, and \$32,396, respectively.

Summary of the restatements were as follows:

A. Governmental Activities:

	Reporting Units Affected by Restatements of Beginning Balances			
	Fund Statements			Government-Wide
	Capital Improvements	Nonmajor Governmental Funds	Internal Service Funds	Governmental Activities
Governmental Activities				
Fund Balance/net position as previously reported at June 30, 2024	\$ -	\$ 57,374,341	\$ 13,263,400	\$ 261,301,129
Implementation of GASB 101	-	-	(32,396)	(636,065)
Change within financial reporting entity (nonmajor to major)	18,342,507	(18,342,507)	-	-
Error corrections - capital assets	-	-	-	(32,319)
Total restatements	18,342,507	(18,342,507)	(32,396)	(668,384)
Fund balance/net position as restated at June 30, 2024	\$ 18,342,507	\$ 39,031,834	\$ 13,231,004	\$ 260,632,745

City of Pittsburg
Notes to Basic Financial Statements
For the year ended June 30, 2025

16. RESTATEMENTS, Continued

B. Business-Type Activities:

Business-type activities	Reporting Units Affected by Restatements of Beginning Balances					
	Fund Statements					Government-Wide
	Water Utility	Sewer Utility	Marina	Pittsburg Power Company	Waterfront Operations	Business-Type Activities
Net position as previously reported at June 30, 2024	\$ 101,931,291	\$ 49,291,890	\$ 11,984,142	\$ 18,096,925	\$ 2,237,490	\$ 183,541,738
Implementation of GASB 101	(91,621)	(22,372)	(9,358)	(26,068)	(3,146)	(152,565)
Error corrections - capital assets	353,771	-	-	-	-	353,771
Total restatements	262,150	(22,372)	(9,358)	(26,068)	(3,146)	201,206
Net position as restated at June 30, 2024	\$ 102,193,441	\$ 49,269,518	\$ 11,974,784	\$ 18,070,857	\$ 2,234,344	\$ 183,742,944

C. Fiduciary Activities:

Fiduciary Activities	Fund Statements Successor Agency to the Redevelopment Agency Private- Purpose Trust
Net position as previously reported at June 30, 2024	\$ (108,815,349)
Error corrections - capital assets	(2,480,458)
Total restatements	(2,480,458)
Net position as restated at June 30, 2024	\$ (111,295,807)



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**REQUIRED
SUPPLEMENTARY INFORMATION**



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City of Pittsburg
Required Supplementary Information
For the year ended June 30, 2025

1. BUDGETS AND BUDGETARY ACCOUNTING

- A. Public hearings are conducted at the City to obtain public comments. The City Council annually adopts the budget for the ensuing fiscal year prior to July 1st.
- B. Budgets for the General Fund, Special Revenue Funds, Capital Projects Funds and Debt Service Funds are adopted on a basis consistent with GAAP
- C. Under Article XIII B of the California Constitution (the Gann Spending Limitation Initiative), the City is restricted as to the amount of annual appropriations from the proceeds of taxes, and if proceeds of taxes exceed allowed appropriations, the excess must either be refunded to the State Controller, returned to the taxpayers through revised tax rates or revised fees schedules, or an excess in one year may be offset against a deficit in the following year. For the fiscal year ended June 30, 2024, based on the calculations by City Management, proceeds of taxes did not exceed the appropriations limit.
- D. Budgeted revenue amounts represent the original budget modified by adjustments authorized during the year. Budgeted expenditure amounts represent original appropriations adjusted for supplemental appropriations during the year, which were contingent upon new or additional revenue sources and re-appropriated amounts for prior year encumbrances. The City Manager must approve adjustments to departmental budgets; however, management may amend the budgeted amounts within departmental expenditure classifications.
- E. Appropriations lapse at the end of the fiscal year and then are re-budgeted for the coming year. Beginning with the FY 2014-2015 budget, capital project appropriations continue appropriations until the project is completed.

City of Pittsburgh

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

General Fund

For the year ended June 30, 2025

	Budget Amounts			Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES:				
Property tax	\$ 5,139,850	\$ 5,228,187	\$ 5,057,615	\$ (170,572)
Sales tax	19,436,200	19,184,200	19,001,806	(182,394)
Franchise tax	6,434,000	6,605,038	6,329,479	(275,559)
Other taxes	2,263,000	1,963,000	1,442,917	(520,083)
Intergovernmental revenues	13,461,393	14,225,625	14,131,723	(93,902)
Permits, licenses, and fees	1,138,000	1,136,100	1,096,744	(39,356)
Fines and forfeitures	362,100	389,600	328,769	(60,831)
Service fees	5,314,933	5,235,433	8,043,247	2,807,814
Use of money and property	747,511	747,511	3,206,526	2,459,015
Other revenues	3,040,627	2,383,245	2,036,520	(346,725)
Total revenues	57,337,614	57,097,939	60,675,346	3,577,407
EXPENDITURES:				
Current:				
General government	1,620,292	4,176,415	4,564,785	(388,370)
City Council	169,664	148,764	149,299	(535)
City Manager and City Clerk	769,263	673,611	685,760	(12,149)
City Attorney	506,177	406,997	403,824	3,173
Human resources	1,349,467	1,380,114	1,297,264	82,850
Finance and services	2,093,417	1,955,920	1,790,528	165,392
Community development and services	12,550,544	11,618,827	11,539,023	79,804
Public safety	38,130,559	36,152,530	36,950,345	(797,815)
Public works - administration	90,098	90,098	202,525	(112,427)
Public works - streets	3,430,188	3,186,654	2,998,611	188,043
Public works - parks	233,602	244,272	286,772	(42,500)
Debt service:				
Interest and fiscal charges	-	-	11,895	(11,895)
Total expenditures	60,943,271	60,034,202	60,880,631	(846,429)
REVENUES OVER (UNDER) EXPENDITURES	(3,605,657)	(2,936,263)	(205,285)	2,730,978
OTHER FINANCING SOURCES (USES):				
Transfers in	11,409,379	11,409,379	7,447,397	(3,961,982)
Transfers out	(7,837,585)	(9,795,608)	(4,894,486)	4,901,122
Total other financing sources (uses)	3,571,794	1,613,771	2,552,911	939,140
Net change in fund balances	\$ (33,863)	\$ (1,322,492)	2,347,626	\$ 3,670,118
FUND BALANCES:				
Beginning of year			27,864,883	
End of year			<u>\$ 30,212,509</u>	

City of Pittsburgh

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

Housing Authority (Section 8) - Special Revenue Fund

For the year ended June 30, 2025

	Budget Amounts			Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES:				
Intergovernmental revenues	\$ 23,087,232	\$ 23,087,232	\$ 24,572,983	\$ 1,485,751
Service fees	1,587,094	1,587,098	1,666,717	79,619
Use of money and property	26	26	62	36
Other revenues	191,671	191,671	157,406	(34,265)
Total revenues	24,866,023	24,866,027	26,397,168	1,531,141
EXPENDITURES:				
Current:				
Community development and services	25,034,373	25,071,643	25,974,095	(902,452)
Debt service:				
Principal retirement	-	-	52,571	(52,571)
Interest and fiscal charges	5,000	5,000	2,457	2,543
Total expenditures	25,039,373	25,076,643	26,029,123	(952,480)
REVENUES OVER (UNDER) EXPENDITURES	(173,350)	(210,616)	368,045	578,661
OTHER FINANCING SOURCES (USES):				
Transfers out	(24,907)	(24,907)	(24,907)	-
Total other financing sources (uses)	(24,907)	(24,907)	(24,907)	-
Net change in fund balances	\$ (198,257)	\$ (235,523)	343,138	\$ 578,661
FUND BALANCES:				
Beginning of year			764,698	
End of year			<u>\$ 1,107,836</u>	

City of Pittsburgh

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

Housing Successor Agency - Special Revenue Fund

For the year ended June 30, 2025

	Budget Amounts			Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES:				
Intergovernmental revenues	\$ -	\$ -	\$ 149,510	\$ 149,510
Service fees	7,500	7,500	7,500	-
Use of money and property	240,518	240,518	225,988	(14,530)
Other revenues	285,974	285,974	895,086	609,112
Total revenues	533,992	533,992	1,278,084	744,092
EXPENDITURES:				
Current:				
Community development and services	1,064,381	1,049,564	503,596	545,968
Debt service:				
Principal retirement	-	-	109,681	(109,681)
Interest and fiscal charges	-	-	11,909	(11,909)
Total expenditures	1,064,381	1,049,564	625,186	424,378
REVENUES OVER (UNDER) EXPENDITURES	(530,389)	(515,572)	652,898	1,168,470
OTHER FINANCING SOURCES (USES):				
Transfers out	(749)	(749)	(749)	-
Total other financing sources (uses)	(749)	(749)	(749)	-
Net change in fund balances	\$ (531,138)	\$ (516,321)	652,149	\$ 1,168,470
FUND BALANCES:				
Beginning of year			31,230,266	
End of year			<u>\$ 31,882,415</u>	

City of Pittsburgh

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

Miscellaneous Grants - Special Revenue Fund

For the year ended June 30, 2025

	Budget Amounts			Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES:				
Intergovernmental revenues	\$ 73,500	\$ 437,768	\$ 12,430,842	\$ 11,993,074
Use of money and property	15,554	15,554	22,985	7,431
Total revenues	89,054	453,322	12,453,827	12,000,505
EXPENDITURES:				
Current:				
General government	125,000	125,000	1,116	123,884
Community development and services	73,970	118,838	3,941,308	(3,822,470)
Public safety	-	14,500	310,707	(296,207)
Total expenditures	198,970	258,338	4,253,131	(3,994,793)
REVENUES OVER (UNDER) EXPENDITURES	(109,916)	194,984	8,200,696	8,005,712
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	110,417	110,417
Transfers out	-	(53,079)	(53,079)	-
Total other financing sources (uses)	-	(53,079)	57,338	110,417
Net change in fund balances	\$ (109,916)	\$ 141,905	8,258,034	\$ 8,116,129
FUND BALANCES:				
Beginning of year			(4,765,526)	
End of year			<u>\$ 3,492,508</u>	

City of Pittsburg
Required Supplementary Information
For the year ended June 30, 2025

Agent-Multiple Employer Pension Plan

Schedule of Changes in the Net Pension Liability and Related Ratios - Last 10 Years

Measurement Date	Miscellaneous Plan		
	2015	2016	2017
TOTAL PENSION LIABILITY			
Service cost	\$ 1,843,426	\$ 1,885,618	\$ 2,185,281
Interest on total pension liability	5,559,084	5,954,324	6,187,235
Differences between expected and actual experience	(227,056)	696,901	(1,930,694)
Changes in assumptions	(1,494,012)	-	5,646,863
Changes in benefits	-	-	-
Benefit payments, including refunds of employee contributions	(2,914,360)	(2,993,564)	(3,017,394)
Net change in the total pension liability	2,767,082	5,543,279	9,071,291
Total pension liability - beginning	74,924,289	77,691,371	83,234,650
Total pension liability - ending (a)	\$ 77,691,371	\$ 83,234,650	\$ 92,305,941
PLAN FIDUCIARY NET POSITION			
Contributions - employer	\$ 1,631,437	\$ 1,875,971	\$ 2,156,429
Contributions - employee	1,036,916	902,130	931,204
Net investment income	1,323,594	284,705	6,786,287
Administrative expense	(68,782)	(37,256)	(90,302)
Benefit payments, including refunds of employee contributions	(2,914,360)	(2,993,564)	(3,017,394)
Net Plan to Plan Resource Movement	-	-	-
Other Miscellaneous Income/(Expense)	-	-	-
Net change in plan fiduciary net position	1,008,805	31,986	6,766,224
Plan fiduciary net position - beginning	60,121,603	61,130,408	61,162,394
Plan fiduciary net position - ending (b)	\$ 61,130,408	\$ 61,162,394	\$ 67,928,618
Net pension liability - ending (a) - (b)	\$ 16,560,963	\$ 22,072,256	\$ 24,377,323
Plan fiduciary net position as a percentage of the total pension	78.68%	73.48%	73.59%
Covered payroll	\$ 11,958,650	\$ 12,684,949	\$ 13,415,686
Net pension liability as a percentage of covered payroll	138.49%	174.00%	181.71%

Notes to the 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 valuation date. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (aka. Golden Handshakes).

Changes in assumptions: In 2018, 2019, 2020 and 2021, there were no changes. In 2022, the accounting discount rate reduced from 7.15% to 6.90%. In 2017, the accounting discount rate reduced from 7.65% to 7.15%. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5% (net of administrative expense) to 7.65% (without a reduction for pension plan administrative expense). In 2014, amounts were based on the 7.5% discount rate. All other assumptions for the 30, 2014 measurement date were the same as those used for the June 30, 2015 and 2016 measurement dates.

Miscellaneous Plan

2018	2019	2020	2021	2022	2023	2024
\$ 2,232,196	\$ 2,288,787	\$ 2,353,997	\$ 2,424,499	\$ 2,555,597	\$ 2,782,716	\$ 3,100,151
6,453,806	7,017,326	7,496,928	7,781,919	8,005,677	8,596,775	9,212,523
1,226,287	2,711,217	1,434,791	(1,431,592)	(704,978)	3,060,870	3,225,006
(2,707,757)	-	-	-	2,393,680	-	-
-	-	-	-	-	119,894	-
(3,355,097)	(3,733,114)	(4,398,489)	(4,538,899)	(5,009,882)	(5,568,045)	(6,110,586)
3,849,435	8,284,216	6,887,227	4,235,927	7,240,094	8,992,210	9,427,094
92,305,941	96,155,376	104,439,592	111,326,819	115,562,746	122,802,840	131,795,050
<u>\$ 96,155,376</u>	<u>\$ 104,439,592</u>	<u>\$ 111,326,819</u>	<u>\$ 115,562,746</u>	<u>\$ 122,802,840</u>	<u>\$ 131,795,050</u>	<u>\$ 141,222,144</u>
\$ 2,157,639	\$ 2,465,718	\$ 2,806,209	\$ 3,074,038	\$ 3,608,526	\$ 3,756,882	\$ 3,797,416
1,304,579	1,158,921	1,201,689	1,174,220	1,246,674	1,379,182	1,646,398
5,770,585	4,832,621	3,927,075	18,549,157	(7,577,502)	5,719,597	9,344,689
(105,852)	(52,429)	(110,160)	(81,481)	(62,141)	-	-
(3,355,097)	(3,733,114)	(4,398,489)	(4,538,899)	(5,009,882)	(5,568,045)	(6,110,586)
(29,876)	-	-	10,124	-	-	-
(201,014)	170	-	-	-	(67,624)	(79,076)
5,540,964	4,671,887	3,426,324	18,187,159	(7,794,325)	5,219,992	8,598,841
67,928,618	73,469,582	78,141,469	81,567,793	99,754,952	91,960,627	97,180,619
<u>\$ 73,469,582</u>	<u>\$ 78,141,469</u>	<u>\$ 81,567,793</u>	<u>\$ 99,754,952</u>	<u>\$ 91,960,627</u>	<u>\$ 97,180,619</u>	<u>\$ 105,779,460</u>
<u>\$ 22,685,794</u>	<u>\$ 26,298,123</u>	<u>\$ 29,759,026</u>	<u>\$ 15,807,794</u>	<u>\$ 30,842,213</u>	<u>\$ 34,614,431</u>	<u>\$ 35,442,684</u>
76.41%	74.82%	73.27%	86.32%	74.88%	73.74%	74.90%
\$ 14,252,307	\$ 16,955,330	\$ 15,500,208	\$ 16,948,240	\$ 18,566,233	\$ 20,228,530	\$ 21,992,020
159.17%	155.10%	191.99%	93.27%	166.12%	171.12%	161.16%

City of Pittsburgh
Required Supplementary Information
For the year ended June 30, 2025

Agent-Multiple Employer Pension Plan
Schedule of Contributions - Last 10 Years

Fiscal Year Ended	Miscellaneous Plan		
	2016	2017	2018
Actuarially determined contribution	\$ 2,745,066	\$ 3,094,191	\$ 2,253,288
Contributions in relation to actuarially determined contributions	(2,745,066)	(3,094,191)	(2,253,288)
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Covered employee payroll	\$ 12,684,949	\$ 13,415,686	\$ 14,252,307
Contributions as a percentage of covered employee payroll	21.64%	23.06%	15.81%

Notes to Schedule

Valuation date	June 30, 2023
Actuarial cost method	Entry-Age Normal Cost Method
Amortization method	Level Percent of Payroll
Asset valuation method	Actuarial Value of Assets
Inflation	2.75% for 2015 to 2019, and 2.875% for 2020, and 2.50% for 2021 to 2022, 2.3% in 2023
Salary increases	Varies by Entry Age and Service
Payroll Growth	2.80%
	7.50% for 2015 to 2018, 7.375% for 2019, 7.25% for 2020, 7.00% for 2021, 7.15% for 2022, and 7.00% for 2023.
Investment rate of return	Net of Pension Plan Investment 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, 2021, and 2022 preretirement and post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.

Miscellaneous Plan

2019	2020	2021	2022	2023	2024	2025
\$ 2,333,907	\$ 2,806,210	\$ 3,072,547	\$ 3,603,067	\$ 3,757,320	\$ 3,797,186	\$ 4,418,568
(2,333,907)	(2,806,210)	(3,072,547)	(3,603,067)	(3,757,320)	(3,797,186)	(4,418,568)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 16,955,330	\$ 15,500,208	\$ 16,948,240	\$ 18,566,233	\$ 20,228,530	\$ 21,992,020	\$ 22,676,137
13.77%	18.10%	18.13%	19.41%	18.57%	17.27%	19.49%

City of Pittsburgh
Required Supplementary Information
For the year ended June 30, 2025

Cost-Sharing Defined Pension Plan

Schedule of Changes in the Net Pension Liability and Related Ratios - Last 10 Years

Measurement Date	Safety Plan		
	6/30/2015	6/30/2016	6/30/2017
Plan's proportion of the net pension liability	0.39815%	0.46609%	0.48116%
Plan's proportionate share of the net pension liability	\$ 16,405,587	\$ 21,519,369	\$ 25,094,362
Plan's covered payroll	\$ 13,134,628	\$ 14,209,375	\$ 10,647,118
Plan's proportionate share of the net pension liability as percentage of its covered payroll	124.90%	151.44%	235.69%
Fiduciary net position as a percentage of the total pension liability	79.38%	74.91%	74.42%
Plan's Proportionate Share of Aggregate Employer Contributions	\$ 2,148,293	\$ 2,219,565	\$ 2,518,889

Safety Plan

6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024
0.49472%	0.44506%	0.46340%	0.49214%	0.53469%	0.54444%	0.33015%
\$ 25,389,095	\$ 27,782,901	\$ 30,873,359	\$ 17,271,735	\$ 36,741,589	\$ 40,696,551	\$ 40,038,955
\$ 10,804,084	\$ 12,017,570	\$ 10,485,001	\$ 12,076,801	\$ 12,796,156	\$ 13,199,562	\$ 13,673,281
235.00%	231.19%	294.45%	143.02%	287.13%	308%	293%
75.93%	75.53%	74.62%	86.58%	73.42%	76.21%	76.21%
\$ 2,954,663	\$ 3,357,057	\$ 4,346,298	\$ 5,968,738	\$ 7,564,096	\$ 4,677,823	\$ 5,317,504

City of Pittsburg
Required Supplementary Information
For the year ended June 30, 2025

Cost-Sharing Defined Pension Plan
Schedule of Contributions - Last 10 Years

Fiscal Year Ended	2016	2017	2018
Actuarially determined contribution	\$ 2,449,689	\$ 2,573,034	\$ 2,674,332
Contributions in relation to actuarially deemed contributions	(2,449,689)	(2,573,034)	(2,674,332)
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Covered payroll	\$ 14,209,375	\$ 10,647,118	\$ 10,804,084
Contributions as a percentage of covered payroll	17.24%	24.17%	24.75%

Valuation date: June 30, 2014 June 30, 2015 June 30, 2016

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level percentage of payroll, closed
Remaining amortization period	30 years
Asset valuation method	Market Value of Assets
Discount Rate	6.90%
Inflation	2.50%
Varies by Entry Age and Service	Annual increase vary by category, entry age and duration of service.
Investment rate of return	7% Net of Pension Plan Investment and Administrative Expenses; includes Inflation.
Retirement age	The probabilities of Retirement are based on the 2021 CalPERS Experience Study for the period from 2000 to 2019.
Mortality	The probabilities of mortality are derived from CalPERS' Membership Data for all Funds based on CalPERS' specific data from a 2021 CalPERS Experience Study. The table includes 20 years of mortality improvements using the Society of Actuaries Scale BB.

Safety Plan

2019	2020	2021	2022	2023	2024	2025
\$ 2,771,970	\$ 3,602,530	\$ 3,943,074	\$ 4,278,885	\$ 4,560,882	\$ 4,677,823	\$ 5,317,504
(2,771,970)	(3,602,530)	(3,943,074)	(4,278,885)	(4,560,882)	(4,677,823)	(5,317,504)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 12,017,570	\$ 10,485,001	\$ 12,076,801	\$ 12,796,156	\$ 13,199,562	\$ 13,673,281	\$ 13,984,182
23.07%	34.36%	32.65%	33.44%	34.55%	34.21%	38.03%

June 30, 2017 June 30, 2018 June 30, 2019 June 30, 2020 June 30, 2021 June 30, 2022 June 30, 2023

City of Pittsburg
Required Supplementary Information
For the year ended June 30, 2025

Agent Multiple Employer OPEB Plan
*Schedule of Changes in the Net OPEB Liability and Related Ratios - Last 10 Years**

Measurement Date	6/30/2017	6/30/2018	6/30/2019
Total OPEB Liability			
Service cost	\$ 807,000	\$ 830,803	\$ 801,058
Interest	2,558,000	2,680,717	2,806,423
Differences between expected and actual experience	-	-	(2,201,658)
Changes of assumptions	-	-	(933,286)
Benefit payments	(1,625,000)	(1,536,951)	(1,701,943)
Net change in the total OPEB liability	1,740,000	1,974,569	(1,229,406)
Total OPEB liability - beginning	37,912,000	39,652,000	41,626,569
Total OPEB liability - ending (a)	39,652,000	41,626,569	40,397,163
Plan Fiduciary Net Position			
Contribution - employer	2,106,000	2,021,796	2,201,943
Net investment income	295,000	270,566	277,898
Administrative expense	(1,000)	(6,320)	(919)
Benefit payments	(1,625,000)	(1,536,951)	(1,701,943)
Net change in plan fiduciary net position	775,000	749,091	776,979
Plan fiduciary net position - beginning	2,585,000	3,359,734	4,108,825
Plan fiduciary net position - ending (b)	3,360,000	4,108,825	4,885,804
Net OPEB liability/asset - ending (a) - (b)	\$ 36,292,000	\$ 37,517,744	\$ 35,511,359
Plan fiduciary net position as a percentage of the total OPEB liability	8.47%	9.87%	12.09%
Covered-employee payroll	\$ 15,921,000	\$ 16,568,668	\$ 14,845,791
Net OPEB liability as a percentage of covered-employee payroll	227.95%	226.44%	239.20%

* Fiscal year 2018 was the first year of implementation; therefore, only eight years are shown.

6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024
\$ 647,726	\$ 634,868	\$ 630,242	\$ 624,246	\$ 526,035
2,720,705	2,794,547	2,340,650	2,418,343	2,520,516
-	(5,776,939)	-	(2,289,948)	-
(710,108)	69,768	-	2,732,465	-
(1,476,338)	(1,626,643)	(1,709,185)	(1,734,444)	(1,769,784)
1,181,985	(3,904,399)	1,261,707	1,750,662	1,276,767
40,397,163	41,579,148	37,674,749	38,936,456	40,687,118
41,579,148	37,674,749	38,936,456	40,687,118	41,963,885
1,976,338	726,643	2,109,185	2,234,444	2,269,784
172,535	1,527,524	(823,764)	373,468	728,343
(2,459)	(2,103)	(1,575)	(1,673)	(2,162)
(1,476,338)	(1,626,643)	(1,709,185)	(1,734,444)	(1,769,784)
670,076	625,421	(425,339)	871,795	1,226,181
4,885,804	5,555,880	6,181,301	5,755,962	6,627,757
5,555,880	6,181,301	5,755,962	6,627,757	7,853,938
\$ 36,023,268	\$ 31,493,448	\$ 33,180,494	\$ 34,059,361	\$ 34,109,947
13.36%	16.41%	14.78%	16.29%	18.72%
\$ 14,623,265	\$ 13,712,707	\$ 13,191,542	\$ 12,659,854	\$ 11,800,274
246.34%	229.67%	251.53%	269.03%	289.06%

City of Pittsburg
Required Supplementary Information
For the year ended June 30, 2025

Agent Multiple Employer OPEB Plan
*Schedule of OPEB Contributions - Last 10 Years**

Fiscal Year Ended June 30,	2018	2019	2020
Actuarially determined contribution	\$ 3,938,000	\$ 4,096,000	\$ 4,270,000
Contributions in relation to the actuarially determined contribution	<u>(2,021,796)</u>	<u>(2,201,943)</u>	<u>(2,038,794)</u>
Contribution deficiency (excess)	<u>\$ 1,916,204</u>	<u>\$ 1,894,057</u>	<u>\$ 2,231,206</u>
 Covered employee payroll	 \$ 16,568,668	 \$ 14,845,791	 \$ 14,623,265
 Contributions as a percentage of covered employee payroll	 12.20%	 14.83%	 13.94%

Notes to Schedule

Valuation date: June 30, 2017 June 30, 2017 June 30, 2019

Actuarial cost method	Entry-Age Normal
Amortization method	Level percent of payroll
Amortization period	18 years remaining as of June 30, 2024
Asset valuation method	Investment gains and losses spread over 5-year rolling period
Inflation	2.50%
Salary increases	Varies by Entry Age and Service
Payroll Growth	2.75%
Investment rate of return	6.25%
Retirement age	The probabilities of Retirement are based on CalPERS Experience Study for the period from 2000-2019.
Mortality	Society of Actuaries Scale MP-21

* Fiscal year 2018 was the first year of implementation; therefore, only eight years are shown.

<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
\$ 3,911,000	\$ 4,117,000	\$ 3,639,000	\$ 3,738,000	\$ 3,858,000
(726,643)	(2,234,444)	(2,234,444)	(2,168,821)	(2,272,373)
<u>\$ 3,184,357</u>	<u>\$ 1,882,556</u>	<u>\$ 1,404,556</u>	<u>\$ 1,569,179</u>	<u>\$ 1,585,627</u>
\$ 13,712,707	\$ 13,191,542	\$ 12,659,854	\$ 11,800,274	\$ 11,334,527
5.30%	16.94%	17.65%	18.38%	20.05%

June 30, 2019 June 30, 2021 June 30, 2021 June 30, 2023 June 30, 2023



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SUPPLEMENTARY INFORMATION



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City of Pittsburgh

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

Capital Improvement

For the year ended June 30, 2025

	Budget Amounts			Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES:				
Intergovernmental revenues	\$ -	\$ 12,057,718	\$ 3,180,855	\$ (8,876,863)
Use of money and property	348,308	348,308	609,298	260,990
Other revenues	-	74,200	72,640	(1,560)
Total revenues	348,308	12,480,226	3,862,793	(8,617,433)
EXPENDITURES:				
Current:				
Capital outlay and improvements	465,620	39,516,618	13,784,180	25,732,438
Total expenditures	465,620	39,516,618	13,784,180	25,732,438
REVENUES OVER (UNDER) EXPENDITURES	(117,312)	(27,036,392)	(9,921,387)	17,115,005
OTHER FINANCING SOURCES (USES):				
Transfers in	-	6,906,696	5,656,695	(1,250,001)
Transfers out	-	(692)	(1,613,704)	(1,613,012)
Total other financing sources (uses)	-	6,906,004	4,042,991	(2,863,013)
Net change in fund balances	\$ (117,312)	\$ (20,130,388)	(5,878,396)	\$ 14,251,992
FUND BALANCES:				
Beginning of year, as previously presented			-	
Restatements			18,342,507	
Beginning of year, as restated			18,342,507	
End of year			<u>\$ 12,464,111</u>	

City of Pittsburg
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

Special Revenue Funds

Special revenue funds are used to account for specific revenues (other than those for major capital projects) that are restricted legally to expenditures for particular purposes.

Small Cities Grants Fund

This fund was established to account for direct grants received for housing and rental rehabilitation programs, which are program income and used to supplement housing rehabilitation costs.

Gas Tax Fund

This fund receives 18% of the collected half-cent sales tax, which is based on the population and road mileage, to fund regional transportation and transit related projects.

Measure J Tax Fund

This fund accounts for 3/4% add-on sales tax approved by voters in November 2005 for enhanced public safety services.

Lighting & Landscape Fund

Receipts of the assessments from residential and commercial properties are used by this fund to provide maintenance of street lighting, street trees, landscape, curbs, gutters and sidewalks within the City.

Lighting & Landscape Oak Hills Fund

Receipts of the special assessments from residential and commercial properties, in the Oak Hill area, are used by this fund to provide maintenance of street lighting, street trees, landscape, curbs, gutters and sidewalks.

Assets Seizure Fund

This fund was established to administer the seized assets from criminal activities.

Marina Vista Field Replacement Fund

This fund accounts for the collection of rents (maximum of \$60,000 annually) from the Athletic Fields rentals of the Marina Vista School fields as set forth in the Construction and Use Agreement for the contingent turf replacement of the fields.

Local Law Enforcement Block Grant Fund

This fund accounts for the funds provided by Department of Justice to supplement local crime prevention and public safety efforts.

Southwest Pittsburg GHAD II Fund

Southwest Pittsburg Geological Hazard Abatement fund was created to account for the maintenance district of which responsibilities are restricted to mitigation/abatement of geologic landslide and erosion hazards. The fund receives revenues from assessments levied on the properties located on the hillside areas for its operation costs.

Southwest Pittsburg GHAD II Administrative Fund

This fund was created to facilitate the administration (salaries and fringe benefits) for the Southwest Pittsburg GHAD II Fund.

City of Pittsburg
Nonmajor Governmental Funds
For the Year Ended June 30, 2025
Special Revenue Funds (Continued)

Storm Water Utility (NPDES) Fund

This fund accounts for property assessments collected by the County of Contra Costa on behalf of the City to provide funding for National Pollutant Discharge Elimination System (NPDES) and general drainage maintenance activities within the Pittsburg Storm Water Utility Area to reduce pollutants.

HUD Community Development Block Grant Fund

Receives annual entitlement from Department of HUD to finance public services, housing activities, economic development projects, public facility projects, program planning and administration.

NSP Neighborhood Stabilization Program Fund

This fund accounts for the funding by the California Department of Housing and Community Development for purchases and redevelopment of foreclosed homes, the purchase and rehabilitation of abandoned or foreclosed homes, the demolition of blighted structures, and the redevelopment of demolished or vacant property within the City.

CalHome Program Fund

This fund was established to account for the funding from the California Department of Housing and Community Development for mortgage assistance and owner-occupied housing rehabilitation loans.

California Energy Conservation Program

This fund is funded by the Energy Efficiency and Conservation Block Grant to enable the City to pursue the City's LED streetlight retrofit, to develop and implement projects to improve energy efficiency and reduce energy use and fossil fuel emissions within the City.

San Marco CFD 2004-01 Fund

The receipts of this fund provide funding for the increased demand of police services in the San Marco subdivision of the Community Facilities District.

Solid Waste Fund

This fund has been established to finance City activities associated with AB 939 compliance such as the annual reporting of recycling programs, hazardous waste collection and the coordination of public education programs. In addition this fund finances the City's solid waste facility Local Enforcement Program (LEA) for permitting, inspection and enforcement of State regulations governing operational, closed and illegal landfills and refuse processing facilities. These revenues will also provide for litter abatement and other similar services to mitigate the impact on the City of Pittsburg associated with hosting the Material Recovery and Transfer Station (MRTS), which services the entire region. The Solid Waste Fund revenues are generated by a \$1.50 surcharge on each ton of solid waste received at the Material Recovery and Transfer Station.

Vista Del Mar CFD 2005-2 Fund

The receipts of the fund provided funding for increased demand for police services in and for the Vista Del Mar CFD 2005-2.

Public Safety Services CFD 2005-1 Fund

The receipts of this fund provide funding for increased demand for public safety services within this Community Facilities District.

City of Pittsburg
Nonmajor Governmental Funds
For the Year Ended June 30, 2025
Special Revenue Funds (Continued)

Park Maintenance CFD 2007-1 Fund

The receipts of this fund provide funding for increased demand for park maintenance services within this Community Facilities District.

Cops Hiring Recovery Fund

This fund was established to account for Grants received from law enforcement agencies to create and preserve jobs and to increase their community policing capacity and crime-prevention efforts.

Pittsburg Arts & Community Foundation

This fund was created for an independent non-profit corporation set up to increase, support and encourage art, literacy, education, economic development, affordable housing, and other community resources and programs to benefit the City of Pittsburg and its residents.

Hillview Jr. High Athletic Field

This fund was established to account for Grants received from Measure WW for financing, construction and joint use of an athletic field at Hillview Junior High School with Pittsburg Unified School District.

Public, Education and Government Fees (PEG)

The City is given authority from California Public Utilities Code to levy State Franchise Holder. The revenue of this fund supports Public Education and Government (PEG) channel facilities.

Railroad Avenue Specific Area Plan

This fund was created to account for the funding and financing of facilities according to the Railroad Avenue Specific Plan.

Project Amenities Management Fund

This fund was created to account for continuous maintenance and management of various project amenities for Greystone Place such as stormwater treatment facilities, sanitary sewer lift stations, emergency vehicle access and gates.

Fire District CFD 2017-01 Fund

The funds are used solely for supplemental services and facilities of the Fire District that benefited City of Pittsburg.

Golf Course Fund

This fund was established to account for revenues and expenditures associated with providing golfing facilities and services to our community.

US EPA Grants Fund

This fund was established to account for direct grants to enhance public enjoyment, reduce existing environmental contamination of the waterfront and opportunities for economic development in alignment with the General and Trust Lands Use Plans.

City of Pittsburg
Nonmajor Governmental Funds
For the Year Ended June 30, 2025
Special Revenue Funds (Continued)

Marina Dredging & Infrastructure Improvement Fund

This fund was established to account for funding to help facilitate the dredging project, various infrastructure improvements and modernize Marina operations.

Tuscany Meadows CFD 2021-1 Fund

This fund was established to provide funding to help the developer finance the cost of design and construction of public improvements relating to the development of the Tuscany Meadows subdivision. The special tax for the CFD may be used to pay the debt service on bonds issued by the City in the future to finance the facilities or may be used to pay for the facilities on a pay-as-you-go basis, without the issuance of bonds.

Debt Service Funds

Debt service funds are used to account for the accumulation of resources for, and the retirement of, long-term debt principal and interest.

Pension Obligations Fund

This fund accounts for the accumulation of resources for payment of principal, interest and related costs of the Pension Obligation Bonds long-term debt and for payments to the Contra Costa County Employees' Retirement Association for unfunded accrued pension obligations.

Capital Projects Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Inclusionary Housing Fund

This fund was established to account for fees paid by developers in the form of "in-lieu" fees that would be used for the construction of affordable housing.

Traffic Impact Fair Share Fund

This fund was established to account for developer fees as a condition of development to mitigate future traffic impacts.

Kirker Creek Drainage Fees Fund

This fund was established to account for the drainage fees collected from developers to finance drainage improvement projects.

Traffic Mitigation Fund

Fees collected from developers are used by this fund to finance the capital improvement projects that mitigate the traffic impact.

Park Dedication Fund

This fund was established to account for the fees collected from developers and used for design, development, construction of new park projects and the rehabilitation of existing parks.

City of Pittsburg
Nonmajor Governmental Funds
For the Year Ended June 30, 2025
Capital Projects Funds (Continued)

Regional Traffic Mitigation Fund

Provides funding from developer fees for projects that mitigate traffic impacts and improve regional transportation infrastructure.

Infrastructure Repair & Replacement Fund

Supports the maintenance and replacement of essential City infrastructure, including roads, utilities, and public facilities.

Community Capital Improvement Fund

Finances community-wide capital projects such as parks, recreation facilities, and civic buildings to enhance public amenities.

Bailey Road Maintenance Fund

Restricted for maintenance and improvements along the Bailey Road corridor to ensure safe and efficient travel.

Gas Tax - Road Maintenance and Rehabilitation Fund

Accounts for state gas tax revenues dedicated to street maintenance, pavement rehabilitation, and related transportation improvements.

Regional Freeway Security Fee Fund

Funds freeway safety and security enhancements, including lighting, surveillance, and emergency response infrastructure.

Developer Deposit Fund

This fund accounts for monies received from developers for funding of various capital activities.



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City of Pittsburg
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

	Special Revenue			
	Small Cities Grants	Gas Tax	Measure J Tax	Lighting & Landscape
ASSETS				
Cash and investments	\$ 375,039	\$ 203,552	\$ -	\$ -
Restricted cash and investments	-	-	-	-
Receivables:				
Accounts	-	181,245	2,720,795	-
Loans and notes	1,097,663	-	-	-
Leases	-	-	-	-
Inventory	-	-	-	-
Prepaid items and other assets	-	-	-	2,515
Advances to other funds	-	-	-	-
Total assets	\$ 1,472,702	\$ 384,797	\$ 2,720,795	\$ 2,515
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ -	\$ 19,129	\$ 1,542,176	\$ 119,081
Taxes payable	-	-	-	-
Refundable deposits	-	-	-	-
Unearned revenue	-	-	-	-
Due to other funds	-	-	167,792	3,740
Advances from other funds	-	-	-	-
Total liabilities	-	19,129	1,709,968	122,821
Deferred Inflows of Resources				
Unavailable revenue	-	-	-	-
Leases	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances:				
Nonspendable	-	-	-	2,515
Restricted	1,472,702	365,668	1,010,827	-
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	(122,821)
Total fund balances	1,472,702	365,668	1,010,827	(120,306)
Total liabilities, deferred inflows of resources and fund balances	\$ 1,472,702	\$ 384,797	\$ 2,720,795	\$ 2,515

Special Revenue						
Lighting & Landscape Oak Hills	Assets Seizure	Marina Vista Field Replacement	Local Law Enforcement Block Grant	Southwest Pittsburg GHAD II	Southwest Pittsburg GHAD II Administrative	
\$ 70,807	\$ 63,686	\$ 344,540	\$ 5,330	\$ 5,562,751	\$ 293,440	
-	159,886	-	-	-	-	
-	-	-	30,973	-	-	
-	-	-	-	-	-	
-	14,574	-	26,453	-	-	
-	-	-	-	-	-	
-	-	-	-	2,117,588	-	
<u>\$ 70,807</u>	<u>\$ 238,146</u>	<u>\$ 344,540</u>	<u>\$ 62,756</u>	<u>\$ 7,680,339</u>	<u>\$ 293,440</u>	
\$ 2,662	\$ -	\$ -	\$ -	\$ 11,601	\$ -	
-	-	-	-	-	-	
-	159,781	-	-	(10,925)	-	
-	-	-	42,467	-	-	
-	-	-	33,030	-	-	
-	-	-	-	-	-	
<u>2,662</u>	<u>159,781</u>	<u>-</u>	<u>75,497</u>	<u>676</u>	<u>-</u>	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	14,574	-	26,453	-	-	
68,145	-	-	-	7,679,663	293,440	
-	-	344,540	-	-	-	
-	63,791	-	-	-	-	
-	-	-	(39,194)	-	-	
<u>68,145</u>	<u>78,365</u>	<u>344,540</u>	<u>(12,741)</u>	<u>7,679,663</u>	<u>293,440</u>	
<u>\$ 70,807</u>	<u>\$ 238,146</u>	<u>\$ 344,540</u>	<u>\$ 62,756</u>	<u>\$ 7,680,339</u>	<u>\$ 293,440</u>	

City of Pittsburgh
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

	Special Revenue			
	Storm Water Utility (NPDES)	HUD Community Development Block Grant	Neighborhood Stabilization Program	CalHome Program
ASSETS				
Cash and investments	\$ 37,546	\$ -	\$ 52,234	\$ 263,935
Restricted cash and investments	-	-	-	-
Receivables:				
Accounts	-	595,844	-	-
Loans and notes	-	235,800	2,187,914	411,166
Leases	-	-	-	-
Inventory	1,829	-	-	-
Prepaid items and other assets	-	-	-	-
Advances to other funds	-	-	-	-
Total assets	\$ 39,375	\$ 831,644	\$ 2,240,148	\$ 675,101
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 17,065	\$ 141,451	\$ -	\$ -
Taxes payable	-	-	-	-
Refundable deposits	-	-	-	-
Unearned revenue	-	-	-	-
Due to other funds	-	236,531	-	-
Advances from other funds	-	-	-	-
Total liabilities	17,065	377,982	-	-
Deferred Inflows of Resources				
Unavailable revenue	-	-	567,201	-
Leases	-	-	-	-
Total deferred inflows of resources	-	-	567,201	-
Fund Balances:				
Nonspendable	1,829	-	-	-
Restricted	20,481	453,662	1,672,947	675,101
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
Total fund balances	22,310	453,662	1,672,947	675,101
Total liabilities, deferred inflows of resources and fund balances	\$ 39,375	\$ 831,644	\$ 2,240,148	\$ 675,101

Special Revenue						
California Energy Conservation	San Marco CFD 2004-01	Solid Waste	Vista Del Mar CFD 2005-2	Public Safety Services CFD 2005-1	Park Maintenance CFD 2007-1	
\$ -	\$ 103,624	\$ 943,191	\$ 21,810	\$ 366,194	\$ 684,170	
-	-	-	-	-	-	
-	-	271,773	-	-	40,610	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	8,085	-	-	-	
-	-	-	-	-	-	
<u>\$ -</u>	<u>\$ 103,624</u>	<u>\$ 1,223,049</u>	<u>\$ 21,810</u>	<u>\$ 366,194</u>	<u>\$ 724,780</u>	
\$ -	\$ 2,457	\$ 25,381	\$ 1,141	\$ 3,094	\$ 1,550	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	2,457	25,381	1,141	3,094	1,550	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	8,085	-	-	-	
-	101,167	1,189,583	20,669	363,100	723,230	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	101,167	1,197,668	20,669	363,100	723,230	
<u>\$ -</u>	<u>\$ 103,624</u>	<u>\$ 1,223,049</u>	<u>\$ 21,810</u>	<u>\$ 366,194</u>	<u>\$ 724,780</u>	

City of Pittsburg
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

	Special Revenue			
	Cops Hiring Recovery	Pittsburg Arts & Community Foundation	Hillview Jr. High Athletic	Public, Education and Government Fees (PEG)
ASSETS				
Cash and investments	\$ -	\$ 321,245	\$ 459,746	\$ 828,002
Restricted cash and investments	-	-	-	-
Receivables:				
Accounts	-	-	-	24,888
Loans and notes	-	4,020	-	-
Leases	-	170,102	-	-
Inventory	-	167,857	-	-
Prepaid items and other assets	-	-	-	-
Advances to other funds	-	-	-	-
Total assets	\$ -	\$ 663,224	\$ 459,746	\$ 852,890
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ -	\$ 39,367	\$ -	\$ 2,550
Taxes payable	-	260	-	-
Refundable deposits	-	12,700	-	-
Unearned revenue	-	10,084	-	-
Due to other funds	-	-	-	-
Advances from other funds	-	-	-	-
Total liabilities	-	62,411	-	2,550
Deferred Inflows of Resources				
Unavailable revenue	-	4,020	-	-
Leases	-	131,609	-	-
Total deferred inflows of resources	-	135,629	-	-
Fund Balances:				
Nonspendable	-	167,857	-	-
Restricted	-	297,327	-	-
Committed	-	-	459,746	850,340
Assigned	-	-	-	-
Unassigned	-	-	-	-
Total fund balances	-	465,184	459,746	850,340
Total liabilities, deferred inflows of resources and fund balances	\$ -	\$ 663,224	\$ 459,746	\$ 852,890

Special Revenue						
Railroad Avenue Specific Area Plan	Project Amenities Management	Fire District CFD 2017-01	Golf Course	US EPA Grants	Marina Dredging & Infrastructure Improvement	
\$ -	\$ 46,728	\$ 213,279	\$ 1,671	\$ 1,204,208	\$ 257,164	
-	-	-	-	-	-	-
-	-	-	-	1,207,073	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
\$ -	\$ 46,728	\$ 213,279	\$ 1,671	\$ 2,411,281	\$ 257,164	
\$ -	\$ 669	\$ 1,644	\$ -	\$ 1,073,280	\$ -	
-	-	-	-	-	-	-
-	1,066	-	-	-	-	-
-	-	-	-	86,004	-	-
-	-	-	-	-	-	-
3,301,791	-	-	375,000	-	-	-
3,301,791	1,735	1,644	375,000	1,159,284	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	44,993	211,635	-	1,251,997	257,164	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(3,301,791)	-	-	(373,329)	-	-	-
(3,301,791)	44,993	211,635	(373,329)	1,251,997	257,164	-
\$ -	\$ 46,728	\$ 213,279	\$ 1,671	\$ 2,411,281	\$ 257,164	

City of Pittsburg
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

	Special Revenue	Debt Service	Capital Projects	
	Tuscany Meadows CFD 2021-1	Pension Obligations	Inclusionary Housing	Traffic Impact Fair Share
ASSETS				
Cash and investments	\$ 31,406	\$ -	\$ 42,450	\$ 576,054
Restricted cash and investments	-	3,601,187	-	-
Receivables:				
Accounts	-	-	-	-
Loans and notes	-	-	-	-
Leases	-	-	-	-
Inventory	-	-	-	-
Prepaid items and other assets	-	711,803	-	-
Advances to other funds	-	-	380,000	-
Total assets	\$ 31,406	\$ 4,312,990	\$ 422,450	\$ 576,054
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,394	\$ 2,750	\$ -	\$ -
Taxes payable	-	-	-	-
Refundable deposits	-	-	-	-
Unearned revenue	-	-	-	-
Due to other funds	-	793,979	-	-
Advances from other funds	-	-	-	-
Total liabilities	1,394	796,729	-	-
Deferred Inflows of Resources				
Unavailable revenue	-	-	-	-
Deferred inflow related to leases	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances:				
Nonspendable	-	711,803	-	-
Restricted	30,012	2,804,458	422,450	576,054
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
Total fund balances	30,012	3,516,261	422,450	576,054
Total liabilities, deferred inflows of resources and fund balances	\$ 31,406	\$ 4,312,990	\$ 422,450	\$ 576,054

City of Pittsburg
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

	Capital Projects			
	Community Capital Improvement	Bailey Road Maintenance	Gas Tax - Road Maintenance and Rehabilitation	Regional Freeway Security Fee
ASSETS				
Cash and investments	\$ 364,155	\$ 2,409,015	\$ 271,046	\$ -
Restricted cash and investments	-	-	-	-
Receivables:				
Accounts	68,634	36,899	567,494	98,930
Loans and notes	-	-	-	-
Leases	-	-	-	-
Inventory	-	-	-	-
Prepaid items and other assets	-	-	-	-
Advances to other funds	-	-	-	-
Total assets	\$ 432,789	\$ 2,445,914	\$ 838,540	\$ 98,930
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,805	\$ -	\$ 164,094	\$ -
Taxes payable	-	-	-	-
Refundable deposits	-	-	-	-
Unearned revenue	-	-	-	-
Due to other funds	-	-	-	148,462
Advances from other funds	-	-	-	-
Total liabilities	14,805	-	164,094	148,462
Deferred Inflows of Resources				
Unavailable revenue	-	-	-	-
Leases	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	-	2,445,914	674,446	-
Committed	417,984	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	(49,532)
Total fund balances	417,984	2,445,914	674,446	(49,532)
Total liabilities, deferred inflows of resources and fund balances	\$ 432,789	\$ 2,445,914	\$ 838,540	\$ 98,930

<u>Capital Project</u>			
<u>Developer</u>		<u>Total Nonmajor</u>	
<u>Deposit</u>		<u>Governmental</u>	
		<u>Funds</u>	
\$ 519,121	\$	25,217,073	
-		3,761,073	
-		6,028,346	
-		3,936,563	
-		170,102	
-		211,599	
-		727,403	
-		5,799,379	
<u>\$ 519,121</u>	<u>\$</u>	<u>45,851,538</u>	
\$ 19,326	\$	4,390,400	
-		260	
853,324		1,020,946	
-		138,555	
-		1,383,534	
-		3,676,791	
<u>872,650</u>		<u>10,610,486</u>	
-		571,221	
-		131,609	
-		702,830	
-		939,002	
-		35,701,878	
-		2,073,747	
-		63,791	
<u>(353,529)</u>		<u>(4,240,196)</u>	
<u>(353,529)</u>		<u>34,538,222</u>	
<u>\$ 519,121</u>	<u>\$</u>	<u>45,851,538</u>	

City of Pittsburgh

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

For the year ended June 30, 2025

	Special Revenue			
	Small Cities Grants	Gas Tax	Measure J Tax	Lighting & Landscape
REVENUES:				
Franchise tax	\$ -	\$ -	\$ -	\$ -
Other taxes	-	1,935,737	2,212,457	-
Intergovernmental revenues	-	-	3,032,157	-
Permits, licenses, and fees	-	-	-	-
Fines and forfeitures	-	-	-	-
Special assessments	-	-	-	3,043,979
Service fees	135	-	-	-
Use of money and property	44,420	23,035	48,053	-
Other revenues	-	-	(1,117)	35,585
Total revenues	44,555	1,958,772	5,291,550	3,079,564
EXPENDITURES:				
Current:				
General government	-	-	-	73,971
Finance and services	-	-	-	-
Community development and services	-	-	226,057	-
Public safety	-	-	-	-
Public works - administration	-	-	-	-
Public works - streets	-	301,704	-	5,776,516
Capital outlay and improvements	-	-	6,042,425	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	-	301,704	6,268,482	5,850,487
REVENUES OVER (UNDER)				
EXPENDITURES	44,555	1,657,068	(976,932)	(2,770,923)
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	86,000	2,265,000
Transfers out	-	(2,567,089)	(710,000)	(47,004)
Total other financing sources (uses)	-	(2,567,089)	(624,000)	2,217,996
Net change in fund balances	44,555	(910,021)	(1,600,932)	(552,927)
FUND BALANCES:				
Beginning of year, as previously presented	1,428,147	1,275,689	2,611,759	432,621
Restatements	-	-	-	-
Beginning of year, as restated	1,428,147	1,275,689	2,611,759	432,621
End of year	\$ 1,472,702	\$ 365,668	\$ 1,010,827	\$ (120,306)

Special Revenue						
Lighting & Landscape Oak Hills	Assets Seizure	Marina Vista Field Replacement	Local Law Enforcement Block Grant	Southwest Pittsburg GHAD II	Southwest Pittsburg GHAD II Administrative	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	1,293,657	-
-	-	-	48,034	-	-	-
-	2,346	-	-	-	-	-
33,959	-	-	-	-	-	-
-	-	-	-	-	-	-
2,512	17	12,816	489	281,367	-	13,866
-	-	-	-	-	-	-
36,471	2,363	12,816	48,523	1,575,024	-	13,866
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	13,702	299,484	-	743,948
(2)	46,092	-	47,419	-	-	-
1,597	-	-	-	-	-	-
40,840	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
42,435	46,092	-	61,121	299,484	-	743,948
(5,964)	(43,729)	12,816	(12,598)	1,275,540	-	(730,082)
1,500	-	-	-	-	-	569,530
-	-	-	-	(569,530)	-	(5,431)
1,500	-	-	-	(569,530)	-	564,099
(4,464)	(43,729)	12,816	(12,598)	706,010	-	(165,983)
72,609	122,094	331,724	(143)	6,973,653	-	459,423
-	-	-	-	-	-	-
72,609	122,094	331,724	(143)	6,973,653	-	459,423
\$ 68,145	\$ 78,365	\$ 344,540	\$ (12,741)	\$ 7,679,663	\$ -	\$ 293,440

City of Pittsburgh

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

For the year ended June 30, 2025

	Special Revenue			
	Storm Water Utility (NPDES)	HUD Community Development Block Grant	Neighborhood Stabilization Program	CalHome Program
REVENUES:				
Franchise tax	\$ -	\$ -	\$ -	\$ -
Other taxes	870,116	-	-	-
Intergovernmental revenues	-	1,078,910	-	-
Permits, licenses, and fees	-	-	-	-
Fines and forfeitures	-	-	-	-
Special assessments	-	-	-	-
Service fees	-	-	-	-
Use of money and property	-	-	1,943	27,879
Other revenues	16,210	-	-	-
Total revenues	886,326	1,078,910	1,943	27,879
EXPENDITURES:				
Current:				
General government	-	-	-	-
Finance and services	-	-	-	-
Community development and services	-	814,494	-	1,365
Public safety	-	68,431	-	-
Public works - administration	202,138	-	-	-
Public works - streets	826,079	-	-	-
Capital outlay and improvements	-	-	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	1,028,217	882,925	-	1,365
REVENUES OVER (UNDER)				
EXPENDITURES	(141,891)	195,985	1,943	26,514
OTHER FINANCING SOURCES (USES):				
Transfers in	215,000	-	-	-
Transfers out	(14,644)	(2,060)	-	-
Total other financing sources (uses)	200,356	(2,060)	-	-
Net change in fund balances	58,465	193,925	1,943	26,514
FUND BALANCES:				
Beginning of year, as previously presented	(36,155)	259,737	1,671,004	648,587
Restatements	-	-	-	-
Beginning of year, as restated	(36,155)	259,737	1,671,004	648,587
End of year	\$ 22,310	\$ 453,662	\$ 1,672,947	\$ 675,101

Special Revenue						
California Energy Conservation	San Marco CFD 2004-01	Solid Waste	Vista Del Mar CFD 2005-2	Public Safety Services CFD 2005-1	Park Maintenance CFD 2007-1	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	446,682	1,407,552	-	-
-	-	76,437	-	-	40,610	-
-	-	812,593	-	-	-	-
-	-	-	-	-	-	-
-	1,553,901	-	-	-	-	198,075
-	-	18,299	-	-	-	-
-	803	38,806	170	2,955	-	21,839
-	-	25,389	-	-	-	-
-	1,554,704	971,524	446,852	1,410,507	-	260,524
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	611,702	-	-	-	-
-	-	285,862	1,832	1,124	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	74,220
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	9,120	-	-	8,645	-	6,064
-	9,120	897,564	1,832	9,769	-	80,284
-	1,545,584	73,960	445,020	1,400,738	-	180,240
-	-	-	-	-	-	-
(7)	(1,455,273)	(205,617)	(425,413)	(1,043,693)	-	(936)
(7)	(1,455,273)	(205,617)	(425,413)	(1,043,693)	-	(936)
(7)	90,311	(131,657)	19,607	357,045	-	179,304
7	10,856	1,329,325	1,062	6,055	-	543,926
-	-	-	-	-	-	-
7	10,856	1,329,325	1,062	6,055	-	543,926
\$ -	\$ 101,167	\$ 1,197,668	\$ 20,669	\$ 363,100	\$ -	\$ 723,230

City of Pittsburg

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

For the year ended June 30, 2025

	Special Revenue			
	Cops Hiring Recovery	Pittsburg Arts & Community Foundation	Hillview Jr. High Athletic	Public, Education and Government Fees (PEG)
REVENUES:				
Franchise tax	\$ -	\$ -	\$ -	\$ 105,317
Other taxes	-	-	-	-
Intergovernmental revenues	-	-	-	-
Permits, licenses, and fees	-	-	-	-
Fines and forfeitures	-	880	-	-
Special assessments	-	-	-	-
Service fees	-	6,793	-	-
Use of money and property	-	9,237	17,102	29,610
Other revenues	-	301,645	-	-
Total revenues	-	318,555	17,102	134,927
EXPENDITURES:				
Current:				
General government	-	-	-	-
Finance and services	-	-	-	-
Community development and services	-	362,744	-	30,560
Public safety	-	-	-	-
Public works - administration	-	-	-	-
Public works - streets	-	-	-	-
Capital outlay and improvements	-	-	-	-
Debt service:				
Principal retirement	-	33,955	-	-
Interest and fiscal charges	-	15,304	-	-
Total expenditures	-	412,003	-	30,560
REVENUES OVER (UNDER)				
EXPENDITURES	-	(93,448)	17,102	104,367
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balances	-	(93,448)	17,102	104,367
FUND BALANCES:				
Beginning of year, as previously presented	-	558,632	442,644	745,973
Restatements	-	-	-	-
Beginning of year, as restated	-	558,632	442,644	745,973
End of year	\$ -	\$ 465,184	\$ 459,746	\$ 850,340

Special Revenue						
Railroad Avenue Specific Area Plan	Project Amenities Management	Fire District CFD 2017-01	Golf Course	US EPA Grants	Marina Dredging & Infrastructure Improvement	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
-	-	-	-	-	-	
-	-	-	-	1,921,253	-	
-	-	-	-	-	-	
15,301	56,424	69,140	-	-	-	
-	-	-	-	-	-	
4,113	2,449	6,288	34	51,297	9,566	
-	-	-	-	-	-	
19,414	58,873	75,428	34	1,972,550	9,566	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	6,154	5,150	-	2,401,637	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
145,431	-	-	-	-	-	
145,431	6,154	5,150	-	2,401,637	-	
(126,017)	52,719	70,278	34	(429,087)	9,566	
-	-	-	1,600	150,000	-	
-	(115,000)	-	-	-	-	
-	(115,000)	-	1,600	150,000	-	
(126,017)	(62,281)	70,278	1,634	(279,087)	9,566	
(3,175,774)	107,274	141,357	(374,963)	1,531,084	247,598	
-	-	-	-	-	-	
(3,175,774)	107,274	141,357	(374,963)	1,531,084	247,598	
\$ (3,301,791)	\$ 44,993	\$ 211,635	\$ (373,329)	\$ 1,251,997	\$ 257,164	

City of Pittsburg

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

For the year ended June 30, 2025

	Special Revenue	Debt Service	Capital Projects	
	Tuscany Meadows CFD 2021-1	Pension Obligations	Inclusionary Housing	Traffic Impact Fair Share
REVENUES:				
Franchise tax	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-
Intergovernmental revenues	-	-	-	-
Permits, licenses, and fees	-	-	-	-
Fines and forfeitures	-	-	-	-
Special assessments	9,809	-	-	-
Service fees	-	4,587,247	-	-
Use of money and property	942	154,201	1,579	21,429
Other revenues	-	-	-	-
Total revenues	10,751	4,741,448	1,579	21,429
EXPENDITURES:				
Current:				
General government	4,644	-	-	-
Finance and services	-	300,194	-	-
Community development and services	-	-	-	-
Public safety	-	-	-	-
Public works - administration	-	-	-	-
Public works - streets	-	-	-	-
Capital outlay and improvements	-	-	-	-
Debt service:				
Principal retirement	-	2,750,000	-	-
Interest and fiscal charges	-	1,636,500	-	-
Total expenditures	4,644	4,686,694	-	-
REVENUES OVER (UNDER)				
EXPENDITURES	6,107	54,754	1,579	21,429
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balances	6,107	54,754	1,579	21,429
FUND BALANCES:				
Beginning of year, as previously presented	23,905	3,461,507	420,871	554,625
Restatements	-	-	-	-
Beginning of year, as restated	23,905	3,461,507	420,871	554,625
End of year	\$ 30,012	\$ 3,516,261	\$ 422,450	\$ 576,054

Capital Projects						
Kirker Creek Drainage Fees	Traffic Mitigation	Capital Improvement	Park Dedication	Regional Traffic Mitigation	Infrastructure Repair & Replacement	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	629,079	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
14,772	163,826	-	170,328	164,876	43	
-	-	-	-	-	-	
14,772	792,905	-	170,328	164,876	43	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	122,008	-	4,639,873	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	122,008	-	4,639,873	-	-	
14,772	670,897	-	(4,469,545)	164,876	43	
-	-	-	1,074,234	-	-	
-	-	-	-	-	-	
-	-	-	1,074,234	-	-	
14,772	670,897	-	(3,395,311)	164,876	43	
382,328	4,063,948	18,342,507	4,907,530	3,771,889	1,094	
-	-	(18,342,507)	-	-	-	
382,328	4,063,948	-	4,907,530	3,771,889	1,094	
\$ 397,100	\$ 4,734,845	\$ -	\$ 1,512,219	\$ 3,936,765	\$ 1,137	

City of Pittsburg

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

For the year ended June 30, 2025

	Capital Projects			
	Community Capital Improvement	Bailey Road Maintenance	Gas Tax - Road Maintenance and Rehabilitation	Regional Freeway Security Fee
REVENUES:				
Franchise tax	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-
Intergovernmental revenues	382,570	-	3,492,675	-
Permits, licenses, and fees	-	184,552	-	-
Fines and forfeitures	-	-	-	-
Special assessments	-	-	-	-
Service fees	-	-	-	-
Use of money and property	15,475	86,852	2,097	-
Other revenues	-	-	-	(6,663)
Total revenues	398,045	271,404	3,494,772	(6,663)
EXPENDITURES:				
Current:				
General government	-	-	-	-
Finance and services	-	-	-	-
Community development and services	403,977	-	-	-
Public safety	-	-	-	2,094
Public works - administration	-	-	-	-
Public works - streets	-	-	1,662,536	-
Capital outlay and improvements	-	-	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	403,977	-	1,662,536	2,094
REVENUES OVER (UNDER)				
EXPENDITURES	(5,932)	271,404	1,832,236	(8,757)
OTHER FINANCING SOURCES (USES):				
Transfers in	75,000	-	-	-
Transfers out	(106,868)	-	(1,900,000)	-
Total other financing sources (uses)	(31,868)	-	(1,900,000)	-
Net change in fund balances	(37,800)	271,404	(67,764)	(8,757)
FUND BALANCES:				
Beginning of year, as previously presented	455,784	2,174,510	742,210	(40,775)
Restatements	-	-	-	-
Beginning of year, as restated	455,784	2,174,510	742,210	(40,775)
End of year	\$ 417,984	\$ 2,445,914	\$ 674,446	\$ (49,532)

<u>Capital Project</u>	
<u>Developer Deposit</u>	<u>Total Nonmajor Governmental Funds</u>
\$ -	\$ 105,317
-	8,166,201
-	10,072,646
-	1,626,224
-	3,226
-	4,980,588
-	4,612,474
-	1,447,086
247,449	618,498
<u>247,449</u>	<u>31,632,260</u>
-	78,615
-	300,194
347,581	6,268,555
-	452,852
-	203,735
-	8,681,895
-	10,804,306
-	2,783,955
-	1,821,064
<u>347,581</u>	<u>31,395,171</u>
<u>(100,132)</u>	<u>237,089</u>
-	4,437,864
-	(9,168,565)
-	(4,730,701)
(100,132)	(4,493,612)
(253,397)	57,374,341
-	(18,342,507)
<u>(253,397)</u>	<u>39,031,834</u>
<u>\$ (353,529)</u>	<u>\$ 34,538,222</u>

City of Pittsburg
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	SPECIAL REVENUE					
	SMALL CITIES GRANTS			GAS TAX		
	Final	Actual	Variance	Final	Actual	Variance
			Positive			Positive
Budget		(Negative)	Budget		(Negative)	
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	2,089,500	1,935,737	(153,763)
Intergovernmental revenues	-	-	-	-	-	-
Permits, licenses, and fees	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Service fees	-	135	135	-	-	-
Use of money and property	3,876	44,420	40,544	84,556	23,035	(61,521)
Other revenues	-	-	-	-	-	-
Total revenues	3,876	44,555	40,679	2,174,056	1,958,772	(215,284)
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	301,704	(301,704)
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	-	-	-	301,704	(301,704)
REVENUES OVER (UNDER)						
EXPENDITURES	3,876	44,555	40,679	2,174,056	1,657,068	(516,988)
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	(2,542,089)	(2,567,089)	(25,000)
Total other financing sources (uses)	-	-	-	(2,542,089)	(2,567,089)	(25,000)
Net change in fund balances	\$ 3,876	44,555	\$ 40,679	\$ (368,033)	(910,021)	\$ (541,988)
FUND BALANCES:						
Beginning of year		1,428,147			1,275,689	
End of year		<u>\$ 1,472,702</u>			<u>\$ 365,668</u>	

SPECIAL REVENUE

MEASURE J TAX			LIGHTING AND LANDSCAPE			LIGHTING AND LANDSCAPE OAK HILLS		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2,212,457	2,212,457	-	-	-	-	-	-	-
5,105,839	3,032,157	(2,073,682)	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	3,164,000	3,043,979	(120,021)	34,036	33,959	(77)
-	-	-	-	-	-	-	-	-
-	48,053	48,053	8,000	-	(8,000)	1,784	2,512	728
-	(1,117)	(1,117)	66,544	35,585	(30,959)	-	-	-
<u>7,318,296</u>	<u>5,291,550</u>	<u>(2,026,746)</u>	<u>3,238,544</u>	<u>3,079,564</u>	<u>(158,980)</u>	<u>35,820</u>	<u>36,471</u>	<u>651</u>
-	-	-	118,871	73,971	44,900	-	-	-
-	-	-	-	-	-	-	-	-
26,685	226,057	(199,372)	-	-	-	-	-	-
-	-	-	-	-	-	-	(2)	2
-	-	-	-	-	-	-	1,597	(1,597)
-	-	-	5,686,104	5,776,516	(90,412)	37,110	40,840	(3,730)
-	6,042,425	(6,042,425)	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
<u>26,685</u>	<u>6,268,482</u>	<u>(6,241,797)</u>	<u>5,804,975</u>	<u>5,850,487</u>	<u>(45,512)</u>	<u>37,110</u>	<u>42,435</u>	<u>(5,325)</u>
<u>7,291,611</u>	<u>(976,932)</u>	<u>(8,268,543)</u>	<u>(2,566,431)</u>	<u>(2,770,923)</u>	<u>(204,492)</u>	<u>(1,290)</u>	<u>(5,964)</u>	<u>(4,674)</u>
86,000	86,000	-	2,265,000	2,265,000	-	1,500	1,500	-
(710,000)	(710,000)	-	(47,004)	(47,004)	-	-	-	-
<u>(624,000)</u>	<u>(624,000)</u>	<u>-</u>	<u>2,217,996</u>	<u>2,217,996</u>	<u>-</u>	<u>1,500</u>	<u>1,500</u>	<u>-</u>
<u>\$ 6,667,611</u>	<u>(1,600,932)</u>	<u>\$ (8,268,543)</u>	<u>\$ (348,435)</u>	<u>(552,927)</u>	<u>\$ (204,492)</u>	<u>\$ 210</u>	<u>(4,464)</u>	<u>\$ (4,674)</u>
	<u>2,611,759</u>			<u>432,621</u>			<u>72,609</u>	
	<u>\$ 1,010,827</u>			<u>\$ (120,306)</u>			<u>\$ 68,145</u>	

City of Pittsburg
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	SPECIAL REVENUE					
	ASSETS SEIZURE			MARINA VISTA FIELD REPLACEMENT		
	Final Budget	Actual	Variance	Final Budget	Actual	Variance
			Positive (Negative)			Positive (Negative)
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-	-	-
Intergovernmental revenues	-	-	-	-	-	-
Permits, licenses, and fees	-	-	-	-	-	-
Fines and forfeitures	-	2,346	2,346	-	-	-
Special assessments	-	-	-	-	-	-
Service fees	-	-	-	-	-	-
Use of money and property	-	17	17	9,046	12,816	3,770
Other revenues	-	-	-	-	-	-
Total revenues	-	2,363	2,363	9,046	12,816	3,770
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	-	-	-	-	-	-
Public safety	-	46,092	(46,092)	-	-	-
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	-	-
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	46,092	(46,092)	-	-	-
REVENUES OVER (UNDER)						
EXPENDITURES	-	(43,729)	(43,729)	9,046	12,816	3,770
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	\$ -	(43,729)	\$ (43,729)	\$ 9,046	12,816	\$ 3,770
FUND BALANCES:						
Beginning of year		122,094			331,724	
End of year		<u>\$ 78,365</u>			<u>\$ 344,540</u>	

SPECIAL REVENUE								
LOCAL LAW ENFORCEMENT BLOCK GRANT			SOUTHWEST PITTSBURG GHAD II			SOUTHWEST PITTSBURG GHAD II ADMIN		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	1,224,000	1,293,657	69,657	-	-	-
47,994	48,034	40	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
798	489	(309)	165,786	281,367	115,581	10,802	13,866	3,064
-	-	-	-	-	-	-	-	-
48,792	48,523	(269)	1,389,786	1,575,024	185,238	10,802	13,866	3,064
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
29,926	13,702	16,224	624,166	299,484	324,682	700,076	743,948	(43,872)
47,994	47,419	575	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
77,920	61,121	16,799	624,166	299,484	324,682	700,076	743,948	(43,872)
(29,128)	(12,598)	16,530	765,620	1,275,540	509,920	(689,274)	(730,082)	(40,808)
-	-	-	-	-	-	569,530	569,530	-
-	-	-	(569,530)	(569,530)	-	(5,431)	(5,431)	-
-	-	-	(569,530)	(569,530)	-	564,099	564,099	-
\$ (29,128)	(12,598)	\$ 16,530	\$ 196,090	706,010	\$ 509,920	\$ (125,175)	(165,983)	\$ (40,808)
	(143)			6,973,653			459,423	
	\$ (12,741)			\$ 7,679,663			\$ 293,440	

City of Pittsburgh
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	SPECIAL REVENUE					
	STORM WATER			HUD COMMUNITY DEVELOPMENT		
	UTILITY NPDES			BLOCK GRANT		
	Final		Variance	Final		Variance
Budget	Actual	Positive (Negative)	Budget	Actual	Positive (Negative)	
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	1,236,000	870,116	(365,884)	-	-	-
Intergovernmental revenues	-	-	-	641,748	1,078,910	437,162
Permits, licenses, and fees	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Service fees	-	-	-	-	-	-
Use of money and property	-	-	-	910	-	(910)
Other revenues	2,930	16,210	13,280	-	-	-
Total revenues	1,238,930	886,326	(352,604)	642,658	1,078,910	436,252
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	313,929	-	313,929	603,069	814,494	(211,425)
Public safety	-	-	-	45,662	68,431	(22,769)
Public works - administration	206,915	202,138	4,777	-	-	-
Public works - streets	876,701	826,079	50,622	-	-	-
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	1,397,545	1,028,217	369,328	648,731	882,925	(234,194)
REVENUES OVER (UNDER)						
EXPENDITURES	(158,615)	(141,891)	16,724	(6,073)	195,985	202,058
OTHER FINANCING SOURCES (USES):						
Transfers in	215,000	215,000	-	-	-	-
Transfers out	(14,644)	(14,644)	-	(2,060)	(2,060)	-
Total other financing sources (uses)	200,356	200,356	-	(2,060)	(2,060)	-
Net change in fund balances	\$ 41,741	58,465	\$ 16,724	\$ (8,133)	193,925	\$ 202,058
FUND BALANCES:						
Beginning of year		(36,155)			259,737	
End of year		<u>\$ 22,310</u>			<u>\$ 453,662</u>	

SPECIAL REVENUE								
NSP NEIGHBORHOOD STABILIZATION PROGRAM			CALHOME PROGRAM			CALIFORNIA ENERGY CONSERVATION PROGRAM		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
1,372	1,943	571	8,350	27,879	19,529	-	-	-
-	-	-	-	-	-	-	-	-
<u>1,372</u>	<u>1,943</u>	<u>571</u>	<u>8,350</u>	<u>27,879</u>	<u>19,529</u>	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	150,000	1,365	148,635	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	150,000	1,365	148,635	-	-	-
1,372	1,943	571	(141,650)	26,514	168,164	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	(7)	(7)
-	-	-	-	-	-	-	(7)	(7)
<u>\$ 1,372</u>	<u>1,943</u>	<u>\$ 571</u>	<u>\$ (141,650)</u>	<u>26,514</u>	<u>\$ 168,164</u>	<u>\$ -</u>	<u>(7)</u>	<u>\$ (7)</u>
	<u>1,671,004</u>			<u>648,587</u>			<u>7</u>	
	<u>\$ 1,672,947</u>			<u>\$ 675,101</u>			<u>\$ -</u>	

City of Pittsburg
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	SPECIAL REVENUE					
	SAN MARCO CFD 2004-1			SOLID WASTE		
	Final Budget	Actual	Variance	Final Budget	Actual	Variance
			Positive (Negative)			Positive (Negative)
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-	-	-
Intergovernmental revenues	-	-	-	390,482	76,437	(314,045)
Permits, licenses, and fees	-	-	-	820,000	812,593	(7,407)
Fines and forfeitures	-	-	-	-	-	-
Special assessments	1,458,854	1,553,901	95,047	-	-	-
Service fees	-	-	-	7,725	18,299	10,574
Use of money and property	-	803	803	24,852	38,806	13,954
Other revenues	-	-	-	19,725	25,389	5,664
Total revenues	1,458,854	1,554,704	95,850	1,262,784	971,524	(291,260)
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	-	-	-	909,901	611,702	298,199
Public safety	5,800	-	5,800	315,478	285,862	29,616
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	-	-
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	5,000	9,120	(4,120)	-	-	-
Total expenditures	10,800	9,120	1,680	1,225,379	897,564	327,815
REVENUES OVER (UNDER)						
EXPENDITURES	1,448,054	1,545,584	97,530	37,405	73,960	36,555
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	-	-	-
Transfers out	(1,455,273)	(1,455,273)	-	(205,617)	(205,617)	-
Total other financing sources (uses)	(1,455,273)	(1,455,273)	-	(205,617)	(205,617)	-
Net change in fund balances	\$ (7,219)	90,311	\$ 97,530	\$ (168,212)	(131,657)	\$ 36,555
FUND BALANCES:						
Beginning of year		10,856			1,329,325	
End of year		<u>\$ 101,167</u>			<u>\$ 1,197,668</u>	

SPECIAL REVENUE

VISTA DEL MAR CFD 2005-2			PUBLIC SAFETY CFD 2005-1			PARK MAINTENANCE CFD 2007-1		
Final		Variance	Final		Variance	Final		Variance
Budget	Actual	Positive (Negative)	Budget	Actual	Positive (Negative)	Budget	Actual	Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
425,413	446,682	21,269	1,043,693	1,407,552	363,859	-	-	-
-	-	-	-	-	-	25,000	40,610	15,610
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	161,307	198,075	36,768
-	170	170	388	2,955	2,567	10,530	21,839	11,309
-	-	-	-	-	-	-	-	-
425,413	446,852	21,439	1,044,081	1,410,507	366,426	196,837	260,524	63,687
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
691	1,832	(1,141)	1,000	1,124	(124)	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	75,319	74,220	1,099
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	4,400	8,645	(4,245)	6,000	6,064	(64)
691	1,832	(1,141)	5,400	9,769	(4,369)	81,319	80,284	1,035
424,722	445,020	20,298	1,038,681	1,400,738	362,057	115,518	180,240	64,722
-	-	-	-	-	-	-	-	-
(425,413)	(425,413)	-	(1,043,693)	(1,043,693)	-	(936)	(936)	-
(425,413)	(425,413)	-	(1,043,693)	(1,043,693)	-	(936)	(936)	-
\$ (691)	19,607	\$ 20,298	\$ (5,012)	357,045	\$ 362,057	\$ 114,582	179,304	\$ 64,722
	1,062			6,055			543,926	
	\$ 20,669			\$ 363,100			\$ 723,230	

City of Pittsburg
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	SPECIAL REVENUE					
	COPS HIRING RECOVERY			PITTSBURG ARTS & COMMUNITY FOUNDATION		
	Final Budget	Actual	Variance	Final Budget	Actual	Variance
			Positive (Negative)			Positive (Negative)
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-	-	-
Intergovernmental revenues	-	-	-	-	-	-
Permits, licenses, and fees	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	880	880
Special assessments	-	-	-	-	-	-
Service fees	-	-	-	-	6,793	6,793
Use of money and property	-	-	-	3,924	9,237	5,313
Other revenues	-	-	-	20,000	301,645	281,645
Total revenues	-	-	-	23,924	318,555	294,631
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	-	-	-	120,140	362,744	(242,604)
Public safety	-	-	-	-	-	-
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	-	-
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	-	33,955	(33,955)
Interest and fiscal charges	-	-	-	-	15,304	(15,304)
Total expenditures	-	-	-	120,140	412,003	(291,863)
REVENUES OVER (UNDER) EXPENDITURES	-	-	-	(96,216)	(93,448)	2,768
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	\$ -	-	\$ -	\$ (96,216)	(93,448)	\$ 2,768
FUND BALANCES:						
Beginning of year		-			558,632	
End of year		\$ -			\$ 465,184	

SPECIAL REVENUE								
HILLVIEW JR. HIGH ATHLETIC FIELD			PUBLIC, EDUCATION, AND GOVERNMENT FEES (PEG)			RAILROAD AVENUE SPECIFIC AREA PLAN		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
\$ -	\$ -	\$ -	\$ 155,000	\$ 105,317	\$ (49,683)	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	15,301	15,301
-	-	-	-	-	-	-	-	-
12,070	17,102	5,032	17,938	29,610	11,672	3,262	4,113	851
-	-	-	-	-	-	-	-	-
12,070	17,102	5,032	172,938	134,927	(38,011)	3,262	19,414	16,152
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	36,000	30,560	5,440	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	145,431	(145,431)
-	-	-	36,000	30,560	5,440	-	145,431	(145,431)
12,070	17,102	5,032	136,938	104,367	(32,571)	3,262	(126,017)	(129,279)
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
\$ 12,070	17,102	\$ 5,032	\$ 136,938	104,367	\$ (32,571)	\$ 3,262	(126,017)	\$ (129,279)
	442,644			745,973			(3,175,774)	
	\$ 459,746			\$ 850,340			\$ (3,301,791)	

City of Pittsburgh
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	SPECIAL REVENUE					
	PROJECT AMENITIES MANAGEMENT			FIRE DISTRICT CFD 2017-01		
	Final	Actual	Variance	Final	Actual	Variance
			Positive			Positive
Budget		(Negative)	Budget		(Negative)	
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-	-	-
Intergovernmental revenues	-	-	-	-	-	-
Permits, licenses, and fees	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Special assessments	56,424	56,424	-	39,121	69,140	30,019
Service fees	-	-	-	-	-	-
Use of money and property	4,092	2,449	(1,643)	1,952	6,288	4,336
Other revenues	-	-	-	-	-	-
Total revenues	60,516	58,873	(1,643)	41,073	75,428	34,355
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	-	6,154	(6,154)	4,160	5,150	(990)
Public safety	-	-	-	-	-	-
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	-	-
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	6,154	(6,154)	4,160	5,150	(990)
REVENUES OVER (UNDER)						
EXPENDITURES	60,516	52,719	(7,797)	36,913	70,278	33,365
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	-	-	-
Transfers out	(115,000)	(115,000)	-	-	-	-
Total other financing sources (uses)	(115,000)	(115,000)	-	-	-	-
Net change in fund balances	\$ (54,484)	(62,281)	\$ (7,797)	\$ 36,913	70,278	\$ 33,365
FUND BALANCES:						
Beginning of year		107,274			141,357	
End of year		<u>\$ 44,993</u>			<u>\$ 211,635</u>	

SPECIAL REVENUE

GOLF COURSE			US EPA GRANT			MARINA DREDGING INFRASTRUCTURE & IMPROVEMENT		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-	-
-	-	-	3,500,174	1,921,253	(1,578,921)	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	34	34	33,222	51,297	18,075	-	9,566	9,566
-	-	-	-	-	-	-	-	-
-	34	34	3,533,396	1,972,550	(1,560,846)	-	9,566	9,566
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	3,507,175	2,401,637	1,105,538	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	3,507,175	2,401,637	1,105,538	-	-	-
-	34	34	26,221	(429,087)	(455,308)	-	9,566	9,566
1,600	1,600	-	200,000	150,000	(50,000)	-	-	-
-	-	-	-	-	-	-	-	-
1,600	1,600	-	200,000	150,000	(50,000)	-	-	-
\$ 1,600	1,634	\$ 34	\$ 226,221	(279,087)	\$ (505,308)	\$ -	9,566	\$ 9,566
	(374,963)			1,531,084			247,598	
	\$ (373,329)			\$ 1,251,997			\$ 257,164	

City of Pittsburg
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	SPECIAL REVENUE			DEBT SERVICE FUND		
	TUSCANY			PENSION OBLIGATIONS		
	MEADOWS CFD 2021-1					
	Final		Variance	Final		Variance
Budget	Actual	Positive (Negative)	Budget	Actual	Positive (Negative)	
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-	-	-
Intergovernmental revenues	-	-	-	-	-	-
Permits, licenses, and fees	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Special assessments	-	9,809	9,809	-	-	-
Service fees	-	-	-	4,637,694	4,587,247	(50,447)
Use of money and property	680	942	262	121,974	154,201	32,227
Other revenues	-	-	-	-	-	-
Total revenues	680	10,751	10,071	4,759,668	4,741,448	(18,220)
EXPENDITURES:						
Current:						
General government	-	4,644	(4,644)	-	-	-
Finance and services	-	-	-	332,226	300,194	32,032
Community development and services	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	-	-
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	1,220,061	2,750,000	(1,529,939)
Interest and fiscal charges	-	-	-	3,085,407	1,636,500	1,448,907
Total expenditures	-	4,644	(4,644)	4,637,694	4,686,694	(49,000)
REVENUES OVER (UNDER)						
EXPENDITURES	680	6,107	5,427	121,974	54,754	(67,220)
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	\$ 680	6,107	\$ 5,427	\$ 121,974	54,754	\$ (67,220)
FUND BALANCES:						
Beginning of year		23,905			3,461,507	
End of year		<u>\$ 30,012</u>			<u>\$ 3,516,261</u>	

CAPITAL PROJECTS

INCLUSIONARY HOUSING			TRAFFIC IMPACT FAIR SHARE			KIRKER CREEK DRAINAGE FEES		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
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City of Pittsburgh
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	CAPITAL PROJECTS					
	TRAFFIC MITIGATION			PARK DEDICATION		
	Final Budget	Actual	Variance	Final Budget	Actual	Variance
			Positive (Negative)			Positive (Negative)
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-	-	-
Intergovernmental revenues	-	-	-	-	-	-
Permits, licenses, and fees	400,000	629,079	229,079	41,000	-	(41,000)
Fines and forfeitures	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Service fees	-	-	-	-	-	-
Use of money and property	183,028	163,826	(19,202)	85,968	170,328	84,360
Other revenues	-	-	-	-	-	-
Total revenues	583,028	792,905	209,877	126,968	170,328	43,360
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	-	-
Capital outlay and improvements	-	122,008	(122,008)	-	4,639,873	(4,639,873)
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	122,008	(122,008)	-	4,639,873	(4,639,873)
REVENUES OVER (UNDER)						
EXPENDITURES	583,028	670,897	87,869	126,968	(4,469,545)	(4,596,513)
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	1,049,232	1,074,234	25,002
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	1,049,232	1,074,234	25,002
Net change in fund balances	\$ 583,028	670,897	\$ 87,869	\$ 1,176,200	(3,395,311)	\$ (4,571,511)
FUND BALANCES:						
Beginning of year		4,063,948			4,907,530	
End of year		<u>\$ 4,734,845</u>			<u>\$ 1,512,219</u>	

CAPITAL PROJECTS					
REGIONAL TRAFFIC MITIGATION			INFRASTRUCTURE		
			REPAIR & REPLACEMENT		
Final		Variance	Final		Variance
Budget	Actual	Positive	Budget	Actual	Positive
		(Negative)			(Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
12,948	164,876	151,928	856	43	(813)
-	-	-	-	-	-
12,948	164,876	151,928	856	43	(813)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
12,948	164,876	151,928	856	43	(813)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
\$ 12,948	164,876	\$ 151,928	\$ 856	43	\$ (813)
	3,771,889			1,094	
	\$ 3,936,765			\$ 1,137	

City of Pittsburgh
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Non-Major Governmental Funds
For the year ended June 30, 2025

	CAPITAL PROJECTS					
	COMMUNITY			BAILEY ROAD MAINTENANCE		
	CAPITAL IMPROVEMENT		Variance	BAILEY ROAD MAINTENANCE		Variance
	Final		Positive	Final		Positive
Budget	Actual	(Negative)	Budget	Actual	(Negative)	
REVENUES:						
Franchise tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-	-	-
Intergovernmental revenues	-	-	-	-	-	-
Permits, licenses, and fees	-	-	-	158,000	184,552	26,552
Fines and forfeitures	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Service fees	-	-	-	-	-	-
Use of money and property	13,712	-	(13,712)	54,860	86,852	31,992
Other revenues	-	(6,663)	(6,663)	-	-	-
Total revenues	13,712	(6,663)	(20,375)	212,860	271,404	58,544
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	-
Finance and services	-	-	-	-	-	-
Community development and services	-	-	-	-	-	-
Public safety	-	2,094	(2,094)	-	-	-
Public works - administration	-	-	-	-	-	-
Public works - streets	-	-	-	-	-	-
Capital outlay and improvements	-	-	-	-	-	-
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	2,094	(2,094)	-	-	-
REVENUES OVER (UNDER)						
EXPENDITURES	13,712	(8,757)	(22,469)	212,860	271,404	58,544
OTHER FINANCING SOURCES (USES):						
Transfers in	75,000	-	(75,000)	-	-	-
Transfers out	(106,868)	-	106,868	-	-	-
Total other financing sources (uses)	(31,868)	-	31,868	-	-	-
Net change in fund balances	\$ (18,156)	(8,757)	\$ 9,399	\$ 212,860	271,404	\$ 58,544
FUND BALANCES:						
Beginning of year		(40,775)			2,174,510	
End of year		\$ (49,532)			\$ 2,445,914	

CAPITAL PROJECTS

GAS TAX-ROAD								
MAINTENANCE AND REHABILITATION			REGIONAL FREEWAY SECURITY FEE			DEVELOPER DEPOSIT		
Final		Variance	Final		Variance	Final		Variance
Budget	Actual	Positive (Negative)	Budget	Actual	Positive (Negative)	Budget	Actual	Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-	-
1,950,999	3,492,675	1,541,676	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
47,342	2,097	(45,245)	-	-	-	-	-	-
-	-	-	-	(6,663)	(6,663)	-	247,449	247,449
1,998,341	3,494,772	1,496,431	-	(6,663)	(6,663)	-	247,449	247,449
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	347,581	(347,581)
-	-	-	-	2,094	(2,094)	-	-	-
-	-	-	-	-	-	-	-	-
-	1,662,536	(1,662,536)	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	1,662,536	(1,662,536)	-	2,094	(2,094)	-	347,581	(347,581)
1,998,341	1,832,236	(166,105)	-	(8,757)	(8,757)	-	(100,132)	(100,132)
-	-	-	-	-	-	(419,738)	-	419,738
(1,900,000)	(1,900,000)	-	-	-	-	-	-	-
(1,900,000)	(1,900,000)	-	-	-	-	(419,738)	-	419,738
\$ 98,341	(67,764)	\$ (166,105)	\$ -	(8,757)	\$ (8,757)	\$ (419,738)	(100,132)	\$ 319,606
	742,210			(40,775)			(253,397)	
	\$ 674,446			\$ (49,532)			\$ (353,529)	



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City of Pittsburg
Internal Service Funds
For the Year Ended June 30, 2025

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government and to other government units, on a reimbursement basis. There are seven funds as follows:

Fleet Maintenance Fund

Used to account for the costs of operating, maintaining, and replacing automotive equipment used by other departments. Rental rates charged to the using departments include operating costs and equipment depreciation.

Building Maintenance Fund

Used to account for the cost of maintaining all City governmental buildings.

Insurance Fund

Used to account for revenues from charges to operating departments sufficient to provide adequate reserve for future claims.

Information/Communication Services Fund

Used to account for the cost of operating, maintaining and replacing a data processing system. Rental rates charged to the using departments include operating cost and equipment depreciation.

Fringe Benefits Fund

Used to allocate fringe costs to various departments.

Other Post-Employment Benefits (OPEB) Fund

Used to reduce unfunded OPEB liabilities and to pay the City's portion of current year retiree medical expenses.

115 Pension Trust Reserve Fund

Used to accumulate funds to pay down CalPERS Unfunded Accrued Liability.

City of Pittsburgh
Combining Statement of Net Position
Internal Service Funds
June 30, 2025

	Fleet Maintenance	Building Maintenance	Insurance	Information/ Communication Services
ASSETS				
Current Assets:				
Cash and investments	\$ 2,107,409	\$ 1,194,988	\$ 2,367,398	\$ 1,777,010
Restricted cash and investments	-	-	-	-
Receivables:				
Accounts	5,200	21,433	-	5,534
Inventory	6,170	15,725	-	405,284
Prepaid items and other assets	898	193	-	-
Total current assets	<u>2,119,677</u>	<u>1,232,339</u>	<u>2,367,398</u>	<u>2,187,828</u>
Noncurrent:				
Capital assets:				
Depreciable capital assets	8,442,491	3,820,077	-	1,751,514
Accumulated depreciation	<u>(6,447,333)</u>	<u>(3,477,850)</u>	<u>-</u>	<u>(1,610,501)</u>
Net capital assets	<u>1,995,158</u>	<u>342,227</u>	<u>-</u>	<u>141,013</u>
Total noncurrent assets	<u>1,995,158</u>	<u>342,227</u>	<u>-</u>	<u>141,013</u>
Total assets	<u>4,114,835</u>	<u>1,574,566</u>	<u>2,367,398</u>	<u>2,328,841</u>
LIABILITIES				
Current liabilities:				
Accounts payable	548,007	131,548	14,584	108,329
Due to other funds	-	-	-	-
Compensated absences - current	27,328	45,756	-	30,321
Claims payable - current	-	-	109,700	-
Long-term debt - current portion	-	21,329	-	-
Total current liabilities	<u>575,335</u>	<u>198,633</u>	<u>124,284</u>	<u>138,650</u>
Noncurrent liabilities:				
Advances from other funds	-	27,036	-	-
Compensated absences	18,992	31,797	-	21,070
Claims payable	-	-	50,418	-
Long-term debt	-	39,110	-	-
Total noncurrent liabilities	<u>18,992</u>	<u>97,943</u>	<u>50,418</u>	<u>21,070</u>
Total liabilities	<u>594,327</u>	<u>296,576</u>	<u>174,702</u>	<u>159,720</u>
NET POSITION				
Net investment in capital assets	1,995,158	281,788	-	141,013
Restricted	-	-	-	-
Unrestricted	<u>1,525,350</u>	<u>996,202</u>	<u>2,192,696</u>	<u>2,028,108</u>
Total net position	<u>\$ 3,520,508</u>	<u>\$ 1,277,990</u>	<u>\$ 2,192,696</u>	<u>\$ 2,169,121</u>

Fringe Benefits	Other Post- Employment Benefits (OPEB)	115 Pension Trust Reserve	Totals
\$ 1,146,607	\$ 756,252	\$ -	\$ 9,349,664
-	-	4,824,191	4,824,191
101	-	-	32,268
-	-	-	427,179
-	38,718	-	39,809
<u>1,146,708</u>	<u>794,970</u>	<u>4,824,191</u>	<u>14,673,111</u>
-	-	-	14,014,082
-	-	-	(11,535,684)
-	-	-	2,478,398
-	-	-	2,478,398
<u>1,146,708</u>	<u>794,970</u>	<u>4,824,191</u>	<u>17,151,509</u>
5,359	35	(8)	807,854
-	-	943	943
-	-	-	103,405
-	-	-	109,700
-	-	-	21,329
<u>5,359</u>	<u>35</u>	<u>935</u>	<u>1,043,231</u>
-	-	-	27,036
-	-	-	71,859
-	-	-	50,418
-	-	-	39,110
-	-	-	188,423
<u>5,359</u>	<u>35</u>	<u>935</u>	<u>1,231,654</u>
-	-	-	2,417,959
-	-	4,824,191	4,824,191
<u>1,141,349</u>	<u>794,935</u>	<u>(935)</u>	<u>8,677,705</u>
<u>\$ 1,141,349</u>	<u>\$ 794,935</u>	<u>\$ 4,823,256</u>	<u>\$ 15,919,855</u>

City of Pittsburgh

Combining Statement of Revenues, Expenses and Changes in Net Position

Internal Service Funds

For the year ended June 30, 2025

	Fleet Maintenance	Building Maintenance	Insurance	Information/ Communication Services
OPERATING REVENUES:				
Charges for services	\$ 2,108,386	\$ 2,633,000	\$ 3,392,368	\$ 2,327,040
Other operating revenues	166,996	72,394	-	-
Total operating revenues	2,275,382	2,705,394	3,392,368	2,327,040
OPERATING EXPENSES:				
Salaries and wages	347,101	454,769	-	710,795
Department supplies	1,011,496	147,791	-	13,228
Rentals	48,449	1,510	-	-
Utilities	14,620	583,626	-	-
Maintenance and operations	649,168	515,218	-	644,436
Depreciation and amortization	685,727	32,499	-	27,499
Insurance premiums	68,936	626,764	2,091,803	24,696
Insurance deductible	31,566	37,139	200,388	61,570
Fringe benefits	264,084	408,071	-	454,955
Other operating expenses	12,026	10,191	-	21,371
Total operating expenses	3,133,173	2,817,578	2,292,191	1,958,550
Operating income (loss)	(857,791)	(112,184)	1,100,177	368,490
NONOPERATING REVENUES (EXPENSES):				
Investment earnings	-	-	-	-
Gain on disposal of assets	91,007	-	-	-
Interest and fiscal charges	(17)	(624)	-	-
Total nonoperating revenues (expenses)	90,990	(624)	-	-
Income before contributions and transfers	(766,801)	(112,808)	1,100,177	368,490
CONTRIBUTIONS AND TRANSFERS:				
Transfers in	131,000	-	-	-
Transfers out	(13,296)	(15,917)	-	(200,000)
Total contributions and transfers	117,704	(15,917)	-	(200,000)
Change in net position	(649,097)	(128,725)	1,100,177	168,490
NET POSITION:				
Beginning of year, as previously presented	4,180,272	1,416,274	1,092,519	2,012,801
Restatements	(10,667)	(9,559)	-	(12,170)
Beginning of year, as restated	4,169,605	1,406,715	1,092,519	2,000,631
End of year	\$ 3,520,508	\$ 1,277,990	\$ 2,192,696	\$ 2,169,121

Fringe Benefits	Other Post- Employment Benefits (OPEB)	115 Pension Trust Reserve	Totals
\$ 3,952,907	\$ 2,556,712	\$ 578,813	\$ 17,549,226
5,433	-	-	244,823
3,958,340	2,556,712	578,813	17,794,049
-	-	-	1,512,665
-	-	-	1,172,515
-	-	-	49,959
-	-	-	598,246
13,572	42,739	-	1,865,133
-	-	-	745,725
-	-	-	2,812,199
-	-	-	330,663
3,392,884	2,419,208	-	6,939,202
-	-	24,180	67,768
3,406,456	2,461,947	24,180	16,094,075
551,884	94,765	554,633	1,699,974
-	-	496,724	496,724
-	-	-	91,007
-	-	-	(641)
-	-	496,724	587,090
551,884	94,765	1,051,357	2,287,064
-	500,000	-	631,000
-	-	-	(229,213)
-	500,000	-	401,787
551,884	594,765	1,051,357	2,688,851
589,465	200,170	3,771,899	13,263,400
-	-	-	(32,396)
589,465	200,170	3,771,899	13,231,004
\$ 1,141,349	\$ 794,935	\$ 4,823,256	\$ 15,919,855

City of Pittsburgh
Combining Statement of Cash Flows
Internal Service Funds
For the year ended June 30, 2025

	Fleet Maintenance	Building Maintenance	Insurance	Information/ Communication Services
CASH FLOWS FROM OPERATING ACTIVITIES:				
Cash received from customers and users	\$ 2,105,731	\$ 2,649,834	\$ 3,392,368	\$ 2,321,506
Cash payments to suppliers of goods and services	(1,510,909)	(1,876,901)	(2,251,341)	(674,105)
Cash payments to or on behalf of employees for services	(637,633)	(850,495)	-	(1,197,381)
Other receipts	166,996	72,394	-	-
Net cash provided by (used in) operating activities	124,185	(5,168)	1,141,027	450,020
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Interfund payments	-	(26,634)	-	-
Transfers in	131,000	-	-	-
Transfers out	(13,296)	(15,917)	-	(200,000)
Net cash provided by (used in) noncapital financing activities	117,704	(42,551)	-	(200,000)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Principal paid on long-term debt	(91,970)	(21,329)	-	-
Interest and fiscal charges paid on long-term debt	(17)	(624)	-	-
Proceeds from sale of capital assets	91,007	-	-	-
Acquisition of capital assets	(1,168,955)	-	-	(75,511)
Net cash provided by (used in) capital and related financing activities	(1,169,935)	(21,953)	-	(75,511)
CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest on investments	-	-	-	-
Net cash provided by (used in) investing activities	-	-	-	-
Net cash flows	(928,046)	(69,672)	1,141,027	174,509
CASH AND INVESTMENTS - Beginning of year	3,035,455	1,264,660	1,226,371	1,602,501
CASH AND INVESTMENTS - End of year	\$ 2,107,409	\$ 1,194,988	\$ 2,367,398	\$ 1,777,010
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:				
Operating income (loss)	\$ (857,791)	\$ (112,184)	\$ 1,100,177	\$ 368,490
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	685,727	32,499	-	27,499
(Increase) decrease in accounts receivable	(2,655)	16,834	-	(5,534)
(Increase) decrease in prepaid expense	262	-	-	-
Increase (decrease) in accounts payable	325,090	45,338	(2,103)	91,196
Increase (decrease) in salaries and wages payable	-	-	-	-
Increase (decrease) in compensated absences	(26,448)	12,345	-	(31,631)
Increase (decrease) in claims payable	-	-	42,953	-
Net cash provided by (used in) operating activities	\$ 124,185	\$ (5,168)	\$ 1,141,027	\$ 450,020

Fringe Benefits	Other Post- Employment Benefits (OPEB)	115 Pension Trust Reserve	Totals
\$ 3,952,831	\$ 2,557,592	\$ 578,813	\$ 17,558,675
(2,740)	(50,730)	(24,188)	(6,390,914)
(3,857,155)	(2,418,567)	31	(8,961,200)
5,433	-	-	244,823
98,369	88,295	554,656	2,451,384
-	-	943	(25,691)
-	500,000	-	631,000
-	-	-	(229,213)
-	500,000	943	376,096
-	-	-	(113,299)
-	-	-	(641)
-	-	-	91,007
-	-	-	(1,244,466)
-	-	-	(1,267,399)
-	-	496,724	496,724
-	-	496,724	496,724
98,369	588,295	1,052,323	2,056,805
1,048,238	167,957	3,771,868	12,117,050
\$ 1,146,607	\$ 756,252	\$ 4,824,191	\$ 14,173,855
\$ 551,884	\$ 94,765	\$ 554,633	\$ 1,699,974
-	-	-	745,725
(76)	1,846	-	10,415
1,750	(4,381)	-	(2,369)
9,082	(3,610)	(8)	464,985
(464,271)	641	31	(463,599)
-	-	-	(45,734)
-	-	-	42,953
\$ 98,369	\$ 88,295	\$ 554,656	\$ 2,451,384



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City of Pittsburg
Custodial Funds
For the Year Ended June 30, 2025

Custodial Funds are used to report resources, not in a trust, that are held by the City for other parties outside of the City's reporting entity.

Assessment Districts Custodial Fund

Accounts for the collection of property taxes and the payments to bondholders.

Other Impact Fees Custodial Fund

Accounts for the collection of developer fees on behalf of the Contra Costa Fire Protection District (CCFPD), Contra Costa Water District (CCWD) and the East Contra Costa Regional Fee and Finance Authority (ECCRFF).

Vista Del Mar & San Marco CFD's Custodial Fund

Accounts for funds used to construct and acquire certain public improvements, consisting of roadway, water and other infrastructure improvements necessary for the development of property within the district, as well as park improvements.

City of Pittsburgh
Combining Statement of Fiduciary Net Position
Custodial Funds
June 30, 2025

	Assessment Districts	Other Impact Fees	Vista Del Mar & San Marco CFD's	Total Custodial Funds
ASSETS				
Cash and investments	\$ 595,688	\$ 831,623	\$ 2,859,734	\$ 4,287,045
Cash and investments held with fiscal agent	833,730	-	857,146	1,690,876
Assessment receivable	821,763	-	-	821,763
Total assets	2,251,181	831,623	3,716,880	6,799,684
LIABILITIES				
Accounts payable	500	673,861	2,090	676,451
Refundable deposits	27,756	-	-	27,756
Deferred assessments	821,763	32,912	-	854,675
Total liabilities	850,019	706,773	2,090	1,558,882
NET POSITION				
Restricted for bondholders	1,401,162	124,850	3,714,790	5,240,802
Total Net Position	\$ 1,401,162	\$ 124,850	\$ 3,714,790	\$ 5,240,802

City of Pittsburgh
Combining Statement of Changes in Fiduciary Net Position
Custodial Funds
For the year ended June 30, 2025

	Assessment Districts	Other Impact Fees	Vista Del Mar & San Marco CFD's	Total Custodial Funds
ADDITIONS:				
Property tax and special assessments	\$ 815,302	\$ -	\$ 2,577,427	\$ 3,392,729
Use of money and property	43,407	30,158	139,801	213,366
Total additions	858,709	30,158	2,717,228	3,606,095
DEDUCTIONS:				
General administration	65,619	-	3,588,865	3,654,484
Payment to bond holders	834,292	-	445,000	1,279,292
Interest and fiscal charges	119,925	-	261,719	381,644
Total deductions	1,019,836	-	4,295,584	5,315,420
Change in net position	(161,127)	30,158	(1,578,356)	(1,709,325)
NET POSITION:				
Beginning of year	1,562,289	94,692	5,293,146	6,950,127
End of year	<u>\$ 1,401,162</u>	<u>\$ 124,850</u>	<u>\$ 3,714,790</u>	<u>\$ 5,240,802</u>



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STATISTICAL SECTION

This part of the City of Pittsburg's annual comprehensive financial report presents detailed information in a statistical format as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information is conveying about the City of Pittsburg's overall financial status.

The major points of emphasis are:

Financial Trends

These schedules contain trend information to help the ACFR reader understand how the City of Pittsburg's financial performance and economic status have changed over time.

Revenue Capacity

These schedules contain information to help the ACFR reader evaluate factors affecting the City of Pittsburg's ability to generate its property and sales taxes and other major revenues.

Debt Capacity

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

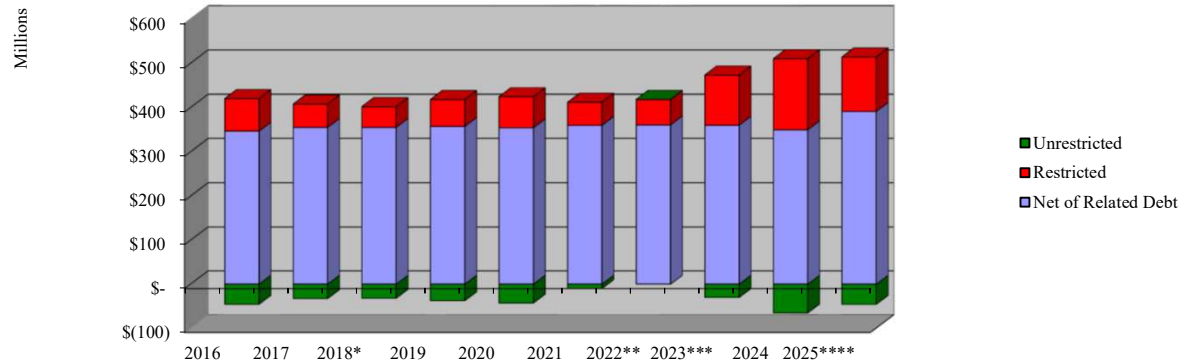
Demographic and Economic Information

These schedules offer demographic and economic indications to help the ACFR reader understand the environment within which the City of Pittsburg's financial activities occur.

Operating Information

These schedules contain information about the City of Pittsburg's operations and resources to help the ACFR reader understand how the City's financial information relates to the services the City provides and the activities it performs.

**CITY OF PITTSBURG
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)**



	2016	2017	2018*	2019	2020	2021	2022**	2023***	2024	2025****
Governmental activities										
Net Investment in Capital Assets	\$ 255,982,568	\$ 253,993,565	\$ 249,540,604	\$ 248,811,743	\$ 242,952,736	\$ 238,477,548	\$ 235,352,441	\$ 230,934,582	\$ 214,480,492	\$ 254,201,604
Restricted	27,990,550	24,280,860	21,203,698	27,518,072	35,381,734	20,474,166	24,153,450	30,664,190	71,872,807	72,126,097
Unrestricted	(39,107,180)	(33,347,842)	(34,066,754)	(38,084,770)	(46,713,289)	(16,609,185)	(10,047,468)	5,838,022	(25,052,170)	(47,927,014)
Total governmental activities net position	\$ 244,865,938	\$ 244,926,583	\$ 236,677,548	\$ 238,245,045	\$ 231,621,181	\$ 242,342,529	\$ 249,458,423	\$ 267,436,794	\$ 261,301,129	\$ 278,400,687
Business-type activities										
Net Investment in Capital Assets	\$ 90,569,824	\$ 101,088,405	\$ 105,621,313	\$ 108,577,637	\$ 111,213,656	\$ 121,335,984	\$ 125,448,931	\$ 129,088,788	\$ 135,205,947	\$ 136,963,903
Restricted	45,659,407	28,553,531	25,743,990	33,305,962	34,914,919	31,637,948	33,206,836	82,586,630	88,738,207	50,964,256
Unrestricted	(6,475,018)	659,892	2,189,756	535,206	3,824,766	6,923,141	10,154,829	(35,943,737)	(40,402,416)	2,180,187
Total business-type activities net position	\$ 129,754,213	\$ 130,301,828	\$ 133,555,059	\$ 142,418,805	\$ 149,953,341	\$ 159,897,073	\$ 168,810,596	\$ 175,731,681	\$ 183,541,738	\$ 190,108,346
Primary government										
Net Investment in Capital Assets	\$ 346,552,392	\$ 355,081,970	\$ 355,161,917	\$ 357,389,380	\$ 354,166,392	\$ 359,813,532	\$ 360,801,372	\$ 360,023,370	\$ 349,686,439	\$ 391,165,507
Restricted	73,649,957	52,834,391	46,947,688	60,824,034	70,296,653	52,112,114	57,360,286	113,250,820	160,611,014	123,090,353
Unrestricted	(45,582,198)	(32,687,950)	(31,876,998)	(37,549,564)	(42,888,523)	(9,686,044)	107,361	(30,105,715)	(65,454,586)	(45,746,827)
Total primary government net position	\$ 374,620,151	\$ 375,228,411	\$ 370,232,607	\$ 380,663,850	\$ 381,574,522	\$ 402,239,602	\$ 418,269,019	\$ 443,168,475	\$ 444,842,867	\$ 468,509,033

* FY 2017-18, The City adopted GASB 75. See FY 2017-18 Note 12 for details.
 ** FY 2021-22, The City adopted GASB 87. See FY 2021-22 Note 4 for details.
 *** FY 2022-23, The City adopted GASB 96. See FY 2022-23 Note 4 for details.
 **** FY 2024-25, The City adopted GASB 101. See FY 2022-23 Note 1M for details.

CITY OF PITTSBURG
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental Activities:										
General Government	\$ 8,089,040	\$ 6,933,634	\$ 7,743,300	\$ 7,382,598	\$ 7,496,883	\$ 7,962,196	\$ 8,332,916	\$ 8,465,919	\$ 9,619,407	\$ 15,039,002
Public Safety	26,746,601	25,990,472	28,241,337	30,371,957	34,581,759	32,746,859	29,208,631	34,581,128	38,623,313	38,623,313
Public Works	19,237,901	15,776,982	14,832,846	14,998,964	16,632,134	16,286,229	14,071,228	18,364,834	19,895,229	19,895,229
Community Development	23,752,847	23,263,875	25,907,831	26,927,327	26,825,797	31,619,115	33,049,148	33,336,147	42,770,732	42,770,732
Culture and Recreation	1,012,670	1,019,460	1,238,030	1,206,786	1,259,446	973,336	1,513,337	2,318,079	2,738,279	2,638,357
Interest on Long Term Debt	4,476,644	4,378,265	4,031,806	3,374,537	4,354,271	3,361,276	3,739,936	3,285,129	3,400,488	2,867,858
Total Governmental Activities Expenses	83,315,703	77,362,688	81,995,150	84,262,169	91,150,290	92,949,011	89,915,196	100,351,236	117,047,448	121,834,491
Business-Type Activities:										
Water	18,552,726	25,929,659	18,728,126	18,893,219	20,348,775	21,084,939	20,438,566	24,392,880	27,213,486	29,448,455
Wastewater	2,583,101	3,176,015	3,027,448	3,175,703	2,931,682	3,019,946	3,002,251	3,403,437	3,698,845	3,884,490
Marina	2,424,083	2,471,440	2,369,801	2,484,823	2,548,501	2,783,372	2,673,031	2,859,776	3,377,714	2,651,869
Pittsburg Power*	6,597,065	6,569,528	6,947,359	7,502,071	7,701,669	8,492,592	9,088,956	12,236,327	10,246,083	8,857,752
Other-Non-Major Enterprise Funds	972,469	1,512,250	1,405,996	1,216,482	1,459,490	1,343,580	486,519	737,886	716,491	724,450
Total Business-Type Activities Expenses	31,129,444	39,658,892	32,478,730	33,272,298	34,990,117	36,724,429	35,689,323	43,630,306	45,252,619	45,567,016
Total Primary Government Expenses	\$ 114,445,147	\$ 117,021,580	\$ 114,473,880	\$ 117,534,467	\$ 126,140,407	\$ 129,673,440	\$ 125,604,519	\$ 143,981,542	\$ 162,300,067	\$ 167,401,507
Program Revenues										
Governmental Activities:										
Charges for Services:										
General Government	\$ 7,331,129	\$ 7,079,265	\$ 6,944,075	\$ 8,334,058	\$ 8,384,133	\$ 8,692,831	\$ 9,785,320	\$ 10,822,092	\$ 12,851,334	\$ 13,287,080
Public Safety	1,472,062	1,793,282	3,333,157	3,926,464	3,031,297	2,242,981	2,238,825	2,195,555	2,025,303	1,591,015
Public Works	772,724	668,273	768,170	2,114,166	2,043,942	4,224,955	4,769,838	3,543,685	3,756,652	3,733,974
Community Development	7,203,571	5,989,087	5,599,140	6,691,251	5,111,318	9,993,907	15,942,608	15,856,337	16,436,163	21,640,208
Culture and Recreation	834,970	911,855	990,982	972,829	972,829	825,802	1,410,536	1,517,661	0	0
Operating Grants and Contributions	13,641,846	18,154,961	17,924,456	19,071,198	18,031,974	20,512,898	21,201,189	34,424,337	31,552,107	40,721,277
Capital Grants and Contributions	545,127	3,705,925	1,132,855	897,177	822,332	1,442,355	1,332,359	1,800,489	3,369,615	6,142,040
Total Government Activities Program Revenues	31,801,429	38,302,648	36,692,835	42,007,143	38,397,825	47,935,729	56,680,675	70,160,156	69,991,174	87,115,594

CITY OF PITTSBURG
Changes in Net Position
(Continued)
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Business-Type Activities:										
Charges for Services:										
Water	19,559,288	20,352,786	21,468,810	23,240,951	25,192,434	29,104,815	27,544,712	26,731,846	27,819,423	29,846,937
Wastewater	5,264,897	5,241,131	5,280,083	5,510,632	5,138,927	5,882,042	5,033,314	5,150,007	5,060,858	5,190,010
Marina	1,931,707	2,011,270	2,046,221	2,156,979	2,286,801	2,015,817	2,254,835	2,383,616	3,439,994	2,004,003
Pittsburg Power Company	7,162,170	7,269,448	8,005,118	8,938,923	7,534,442	9,655,712	9,470,936	12,915,675	11,281,829	10,776,359
Waterfront Operations	1,408,172	1,458,623	1,490,811	1,541,154	1,579,620	1,632,918	871,163	826,296	797,666	773,067
Operating Grants and Contributions	270,931	200,127	139,465	179,686	109,206	167,980	125,191	92,841	204,046	166,899
Capital Grants and Contributions	1,780,581	6,026,102	-	53,000	27,347	-	534,140	-	-	-
Total Business-Type Activities Program Revenue	37,377,746	42,559,487	38,430,508	41,621,325	41,868,777	48,459,284	45,834,291	48,100,281	48,603,816	48,757,275
Total Primary Government Program Revenues	\$ 69,179,175	\$ 80,862,135	\$ 75,123,343	\$ 83,628,468	\$ 80,266,602	\$ 96,395,013	\$ 102,514,966	\$ 118,260,437	\$ 118,594,990	\$ 135,872,869
Net (Expense)/Revenue										
Governmental Activities	\$ (51,514,274)	\$ (39,060,040)	\$ (45,302,315)	\$ (42,255,026)	\$ (52,752,465)	\$ (45,013,282)	\$ (33,234,521)	\$ (30,191,080)	\$ (47,056,274)	\$ (34,718,897)
Business-Type Activities	6,248,302	2,900,595	5,951,778	8,349,027	6,878,660	11,734,855	10,144,968	4,469,975	3,351,197	3,190,259
Total Primary Government Net Expense	\$ (45,265,972)	\$ (36,159,445)	\$ (39,350,537)	\$ (33,905,999)	\$ (45,873,805)	\$ (33,278,427)	\$ (23,089,553)	\$ (25,721,105)	\$ (43,705,077)	\$ (31,528,638)

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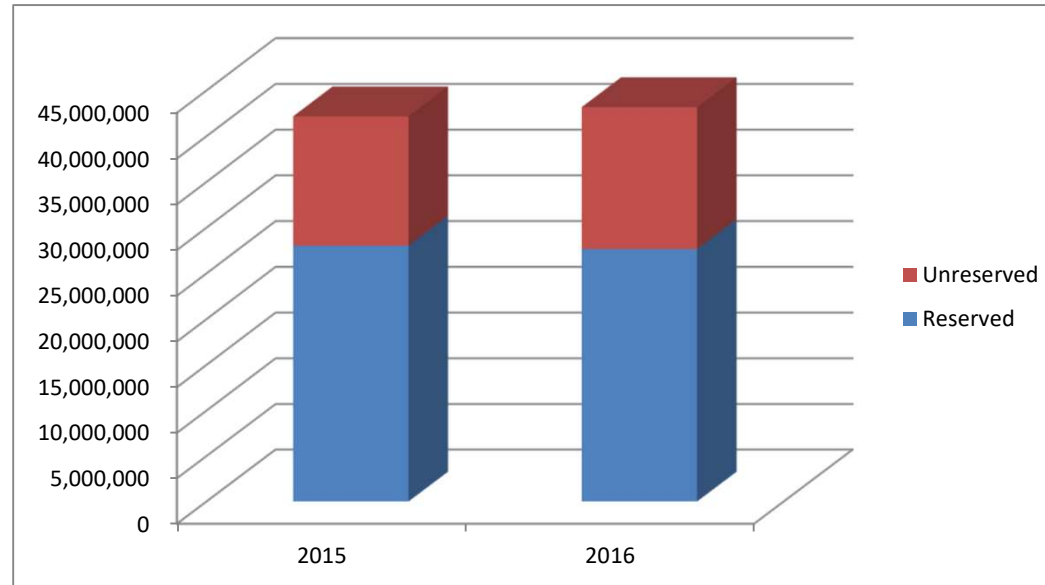
CITY OF PITTSBURG
Changes in Net Position
(Continued)
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Taxes:										
Property Taxes	\$ 3,300,776	\$ 3,573,822	\$ 3,972,711	\$ 4,039,499	\$ 4,082,582	\$ 4,455,736	\$ 4,895,005	\$ 5,275,779	\$ 5,258,965	\$ 5,237,723
Sales Taxes	13,112,880	13,372,246	13,616,195	14,446,467	15,771,436	20,565,598	20,597,815	22,221,452	21,347,108	19,001,806
Motor Vehicle In-Lieu	4,422,099	4,544,316	4,825,687	5,152,948	5,374,375	5,720,207	5,863,791	6,590,985	6,988,438	7,270,038
Business License taxes							701,697	699,501	525,985	599,225
Transient Occupancy Taxes	710,501	758,814	831,743	842,605	777,473	594,956	505,971	501,035	478,960	561,089
Nonregulatory Franchise and Business	4,638,074	4,706,887	4,928,647	5,118,174	5,401,845	5,559,335	5,854,635	6,219,587	6,466,363	10,443,129
Interest Earnings	743,082	329,042	590,186	1,802,802	1,673,126	2,876,478	(2,863,079)	2,005,445	6,055,779	6,450,726
Other	8,608,044	9,095,222	11,137,388	11,215,512	11,876,931	12,575,903	3,250,828	3,610,551	4,012,931	624,433
Transfers	2,354,972	2,774,890	1,544,688	1,204,516	1,170,833	2,214,798	1,543,752	983,816	943,304	2,298,670
Gain (loss) on sale of assets	-	(34,554)	15,950	-	-	-	-	-	-	-
Total Government Activities	37,890,428	39,120,685	41,463,195	43,822,523	46,128,601	54,563,011	40,350,415	48,108,151	52,077,833	52,486,839
Business-Type Activities:										
Interest Earnings	665,412	325,437	373,857	1,719,235	1,826,709	423,675	312,307	3,434,926	5,383,235	5,473,813
Transfers	(2,354,972)	(2,774,890)	(1,544,688)	(1,204,516)	(1,170,833)	(2,214,798)	(1,543,752)	(983,816)	(943,304)	(2,298,670)
Gain (loss) on sale of assets	-	96,473	56,375	-	-	-	-	-	18,929	-
Total Business-Type Activities	(1,689,560)	(2,352,980)	(1,114,456)	514,719	655,876	(1,791,123)	(1,231,445)	2,451,110	4,458,860	3,175,143
Total Primary Government	\$ 36,200,868	\$ 36,767,705	\$ 40,348,739	\$ 44,337,242	\$ 46,784,477	\$ 52,771,888	\$ 39,118,970	\$ 50,559,261	\$ 56,536,693	\$ 55,661,982
Change in Net Position										
Governmental Activities	\$ (13,623,846)	\$ 60,645	\$ (3,839,120)	\$ 1,567,497	\$ (6,623,864)	\$ 9,549,729	\$ 7,115,894	\$ 17,917,071	\$ 5,021,559	\$ 17,767,942
Business-Type Activities	4,558,742	547,615	4,837,322	8,863,746	7,534,536	9,943,732	8,913,523	6,921,085	7,810,057	6,365,402
Total Primary Government	(9,065,104)	608,260	998,202	10,431,243	910,672	19,493,461	16,029,417	24,838,156	12,831,616	24,133,344
Prior Period Adjustment (See Note 9F)	-	-	(5,994,006)	-	-	1,171,619	-	-	-	-
Total Primary Government after adjustment	\$ (9,065,104)	\$ 608,260	\$ (4,995,804)	\$ 10,431,243	\$ 910,672	\$ 20,665,080	\$ 16,029,417	\$ 24,838,156	\$ 12,831,616	\$ 24,133,344

In FY 2017-18, implementation of GASB 75 resulted in prior period adjustments.

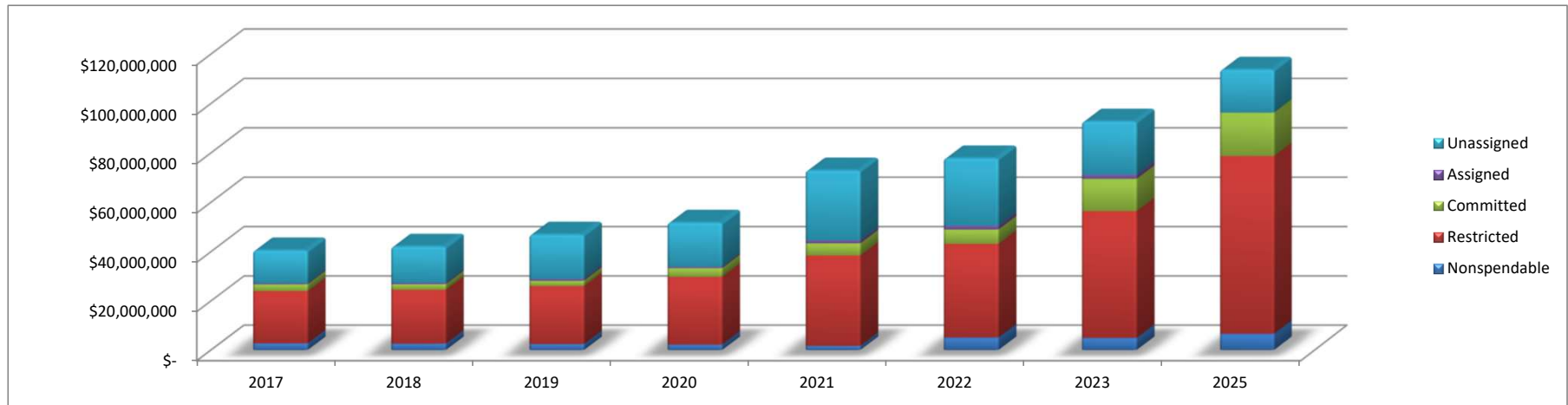
In FY 2020-21, due to Section 115 pension Trust account is reported as investments, resulted in a prior period adjustment

CITY OF PITTSBURG
Fund Balances of Governmental Funds
First Two Fiscal Years
(Modified Accrual Basis of Accounting)
(Pre GASB 54 Implementation)



	Fiscal Year Ended June 30,	
	2015	2016
General Fund		
Reserved	\$ 3,442,272	\$ 3,309,050
Unreserved	14,613,983	15,957,212
Total General Fund	<u>18,056,255</u>	<u>19,266,262</u>
All Other Governmental Funds		
Reserved	24,596,598	24,358,251
Unreserved, designated	(486,548)	(455,164)
Total all other governmental funds	<u>24,110,050</u>	<u>23,903,087</u>
Total Government Funds		
Reserved	28,038,870	27,667,301
Unreserved	14,127,435	15,502,048
Total Government Funds	<u>\$ 42,166,305</u>	<u>\$ 43,169,349</u>

CITY OF PITTSBURG
Fund Balances of Governmental Funds
Last Nine Fiscal Years
(Post GASB 54 FY2011 Implementation)



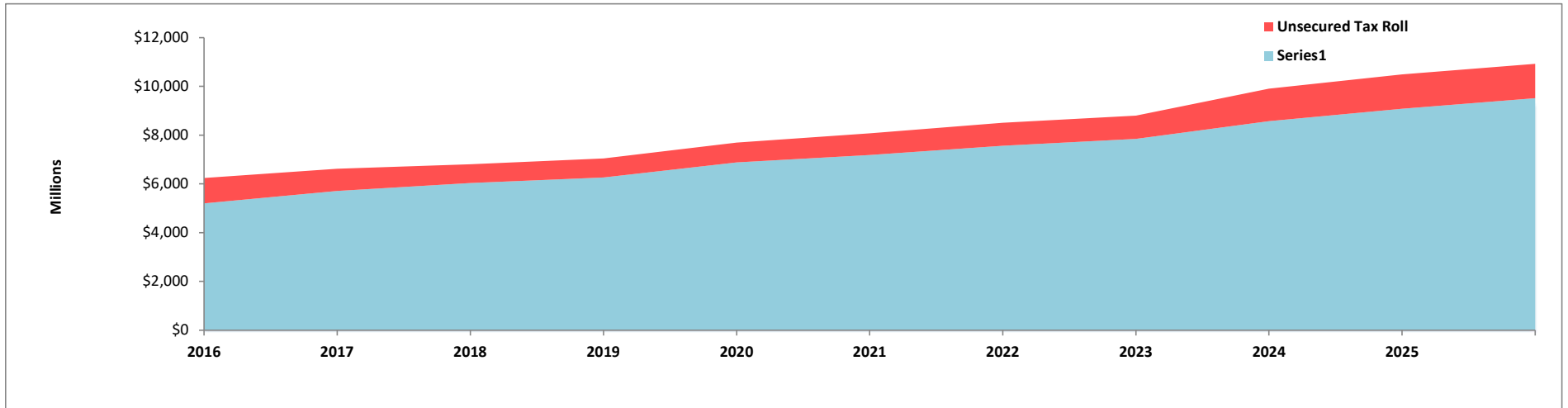
	Fiscal Year Ended June 30,								
	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund									
Nonspendable	\$ 2,410,696	\$ 2,300,328	\$ 2,031,396	\$ 1,817,088	\$ 1,302,864	\$ 1,248,860	\$ 353,082	\$ 5,401,565	\$ 5,585,288
Restricted									
Committed									3,043,967
Assigned	434,778	528,077	802,151	573,069	1,190,087	1,509,170	1,607,087	9,820,075	0
Unassigned	17,037,283	18,426,657	21,652,919	21,760,428	32,020,209	30,947,761	25,610,923	12,643,243	21,583,254
Total General Fund	19,882,757	21,255,062	24,486,466	24,150,585	34,513,160	33,705,791	27,571,092	27,864,883	30,212,509
All Other Governmental Funds									
Nonspendable	\$ 272,243	\$ 263,123	\$ 346,542	\$ 336,049	\$ 340,615	\$ 3,794,789	\$ 4,543,979	\$ 1,036,397	\$ 997,542
Restricted	21,316,430	21,977,238	23,662,705	27,658,803	36,773,335	38,082,990	51,486,194	71,872,807	72,126,097
Committed	2,756,478	2,240,940	2,161,973	3,473,472	4,939,883	5,836,570	13,114,840	20,319,726	14,537,858
Assigned	29,349	42,127	3,586	37,090	64,160	54,207	62,236	107,520	63,791
Unassigned	(3,745,132)	(3,740,451)	(3,755,741)	(3,909,750)	(3,781,016)	(3,686,341)	(4,097,837)	(8,732,671)	(4,240,196)
Total all other governmental funds	20,629,368	20,782,977	22,419,065	27,595,664	38,336,977	44,082,215	65,109,412	84,603,779	83,485,092
Total Government Funds									
Nonspendable	\$ 2,682,939	\$ 2,563,451	\$ 2,377,938	\$ 2,153,137	\$ 1,643,479	\$ 5,043,649	\$ 4,897,061	\$ 6,437,962	\$ 6,582,830
Restricted	21,316,430	21,977,238	23,662,705	27,658,803	36,773,335	38,082,990	51,486,194	71,872,807	72,126,097
Committed	2,756,478	2,240,940	2,161,973	3,473,472	4,939,883	5,836,570	13,114,840	20,319,726	17,581,825
Assigned	464,127	570,204	805,737	610,159	1,254,247	1,563,377	1,669,323	9,927,595	63,791
Unassigned	13,292,151	14,686,206	17,897,178	17,850,678	28,239,193	27,261,420	21,513,086	3,910,572	17,343,058
Total Fund Balances	\$ 40,512,125	\$ 42,038,039	\$ 46,905,531	\$ 51,746,249	\$ 72,850,137	\$ 77,788,006	\$ 92,680,504	\$ 112,468,662	\$ 113,697,601

For additional detail on Fund Classifications, see Note 9 of Notes to Basic Financial Statements for fiscal years 2015-2021.
For additional detail on Fund Classifications, see Note 10 of Notes to Basic Financial Statements for fiscal year 2024-2025

CITY OF PITTSBURG
Changes in Fund Balance of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
 {in thousands}

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	\$ 34,792	\$ 31,624	\$ 33,503	\$ 34,437	\$ 36,642	\$ 42,390	\$ 43,532	\$ 45,434	\$ 46,065	\$45,084
Licenses, permits and fees	2,566	3,532	1,812	3,005	2,341	6,047	4,334	3,734	2,670	2,723
Fines and forfeitures	325	308	433	415	561	486	430	438	370	332
Use of money and property	743	329	590	1,670	1,600	2,871	(2,226)	1,842	5,337	5,512
Intergovernmental revenues	15,455	24,098	25,854	29,460	28,300	35,975	33,736	50,111	49,571	64,539
Charges for services	10,126	9,894	9,621	10,360	10,075	9,521	9,968	11,128	11,480	14,330
Other	4,019	3,957	4,907	7,570	4,459	7,544	5,880	4,514	4,745	3,780
Total Revenues	68,026	73,742	76,720	86,917	83,978	104,834	95,654	117,201	120,238	136,299
Expenditures										
Current:										
General government	6,740	7,321	6,353	6,163	7,740	5,747	7,596	7,607	10,694	9,270
Public safety	24,797	25,895	27,721	30,107	30,937	29,341	32,552	35,560	35,563	37,714
Public works	7,107	7,859	8,102	9,256	8,094	11,178	11,005	11,449	16,755	12,374
Community development	22,393	25,440	25,667	28,055	27,149	32,515	33,485	36,996	42,616	45,489
Culture and recreation	862	1,019	807	1,013	1,238	1,259	973	2,318	1,513	2,738
Capital outlay	2,738	6,600	3,429	3,959	1,078	1,060	2,346	4,221	11,430	24,590
Debt service:										
Principal repayment	2,016	2,083	2,155	2,227	2,308	2,391	2,638	2,776	2,877	2,946
Interest and fiscal charges	2,315	2,264	1,999	1,982	1,919	1,815	1,801	1,824	1,900	1,847
Total Expenditures	68,968	78,481	76,233	82,762	80,463	85,306	92,396	102,751	123,348	136,967
Excess (deficiency) of revenues over (under) expenditures	(942)	(4,739)	487	4,155	3,515	19,528	3,258	14,450	(3,110)	(668)
Other Financing Sources (Uses)										
Transfers in	6,814	6,875	6,830	8,477	9,579	9,904	11,650	20,052	51,348	17,652
Transfers (out)	(4,869)	(4,793)	(5,808)	(7,813)	(8,253)	(8,328)	(10,504)	(19,609)	(49,599)	(15,755)
Sale of capital assets	-	-	17	48	-	-	534	-	-	-
Total other financing sources (uses)	1,945	2,082	1,039	712	1,326	1,576	1,680	443	1,749	1,897
Net Change in fund balances before	\$ 1,003	\$ (2,657)	\$ 1,526	\$ 4,867	\$ 4,841	\$ 21,104	\$ 4,938	\$ 14,893	\$ (1,361)	\$ 1,229
Debt service as a percentage of noncapital expenditures	6.5%	6.0%	5.7%	5.3%	5.3%	5.0%	4.9%	4.7%	4.5%	4.3%

CITY OF PITTSBURG
Assessed and Estimated Actual
Value of Taxable Property
Last Ten Fiscal Years



Fiscal Year	Secured Tax Roll			Unsecured Tax Roll	GROSS Tax Roll	LESS: Exemptions		NET Assessed Valuation ***	Total Direct Tax Rate ****
	Land	Improvements	Personal Property			HOPTR *	Others		
2016	1,596,856,457	4,088,152,986	28,100,163	905,755,131	6,618,864,737	57,212,685	195,920,004	6,365,732,048	0.15020
2017	1,734,578,352	4,271,018,852	31,382,377	763,128,074	6,800,107,655	56,350,900	203,066,563	6,540,690,192	0.15142
2018	1,912,263,271	4,316,648,943	30,152,799	789,812,811	7,048,877,824	55,968,158	206,618,682	6,786,290,984	0.15305
2019	2,097,264,749	4,752,331,104	29,396,436	808,915,163	7,687,907,452	55,103,121	206,894,237	7,425,910,094	0.15419
2020	2,244,198,055	4,919,701,883	24,764,994	882,038,216	8,070,703,148	54,749,068	291,513,686	7,724,440,394	0.15451
2021	2,430,265,323	5,114,403,543	23,294,582	931,043,622	8,499,007,070	54,039,947	293,711,372	8,151,255,751	0.15778
2022	2,591,425,680	5,225,394,381	23,288,811	956,204,399	8,796,313,271	53,217,087	342,980,102	8,400,116,082	0.15585
2023	2,918,316,115	5,627,562,103	23,777,465	1,333,934,749	9,903,590,432	52,009,128	374,728,335	9,476,852,969	0.13847
2024	3,179,166,862	5,870,123,859	27,596,003	1,404,853,295	10,481,740,019	51,142,250	394,814,493	10,035,783,276	0.13985
2025	3,343,537,774	6,135,866,273	30,320,236	1,410,541,283	10,920,265,566	50,845,233	459,437,431	10,409,982,902	0.14062

* Homeowners' Property Tax Relief

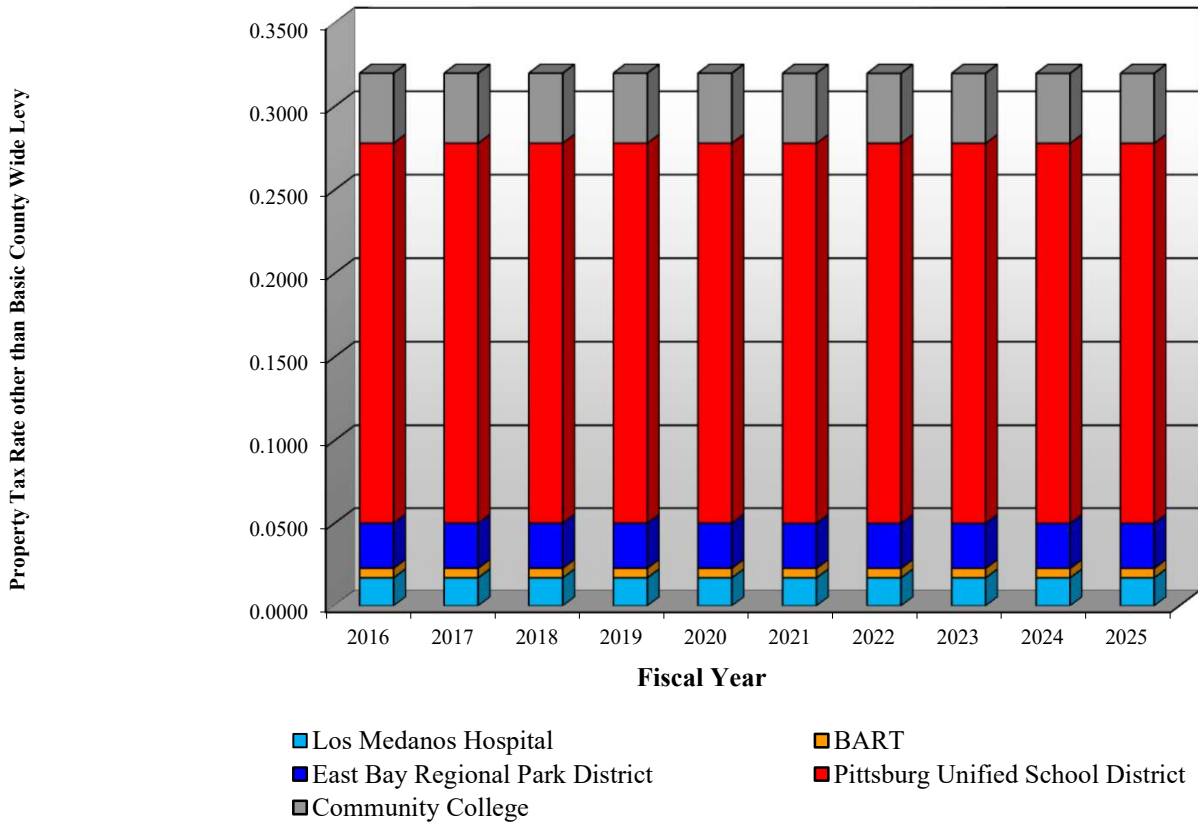
** Direct Tax Rate for FY 14-15 has been updated to reflect the AB8 adjustment for the first time on 2014-15 tax roll after ACFR was issued.

*** The State Constitution requires property to be assessed at one hundred percent of the most recent purchase price, plus an increment of no more than two percent annually, plus any local over-rides. These values are considered to be full market values.

**** California cities do not set their own direct tax rate. The state constitution establishes the rate at 1% and allocates a portion of that amount, by an annual calculation, to all the taxing entities within a tax rate area. Beginning in 2013/14 the total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. Challenges to recognized enforceable obligations are assumed to have been resolved during 2012/13. For the purposes of this report, residual revenue is assumed to be distributed to the City in the same proportions as general fund revenue.

Source: Contra Costa County Auditor-Controller Office Certificate of Assessed Valuations.

CITY OF PITTSBURG
Property Tax Rates
All Overlapping Governments
Last Ten Fiscal Years



Fiscal Year	Basic County Wide Levy	Pittsburg Direct Rate*	Los Medanos Hospital	Bay Area Rapid Transit	East Bay Regional Park District	Pittsburg Unified School District	Community College	Total
2016	1.0000	0.15020	0.0170	0.0058	0.0273	0.2280	0.0419	1.4644
2017	1.0000	0.15142	0.0170	0.0058	0.0273	0.2280	0.0419	1.4656
2018	1.0000	0.15305	0.0170	0.0058	0.0273	0.2280	0.0419	1.4673
2019	1.0000	0.15419	0.0170	0.0058	0.0273	0.2280	0.0419	1.4684
2020	1.0000	0.15451	0.0170	0.0058	0.0273	0.2280	0.0419	1.4687
2021	1.0000	0.15778	0.0170	0.0058	0.0273	0.2280	0.0419	1.4719
2022	1.0000	0.15585	0.0170	0.0058	0.0273	0.2280	0.0419	1.4700
2023	1.0000	0.13847	0.0170	0.0058	0.0273	0.2280	0.0419	1.4526
2024	1.0000	0.13985	0.0170	0.0058	0.0273	0.2280	0.0419	1.4540
2025	1.0000	0.13990	0.0170	0.0058	0.0273	0.2280	0.0419	1.4541

* Pittsburg Direct Rate = the weighted average of City's Share of 1% levy & Redevelopment Rate

Source: Contra Costa County Assessors Office & HdL Coren & Cone.

CITY OF PITTSBURG
Principal Property Tax Payers
Current Year and Nine Years Ago

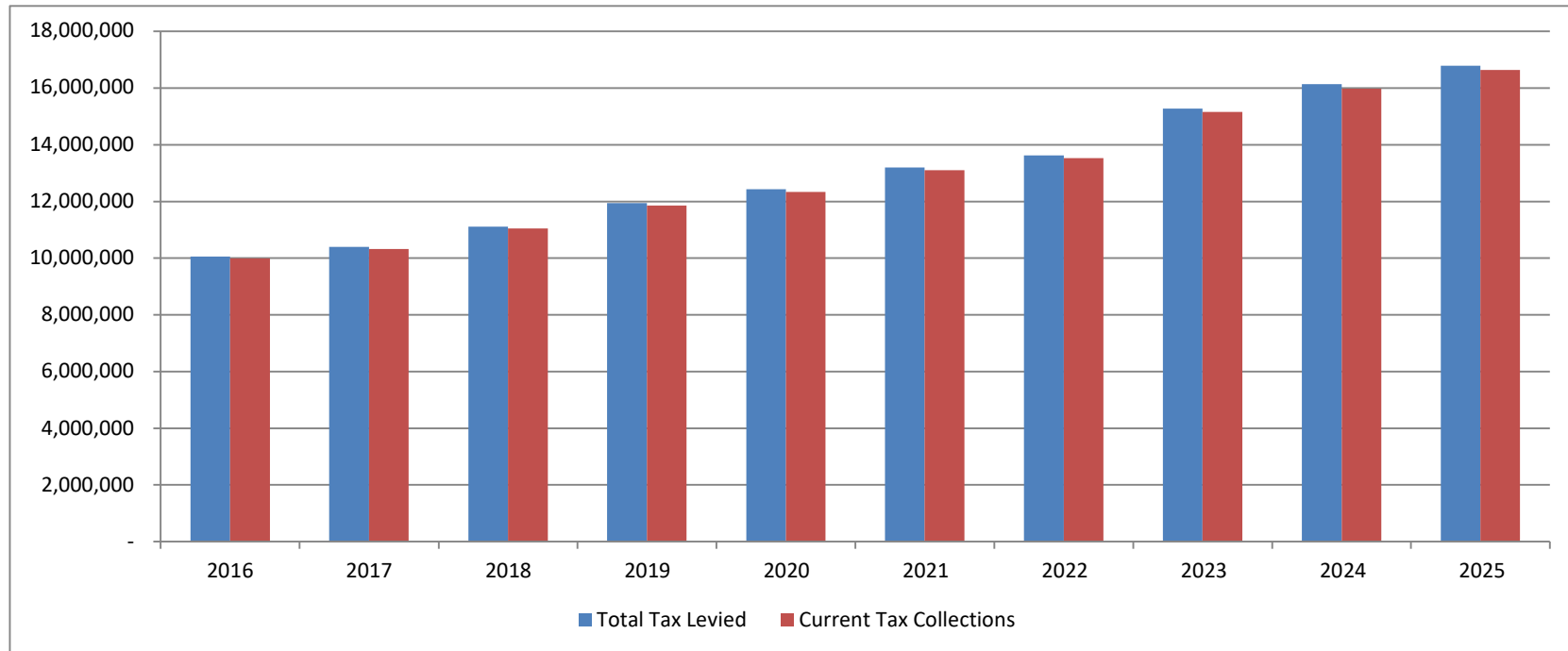
<u>Taxpayer</u>	<u>2024-25</u>			<u>2015-16</u>		
	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total City Taxable Assessed Value</u>	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total City Taxable Assessed Value</u>
Calpine Corporation	\$298,500,000	1	2.85%	\$ 243,000,000	4	3.78%
Diablo Energy Storage LLC	255,060,188	2	2.44%			0.00%
Uss Posco Industries	251,562,289	3	2.40%	259,822,917	3	4.05%
Corteva Agriscience LLC	227,295,928	4	2.17%			0.00%
K2 Pure Sol LP	208,287,157	5	1.99%	134,892,022	5	2.10%
Delta Energy Center LLC	172,400,000	6	1.65%			0.00%
K W Kirker Creek LLC	116,326,177	7	1.11%	98,391,575	7	1.53%
Centen Ag Inc	102,162,385	8	0.98%			0.00%
Sierra Pacific Apartments LLC	101,565,620	9	0.97%	107,388,938	6	1.67%
San Marco Properties LLC	90,970,224	10	0.87%	57,614,707	10	0.90%
Dow Agrosiences LLC			0.00%	362,637,418	1	5.65%
Delta Energy Center, LLC			0.00%	292,000,000	2	4.55%
Century Plaza Corporation			0.00%	67,309,948	8	1.05%
United Spiral Pipe LLC			0.00%	58,157,413	9	0.91%
Subtotal	<u>\$1,824,129,968</u>		<u>17.44%</u>	<u>\$ 1,681,214,938</u>		<u>26.18%</u>

Total Net Assessed Valuation:

Fiscal Year 2024-25	\$10,460,828,135
Fiscal Year 2015-16	\$6,422,944,733

Source: HdL Coren & Cone

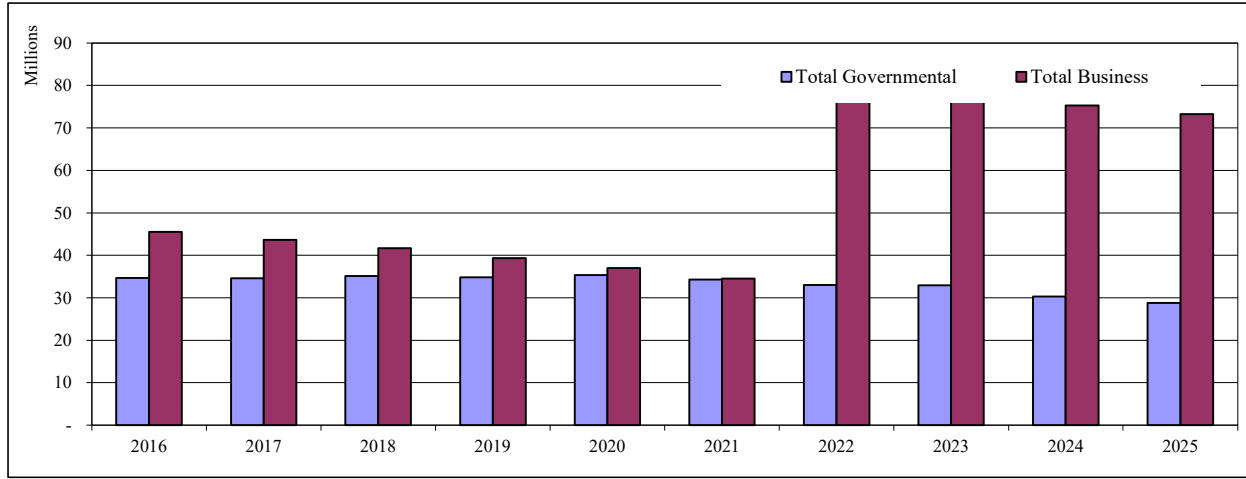
CITY OF PITTSBURG
Property Tax Levies and Collections June 30
Last Ten Fiscal Years



Fiscal Year	Total Tax Levied	Current Tax Collections	Percent of Levy County Collected *	Total Tax Collections	Percent of Total Tax Collections To Tax Levy	Amount Delinquent	Percent % Delinquent
2016	10,060,215	9,991,126	99.31%	9,991,126	99.31%	72,008	0.72%
2017	10,398,911	10,327,316	99.31%	10,327,316	99.31%	71,496	0.69%
2018	11,112,284	11,044,802	99.39%	11,044,802	99.39%	67,482	0.61%
2019	11,939,625	11,862,801	99.36%	11,862,801	99.36%	76,824	0.64%
2020	12,432,680	12,331,075	99.18%	12,331,075	99.18%	101,605	0.82%
2021	13,194,874	13,100,993	99.29%	13,100,993	99.29%	93,881	0.71%
2022	13,622,228	13,526,931	99.30%	13,526,931	99.30%	95,297	0.70%
2023	15,275,224	15,150,953	99.19%	15,150,953	99.19%	124,272	0.81%
2024	16,138,288	15,978,993	99.01%	15,978,993	99.01%	159,295	0.99%
2025	16,798,358	16,635,106	99.03%	16,635,106	99.03%	159,295	0.95%

* The County provides the City 100% of its tax levy under the "Teeter Plan", an agreement which allows the County to keep all interest and delinquency charges collected.

CITY OF PITTSBURG
Ratio of Outstanding Debt by Type
Last Ten Fiscal Years

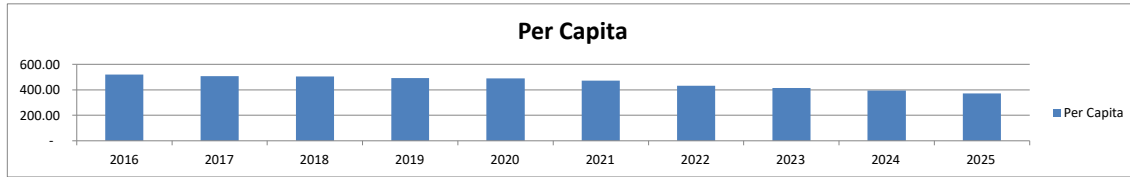
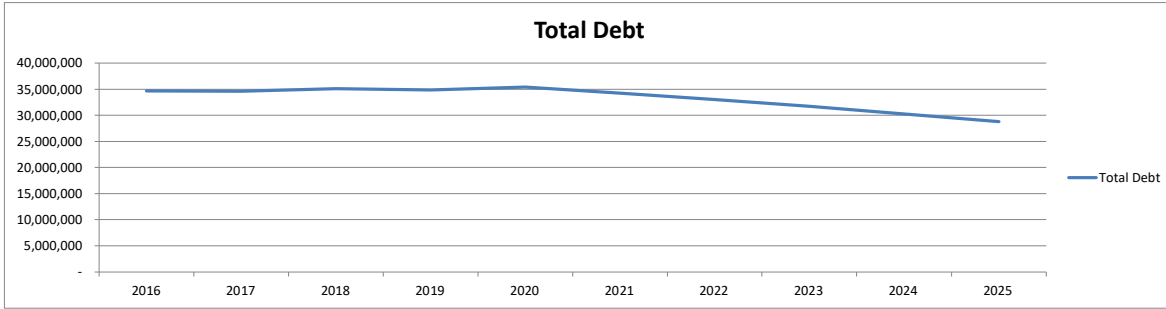


Governmental Activities				
Fiscal Year	Successor Agency Bonds	Pension Obligation Bonds	City Loans/Leases	Total
2016	-	34,036,850	646,382	34,683,232
2017	-	34,104,558	504,189	34,608,747
2018	-	34,030,018	1,089,735	35,119,753
2019	-	33,260,642	1,595,000	34,855,642
2020	-	33,422,178	1,955,024	35,377,202
2021	-	32,872,243	1,399,669	34,271,912
2022	-	32,153,097	854,041	33,007,138
2023	-	31,213,452	1,726,883	32,940,335
2024	-	30,078,657	173,739	30,252,396
2025	-	28,370,164	440,278	28,810,442

Business-Type Activities								
Fiscal Year	2016 Water Revenue Bonds	Sewer Revenue Bonds **	I-Bank Loan	2022A Water Revenue Bonds	Total	Total Primary Government	Percentage of Personal Income ***	Per Capita ***
2016	30,485,000	3,864,000	11,167,171	-	45,516,171	80,199,403	5.23%	1,155
2017	29,605,000	3,111,000	10,939,216	-	43,655,216	78,263,963	4.92%	1,107
2018	28,650,000	2,350,000	10,703,258	-	41,703,258	76,823,011	4.56%	1,065
2019	27,335,000	1,578,000	10,459,018	-	39,372,018	74,227,660	3.99%	1,025
2020	25,975,000	796,000	10,206,206	-	36,977,206	72,354,408	3.63%	997
2021	24,570,000	-	9,944,520	-	34,514,520	68,786,432	3.21%	900
2022	23,120,000	-	9,673,649	46,264,337	79,057,986	112,065,124	4.86%	1,464
2023	21,620,000	-	9,393,270	46,191,525	77,204,795	110,145,130	4.44%	1,420
2024	20,060,000	-	9,103,050	46,104,715	75,267,765	105,520,161	4.25%	1,360
2025	18,440,000	-	8,802,643	46,024,904	73,267,547	102,077,989	3.44%	1,323

Note : Debt amounts includes any premiums, discounts, or other amortization amounts.
 **Sewer Revenue Bond was fully defeased as of June 30, 2014. It has been replaced with a private placement debt.
 *** See Schedule of Demographic and Economic Statistics for personal income and population data. FY2013-2020 numbers corrected for Personal Income and Capita
 Please refer to Note 7 for further information for fiscal years 2013-2021.
 Please refer to Note 8 for further information for fiscal year 2022.
 Sources: City of Pittsburgh
 U.S. Department of commerce, Bureau of the Census (income and population)

CITY OF PITTSBURG
Ratio of General Government Debt Outstanding
Last Ten Fiscal Years*



Fiscal Year	General Government Debt Outstanding										Percentage of		
	POB Bonds *	Capital Lease Street Sweeper	CEC Energy	PG&E Energy Efficient Retrofit	Capital Lease VOIP System	Capital Lease Fleet Vehicles/Street Sweeper	Capital Lease Fleet Equipment	Capital Lease Vehicles/Equipment	Capital Lease Buildings	Total Debt	Total Gross Revenue	Per Capita	Debt Per Assessed Value
2016	34,036,850	240,114	406,268	-	-	-	-	-	-	34,683,232	50.99%	520.03	0.54%
2017	34,104,558	160,696	343,493	-	-	-	-	-	-	34,608,747	47.27%	** 507.91	0.53%
2018	34,030,018	116,339	278,821	209,740	484,835	-	-	-	-	35,119,753	46.11%	** 505.87	0.52%
2019	33,260,642	70,754	212,194	188,411	363,626	498,647	261,368	-	-	34,855,642	40.10%	493.15	0.47%
2020	33,422,178	23,907	143,568	167,085	242,417	395,018	212,954	770,075	-	35,377,202	40.70%	490.39	0.46%
2021	32,872,243	-	72,853	145,756	121,208	287,415	162,683	609,754	-	34,271,912	32.69%	472.14	0.42%
2022	32,153,097	-	-	124,427	-	175,684	110,483	443,447	-	33,007,138	31.49%	431.94	0.39%
2023	31,213,452	-	-	103,098	-	59,666	56,281	270,930	-	31,703,427	30.24%	414.19	0.33%
2024	30,078,657	-	-	81,769	-	-	-	91,970	-	30,252,396	28.86%	395.23	0.30%
2025	28,370,164	-	-	60,440	-	-	-	-	333,907	28,764,511	27.44%	370.81	0.28%

* The 2006 Pension Obligation Bonds (POB) includes the accreted amount of Capital Appreciation Bonds.
 ** FY 17 and 18 percent rates restated to reflect the correct revenue.

CITY OF PITTSBURG
Computation of Direct and Overlapping Debt
6/30/2025

2024-25 Assessed Valuation: \$10,460,828,135

<u>OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	Total Debt <u>6/30/2025</u>	<u>% Applicable (1)</u>	City's Share of <u>Debt 6/30/25</u>
Bay Area Rapid Transit District	\$2,391,260,000	1.00%	\$23,864,775
Contra Costa Community College District	591,875,000	3.756	22,230,825
Antioch Unified School District	75,000,000	2.004	1,503,000
Antioch Unified School District SFID No. 1	90,745,983	3.321	3,013,674
Mt. Diablo Unified School District	422,160,000	4.412	18,625,699
Mt. Diablo Unified School District Community Facilities District No. 1	6,655,000	4.361	290,225
Pittsburg Unified School District	408,546,809	98.775	403,542,111
City of Pittsburg Community Facilities Districts No. 2005-2	6,210,000	100	6,210,000
City of Pittsburg 1915 Act Bonds	4,570,275	100	4,570,275
East Bay Regional Park District	145,930,000	1.558	<u>2,273,589</u>
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT			\$486,124,173
<u>DIRECT AND OVERLAPPING GENERAL FUND DEBT:</u>			
Contra Costa County General Fund Obligations	\$150,845,000	3.74%	\$5,647,637
Antioch Unified School District General Fund Obligations	16,456,273	2.004	329,784
Pittsburg Unified School District Certificates of Participation	13,045,000	98.775	12,885,199
City of Pittsburg Pension Obligation Bonds	24,232,425	100	24,232,425
Contra Costa Mosquito and Vector Control District General Fund Obligations	8,050,000	3.744	<u>301,392</u>
TOTAL GROSS DIRECT AND OVERLAPPING GENERAL FUND DEBT			\$43,396,437
Less: Contra Costa County General Fund Obligations supported by revenue funds			<u>5,647,637</u>
TOTAL NET DIRECT AND OVERLAPPING GENERAL FUND DEBT			\$37,748,800
<u>OVERLAPPING TAX INCREMENT DEBT (Successor Agency):</u>	\$111,868,601	100	\$111,868,601
TOTAL DIRECT DEBT			\$24,232,425
TOTAL GROSS OVERLAPPING DEBT			\$617,156,786
TOTAL NET OVERLAPPING DEBT			\$611,509,149
GROSS COMBINED TOTAL DEBT			\$641,389,211 (2)
NET COMBINED TOTAL DEBT			\$635,741,574

(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, non-bonded capital lease obligations, and sales tax revenue bonds. Qualified Zone Academy Bonds are included based on principal due at maturity.

Ratios to 2024-25 Assessed Valuation:

Total Direct and Overlapping Tax and Assessment Debt	4.65%
Direct Debt (\$24,232,425)	0.23%
Gross Combined Total Debt	6.13%
Net Total Debt	6.08%

Ratios to Redevelopment Successor Agency Incremental Valuation (\$7,277,365,955):

Overlapping Tax Increment Debt	1.54%
--------------------------------	-------

CITY OF PITTSBURG
Computation of Legal Bonded Debt Margin
June 30, 2025

ASSESSED VALUATION:

Secured property assessed value, net of exempt real property (a)	\$3,183,462,180
---	-----------------

BONDED DEBT LIMIT (15% OF ASSESSED VALUE) (a)	\$477,519,327
---	---------------

AMOUNT OF DEBT SUBJECT TO LIMIT:

Total Bonded Debt (b)	\$92,835,068
-----------------------	--------------

Less:

Revenue Bonds	64,464,904
---------------	------------

	28,370,164
--	------------

LEGAL BONDED DEBT MARGIN	\$449,149,163
--------------------------	---------------

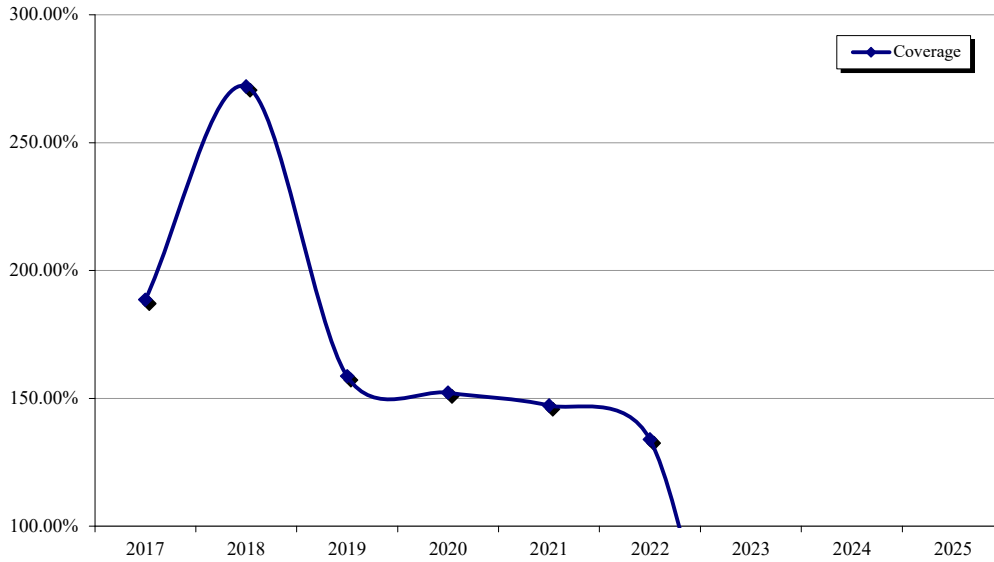
Fiscal Year	Debt Limit	Total Net Debt Applicable to Limit	Legal Debt Margin	Total net debt applicable to the limit as a percentage of debt limit
2016	335,737,855	34,036,850	301,701,005	11.28%
2017	340,711,533	34,104,558	306,606,975	11.12%
2018	361,299,502	34,030,018	327,269,484	10.40%
2019	381,350,504	33,260,642	348,089,862	9.56%
2020	394,631,565	33,422,178	361,209,387	9.25%
2021	408,098,524	32,872,243	375,226,281	8.76%
2022	416,499,016	32,153,097	384,345,919	8.37%
2023	455,514,432	31,213,452	424,300,980	7.36%
2024	470,674,278	30,078,657	440,595,621	6.83%
2025	477,519,327	28,370,164	449,149,163	6.32%

Source: City Finance Department

(a) California Government Code Section 43605 sets the limit at 15%.

(b) Upon the dissolution of the Redevelopment Agency - City of Pittsburg effective January 31, 2012, a Successor Agency assumed the liabilities of the former Redevelopment Agency, therefore the total bonded debt and revenue bonds have decreased in all years for comparative purposes.

CITY OF PITTSBURG
Revenue Bond Coverage
Wastewater Revenue Bonds



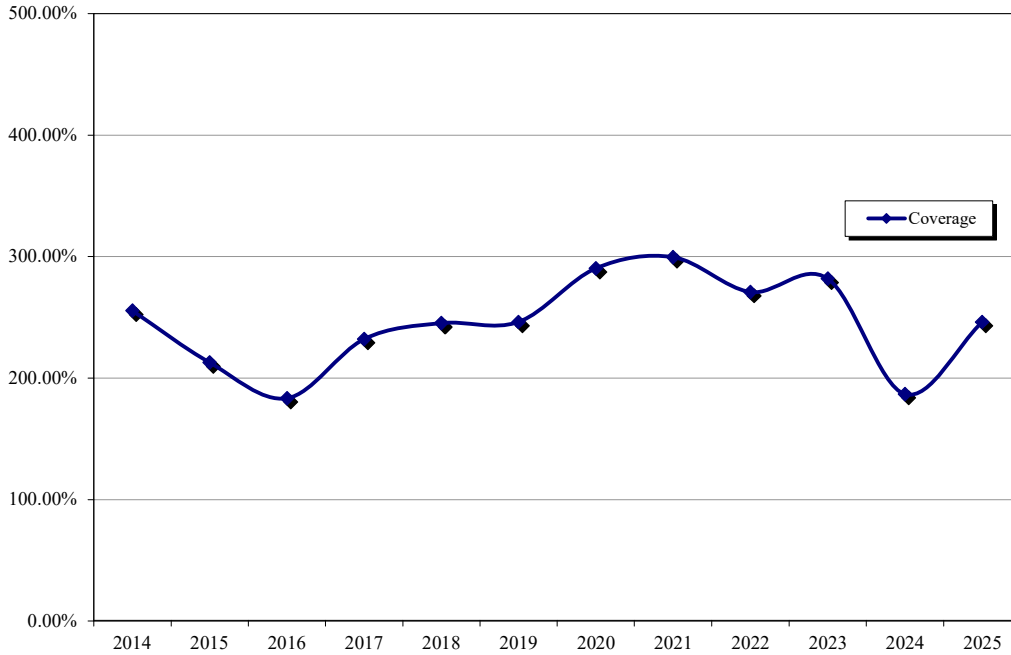
Fiscal Year	Gross Revenue	Operating Expenses	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal	Interest *	Total	
2017	5,024,185	2,547,410	2,476,775	1,245,000	68,464	1,313,464	1.89
2018	5,107,869	2,355,218	2,752,651	955,000	56,986	1,011,986	2.72
2019	5,168,294	3,011,303	2,156,991	1,315,000	44,922	1,359,922	1.59
2020	4,939,327	2,817,905	2,121,422	1,360,000	33,112	1,393,112	1.52
2021	4,950,030	2,851,197	2,098,833	1,405,000	20,657	1,425,657	1.47
2022	4,938,929	2,984,575	1,954,354	1,450,000	8,808	1,458,808	1.34
2023	-	-	-	-	-	-	0.00
2024	-	-	-	-	-	-	0.00
2025	-	-	-	-	-	-	0.00

* Interest is lowered due to the refunding of the 2004 Wastewater Bond (per Resolution 14-0270 dated 6/6/14). The City executed a private Installment Sale Agreement with Bank of the West for a lower interest rate of 1.55% per annum.

Note: Coverage requirements of a least 1.20 times higher than debt service for any fiscal year. Bond was paid in full Fiscal Year 2020-21.

Source: City of Pittsburg Annual Financial Statements.

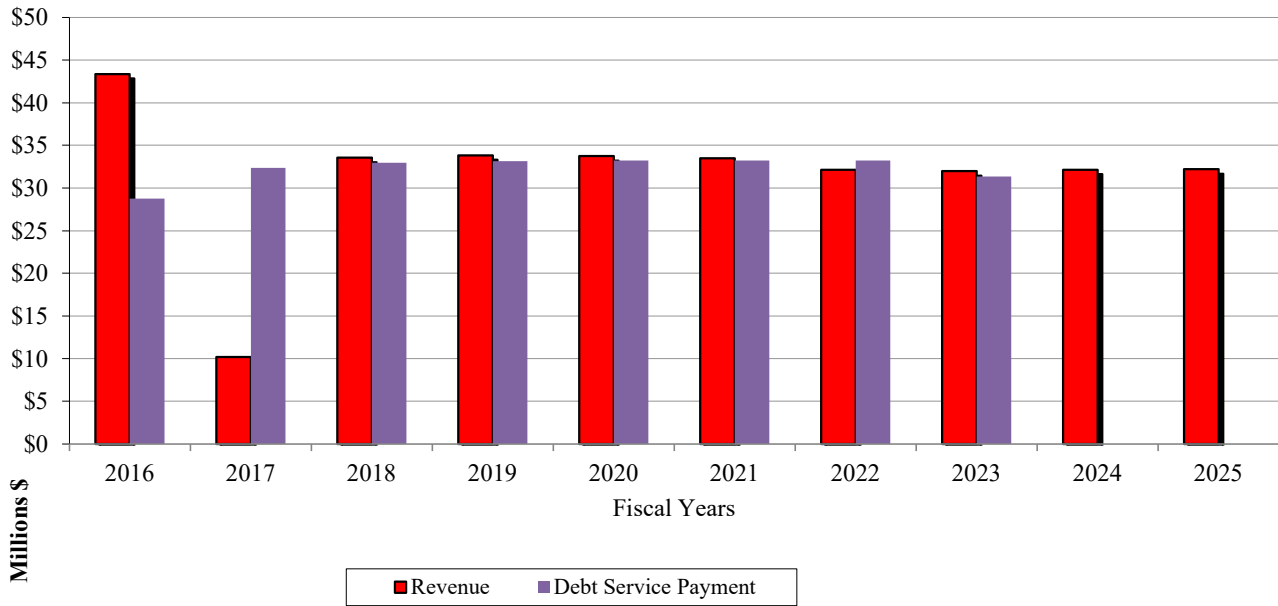
CITY OF PITTSBURG
Revenue Bond Coverage
Water Revenue Bonds



Fiscal Year	Gross Revenue	Operating Expenses	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2014	18,991,247	12,777,146	6,214,101	1,010,000	1,421,992	2,431,992	2.56
2015	18,272,979	12,379,283	5,893,696	1,035,000	1,734,374	2,769,374	2.13
2016	18,592,332	13,088,660	5,503,672	1,310,226	1,691,311	3,001,537	1.83
2017	19,331,187	12,933,557	6,397,630	1,472,956	1,283,708	2,756,664	2.32
2018	21,519,127	14,547,037	6,972,090	1,190,958	1,651,243	2,842,201	2.45
2019	23,369,888	15,605,367	7,764,521	1,559,240	1,594,020	3,153,260	2.46
2020	25,551,818	16,431,138	9,120,680	1,612,812	1,527,793	3,140,605	2.90
2021	26,935,506	17,482,817	9,452,689	1,666,686	1,489,069	3,155,755	3.00
2022	27,173,166	17,374,154	9,799,012	1,786,510	1,830,449	3,616,959	2.71
2023	28,357,310	20,271,676	8,085,634	1,780,379	1,088,328	2,868,707	2.82
2024	31,389,900	20,687,714	10,702,186	1,851,020	3,879,175	5,730,195	1.87
2025	33,031,460	21,890,518	11,140,942	1,620,000	2,905,797	4,525,797	2.46

Source: City of Pittsburgh Annual Financial Statements.

CITY OF PITTSBURG
Successor Agency Bonded Debt Pledged Revenue Coverage
Tax Allocation Bonds
Last Ten Fiscal Years



Fiscal Year	Tax Increment Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2016	43,371,250	16,655,000	12,113,046	28,768,046	1.51
2017	10,218,501	20,250,000	12,125,192	32,375,192	0.32
2018	33,553,848	21,310,000	11,652,527	32,962,527	1.02
2019	33,840,468	22,350,000	10,795,387	33,145,387	1.02
2020	33,758,927	23,365,000	9,853,554	33,218,554	1.02
2021	33,512,215	24,270,000	8,944,331	33,214,331	1.01
2022	32,146,744	25,225,000	7,987,046	33,212,046	0.97
2023	31,978,811	24,250,000	7,113,245	31,363,245	1.02
2024	32,161,001	24,990,000	5,488,407	30,478,407	1.06
2025	32,203,396	25,805,000	4,668,828	30,473,828	1.06

* The 2014 Tax Allocation Refunding Bond was issued to fully refund 2003A Bonds and partly refund the 1999 CIP portion. Refer to Note 14 for additional information on refunding for fiscal years 2013-2021.

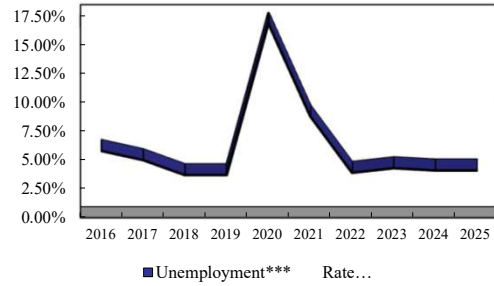
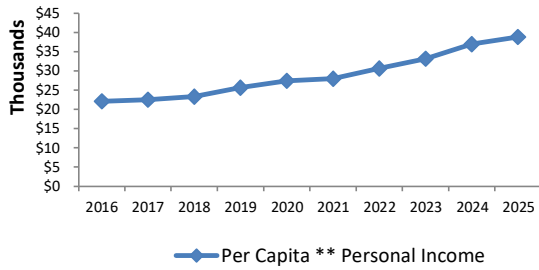
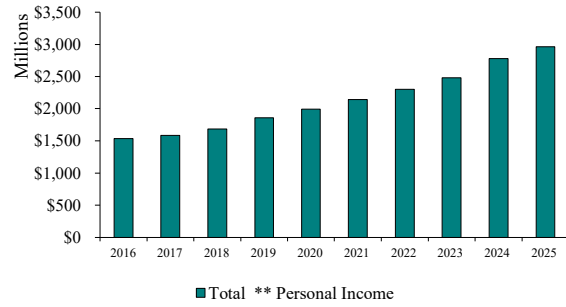
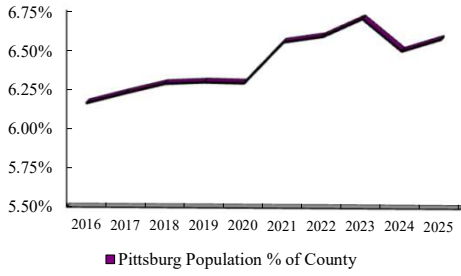
Refer to Note 15 for additional information on refunding for fiscal year 2022.

The 2016 Refunding Bond was excluded for trending purpose

** The interest amount excludes the Letter of Credit fees and costs associated with 2016 bond refunding

Source: City of Pittsburgh Annual Financial Statements

**CITY OF PITTSBURG
Demographic and Economic Statistics
Last Ten Fiscal Years**



Fiscal Year	City * Population	Total ** Personal Income	Per Capita ** Personal Income	Unemployment*** Rate (%)	Contra Costa * County Population	Pittsburg Population % of County
2016	69,424	1,534,225,000	22,099	5.8%	1,126,745	6.16%
2017	70,679	1,589,374,000	22,487	5.0%	1,135,127	6.23%
2018	72,141	1,684,104,000	23,345	3.7%	1,147,439	6.29%
2019	72,437	1,859,890,000	25,676	3.7%	1,150,215	6.30%
2020	72,588	1,991,949,000	27,442	16.8%	1,153,526	6.29%
2021	76,416	2,140,660,000	28,013	8.8%	1,165,927	6.55%
2022	76,544	2,303,530,000	30,649	3.9%	1,161,413	6.59%
2023	77,572	2,482,707,000	33,187	4.3%	1,156,966	6.70%
2024	75,083	2,776,568,000	36,978	4.1%	1,155,025	6.50%
2025	77,131	2,963,919,000	38,807	4.1%	1,172,607	6.58%

Source: * www.census.gov
 ** from HdL Coren Report
 *** www.homefacts.com

CITY OF PITTSBURG
Principal Employers
Current Year and Nine Years Ago

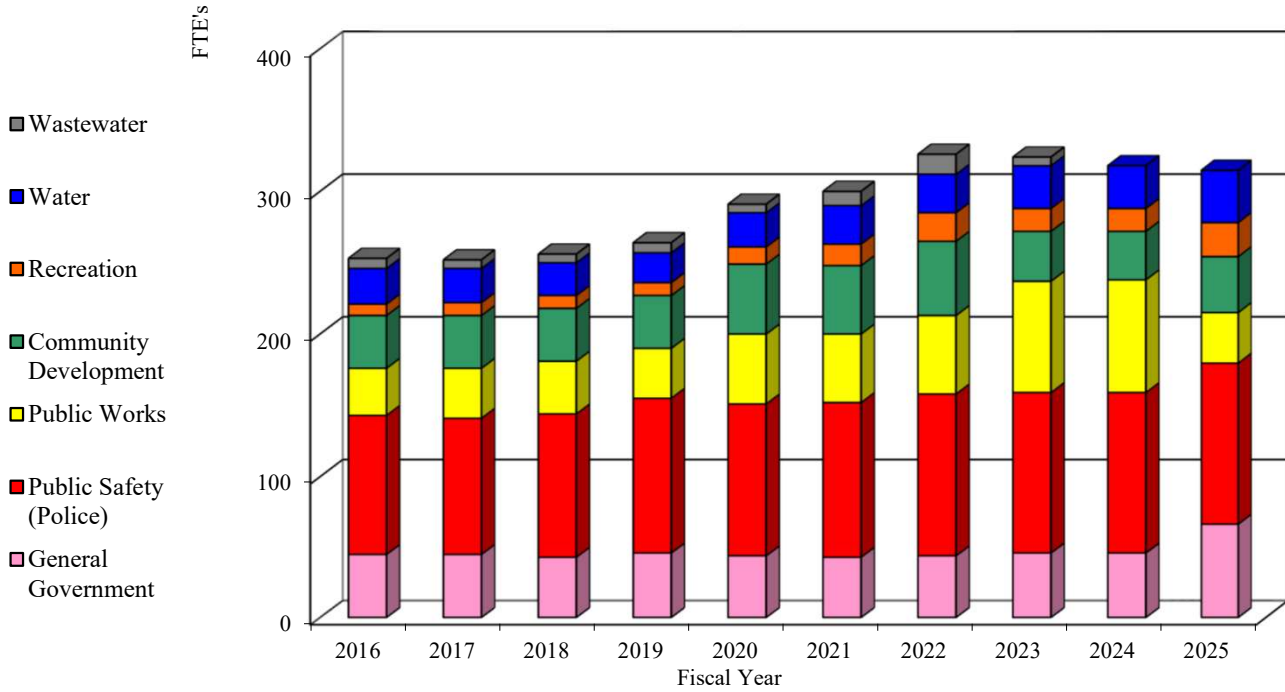
<u>Employer</u>	<u>2024-25</u>			<u>2015-16 **</u>		
	<u>Number of Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Number of Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Pittsburg Unified School District*	1,290	1	3.2%	1,274	1	3.4%
Los Medanos Community College*		2	0.0%	719	2	1.9%
City of Pittsburg*	324	3	0.8%	255	5	0.7%
Ramar Foods*	234	4	0.6%	187	7	0.5%
Walmart**	217	5	0.5%	250	6	0.7%
WinCo Foods**	168	6	0.4%	145	10	-
Home Depot**	163	7	0.4%	-	-	-
McC Campbell Analytical, Inc.**	129	8	-	-	-	-
Corteva (formerly DOW Chemical Company)**	125	9	0.3%	370	4	1.0%
Safeway**	125	10	0.3%	-	-	-
Subtotal	<u>2,775</u>		<u>6.9%</u>	<u>3,200</u>		<u>7.9%</u>
Employees in the City of Pittsburg	<u>40,388</u> ***			<u>37,098</u> **		

Source: *Phone Survey by City Staff

**2015-16 Comprehensive Annual Financial Report

***DP03 | Select Economic Characteristics: 2024 American Community Survey
1-Year Estimates (U.S. Census)

CITY OF PITTSBURG
Actual Full-Time Equivalent City Government Employees by Function
Last Ten Fiscal Years



Function	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government	45	45	43	46	44	43	44	46	46	67
Public Safety (Police)	98	96	101	109	107	109	114	113	113	113
Public Works	33	35	37	35	49	48	55	78	79	35
Community Development	37	37	37	37	49	48	52	35	34	39
Recreation	8	9	9	9	12	15	20	16	16	24
Water	25	24	23	21	24	27	27	30	30	37
Wastewater	7	6	6	7	6	10	14	6	6	9
Total	253	252	256	264	291	300	326	324	324	324

Source: City of Pittsburgh

CITY OF PITTSBURG
Operating Indicators by Function/Program
Last Ten Fiscal Years

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Function/Program											
Public safety:											
Police:											
* Police calls for Service		72,426	80,631	80,133	87,517	75,865 **	74,050	70,794	66,445	64,301	66,757
Law violations:											
* Part I and Part II crimes		7,286	7,663	7,778	8,579	6,046 **	6,309	***			
* Physical arrests (adult and juvenile)		2,805	3,329	2,808	4,127	2,382 **	2,221	2,285	1,348	1,328	1,462
* Traffic violations (VC14601 & VC12500)		706	1,193	908	1,754	1,339 **	648	532	574	580	678
 (Fire Protection is Contra Costa County)											
Public works											
Street Re-surfacing (Miles)		0.80	0	0.97	0.25	0.25	1.50	5.57	14.82	0.25	23.95
Streets Repaired (square feet)		52,503	44,795	48,305	40,028	70,890	60,514	66,095	87,388	63,015	69,914
Recreation Services:											
Aquatic Participants		1,600 *	2,379	2,301	2,335	6,042	12,129	29,307	31,040	30,500	27,337
Sport Participants		590	650	616	750	-	312	773	1,514	4,455	6,290
Small World Park Gate Attendance		27,666	25,050	22,839	22,999	14,108	-	12,558	18,449	26,814	15,138
Senior Services Participants		20,014	11,305	16,000	17,210	36,344	11,420	10,566	13,450	14,297	14,520
Water											
Number of Meters Served		18,359	18,574	18,759	18,767	19,028	19,233	19,733	19,459	19,557	19,593
Water Main Breaks		80	46	32	27	44	60	49	42	44	55
Average Daily Consumption (millions of gallons)		7.3	8.6	8	8.1	8.1	8.9	8.4	8.7	8.2	8.4
Wastewater											
Miles of Sewer Line (Excluding line operated by Delta Diablo District 7-A)		176	178	179	180	180	180	172	175	175	176
Solid Waste											
Refuse Landfilled (tons per year)		63,500	59,559	70,982	94,092	80,347	90,570	83,021	80,225	81,983	78,854
Recyclables Processed (tons per year)		48,500	48,500	42,811	54,940	50,306	58,462	52,794	47,818	45,936	43,344

* FY 2016 Numbers corrected.

** For Public Safety effective FY2020 all numbers restated to calendar years to be in line with the DOJ - FBI Uniform Crime Report publication.

*** For Police effective 2022 the stats for Part I and II Crimes are no longer reported on the ACFR.

Source: City of Pittsburg Divisions & Prior Year Comprehensive Annual Financial Report.

CITY OF PITTSBURG
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Function/Program										
Public safety:										
Police stations	1	1	1	1	1	1	1	1	1	1
Police patrol units (Includes Unmarked)	67	69	69	83	85	85	87	87	86	88
Public works										
Miles of streets (Center Line)	164.63	169.90	169.90	169.90	169.90	169.90	169.90	175	175	175
Street lights (Total)	4,287	4,287	4,287	4,287	4,287	4,348	4,495	4,594	4,543	4,543
Traffic Signals	63	63	63	63	63	64	64	64	63	65
Culture and recreation:										
Community services:										
City Parks	24	24	26	26	26	26	26	26	26	26
City parks acreage	147	147	322	322	322	322	322	322	322	322
Roadway landscaping acreage	22	22	22	22	22	22		22	22	22
Regional park acreage	56	56	56	56	56	56	56	56	56	56
Regional park facilities:										
Golf courses (18 holes)	1	1	1	1	1	1	1	1	1	0
Marina Fuel Station	1	1	1	1	1	1	1	1	1	1
Community Civic Center	1	1	1	1	1	1	1	1	1	1
Senior centers	1	1	1	1	1	1	1	1	1	1
Swimming pools	1	1	1	1	1	1	1	1	1	1
Tennis courts	3	3	3	3	3	3	3	3	3	3
Water										
Storage capacity (millions of gallons)	19.3	19.3	19.3	19.3	19.3	19.3	19.3	19.3	19.3	19.3
Miles of Water Mains	224 **	227	227	227	227	229	229	232	232	235
Wastewater										
Miles of Storm Drains	101	103	104	104	104	106	106	110	109	109

Note: n/a denotes information is not available.

** In 2016, the City remeasured all water lines using the new GIS System

Source: City of Pittsburgh Staff & Prior Year Comprehensive Annual Financial Report.

City of Pittsburg

Pittsburg, California

Single Audit Reports

For the year ended June 30, 2025



City of Pittsburgh
Single Audit Reports
For the year ended June 30, 2025
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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Independent Auditor's Report

To the Honorable Mayor and Members of City Council
of the City of Pittsburg
Pittsburg, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Pittsburg, California (City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated February 17, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2025-001 that we consider to be significant deficiencies.

To the Honorable Mayor and Members of City Council
of the City of Pittsburg
Pittsburg, California
Page 2

Report on Compliance and Other Matters

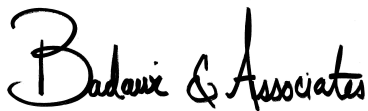
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Badawi & Associates, CPAs
Emeryville, California
February 17, 2026

REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE AND ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Independent Auditor's Report

To the Honorable Mayor and Members of City Council
of the City of Pittsburg
Pittsburg, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Pittsburg, California's (City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards (GAAS), *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item SA2025-001. Our opinion on each major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify a deficiency in internal control over compliance that we consider to be a significant deficiency.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item SA2025-001 to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

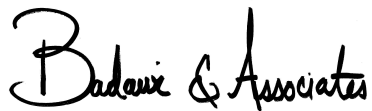
Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

To the Honorable Mayor and Members of City Council
of the City of Pittsburg
Pittsburg, California
Page 6

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated February 17, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



Badawi & Associates, CPA's
Emeryville, California
March 24, 2026

City of Pittsburgh
Schedule of Expenditures of Federal Awards
For the year ended June 30, 2025

Program Name	Assistance Listing Number	Agency or Pass-Through Entity Grant Number	Program Expenditures	Subrecipient Payments
Federal Awards				
U.S. Department of Housing and Urban Development:				
<i>Direct Programs</i>				
CDBG Entitlement Grants - Cluster				
Community Development Block Grants/Entitlement Grants	14.218	N/A	\$ 336,976	\$ -
Community Development Block Grants/Entitlement Grants	14.218	N/A	185,730	-
Community Development Block Grants/Entitlement Grants	14.218	B20MC060054	674,782	182,801
Subtotal CDBG Entitlement Grants - Cluster			1,197,488	182,801
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers	14.871	CA060VO	26,054,029	-
Subtotal Housing Voucher Cluster			26,054,029	-
Total U.S. Department of Housing and Urban Development			27,251,517	182,801
U.S. Department of Justice:				
<i>Direct Programs</i>				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-23-GG-03153-JAGX	31,105	-
Total U.S. Department of Justice			31,105	-
U.S. Department of Transportation:				
<i>Passed through the State of California Department of Transportation</i>				
Highway Planning and Construction	20.205	N/A	11,064	-
Highway Planning and Construction	20.205	HSIPL-5127(037)	1,857,401	-
Highway Planning and Construction	20.205	HSIPSL-5127(040)	279,533	-
Highway Planning and Construction	20.205	SIPL-5127(041)	801,504	-
Total U.S. Department of Transportation			2,949,502	-
U.S. Department of the Treasury:				
<i>Direct Programs</i>				
Coronavirus Relief Fund	21.019	N/A	24,474	-
Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	11,170,535	-
Total U.S. Department of the Treasury			11,195,009	-
U.S. Environmental Protection Agency:				
<i>Direct Programs</i>				
Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Cooperative Agreements	66.818	99T90901	259,098	-
Total U.S. Environmental Protection Agency			259,098	-

City of Pittsburgh
Schedule of Expenditures of Federal Awards, Continued
For the year ended June 30, 2025

Program Name	Assistance Listing Number	Agency or Pass-Through Entity Grant Number	Program Expenditures	Subrecipient Payments
U.S. Department of Agriculture:				
<i>Direct Programs</i>				
Inflation Reduction Act Urban & Community Forestry Program	10.727	N/A	382,570	-
Total U.S. Department of Agriculture			382,570	-
U.S. Department of Homeland Security:				
<i>Direct Programs</i>				
Hazard Mitigation Grant Program (HMGP)	97.039	N/A	253,465	-
Total U.S. Department of Homeland Security			253,465	-
Total Expenditures of Federal Award			\$ 42,322,266	\$ 182,801

City of Pittsburg

Notes to the Schedule of Expenditures of Federal Awards

For the year ended June 30, 2025

A. Reporting Entity

The Schedule of Expenditure of Federal Awards (the Schedule) includes expenditures of federal awards for the City of Pittsburg, California (City) and its component units as disclosed in the notes to the Basic Financial Statements.

The City was incorporated under the General Laws of the State of California and enjoys all the rights and privileges pertaining to such "General Law" cities. The City uses the Council/Manager form of government. The financial reporting entity consists of (a) the primary government, the City, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

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 following component units are included in the basic financial statements of the City:

- Housing Authority
- Public Infrastructure Financing Authority
- Pittsburg Arts & community Foundation
- Southwest Pittsburg GHAD II

B. Basis of Accounting

Funds received under the various grant programs have been recorded with separated account codes. The City utilizes the modified accrual method of accounting for the special revenue funds. Modified accrual accounting recognizes revenues when they become available and measurable and, with a few exceptions, recognizes expenditures when liabilities are incurred. The accompanying Schedule of Expenditures of Federal Awards (Schedule) has been prepared on the modified accrual basis of accounting.

C. Relationship of Schedule of Expenditures of Federal Awards to Financial Statements

The accompanying Schedule presents the activity of all federal financial assistance programs of the City. Federal financial assistance received directly from federal agencies as well as federal financial assistance passed through the State of California is included in the Schedule.

The Schedule was prepared only from the accounts of various grant programs and, therefore, does not present the financial position or results of operations of the City.

City of Pittsburgh

Notes to the Schedule of Expenditures of Federal Awards, Continued

For the year ended June 30, 2025

D. Pass-Through Entities' Identifying Number

When federal awards were received from a pass-through entity, the Schedule shows, if available, the identifying number assigned by the pass-through entity. When no identifying number is shown, the City determined that no identifying number is assigned for the program or the City was unable to obtain an identifying number from the pass-through entity.

E. Indirect Costs

The City did not elect to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

F. Loans and/or Loan Guarantee Program

The following loan program balance and transaction relating to these programs are included in City's basic financial statements. Loans outstanding at the beginning of the year and loans made during the year are included in the federal expenditures presented in the Schedule. The balance of loans outstanding at June 30, 2025 consists of the following:

Assistance Listing Number	Program Name	Outstanding Balance at June 30, 2025
14.218	Community Development Block Grant/Entitlement Grants	\$235,800

City of Pittsburgh
Schedule of Findings and Questioned Costs
For the year ended June 30, 2025

Section I - Summary of Auditor's Results

Financial Statements

Types of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? No
- Significant deficiency(ies) identified? Yes

Any noncompliance material to the financial statements noted? No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? No
- Significant deficiency(ies) identified? Yes

Type of auditor's report issued on compliance for major programs Unmodified

Any audit findings disclosed that are required to be reported in Accordance with section 200.516(a) Yes

Identification of major programs:

Federal ALN #	Name of Federal Program or Cluster	Expenditures
14.218	CDBG Entitlement Grants Cluster	1,197,488
21.027	Coronavirus State and Local Fiscal Recovery Funds	11,170,535
	Total Expenditures of All Major Federal Programs	\$ 12,368,023
	Total Expenditures of Federal Awards	\$ 42,322,266
	Percentage of Total Expenditures of Federal Awards	29.2%

Dollar threshold used to distinguish between type A and type B program \$1,269,668

Auditee qualified as low-risk auditee under section 200.520? Yes

City of Pittsburgh
Single Audit Reports
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2025

Section II – Current Year Findings

A. Financial Statement Findings

2025-001: Restatements of Previously Issued Financial Statements – Significant Deficiency

Criteria

The City is responsible for the fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. This includes having controls in place to detect and address errors, omissions, and misstatements in a timely manner.

Condition

During fiscal year 2024-25, the City recorded restatements due to error corrections as follows:

- A. \$353,771 in the Water Utility Enterprise Fund to correct errors related to the capitalization of certain capital assets.
- B. \$2,480,458 in the Successor Agency to the Redevelopment Agency Private-Purpose Trust Fund to correct errors related to certain capital assets that were disposed of in prior years but were not properly removed from the accounting records.

Cause

These errors occurred due to deficiencies in the City’s internal controls, specifically in the capital asset accounting and financial reporting processes.

Effect

The City’s previously issued financial statements were not fairly stated in conformity with accounting principles generally accepted in the United States of America.

Recommendation

We recommend that the City strengthen its internal controls over capital assets by implementing formal review procedures for capital assets additions and disposals and by performing and documenting periodic reconciliations to ensure accuracy and compliance with applicable accounting standards.

Management Response

The City concurs with the finding. The capital asset reporting issues noted resulted from gaps in review procedures. The City is in the process of updating capital asset procedures to strengthen review, reconciliation, and year-end reporting controls.

City of Pittsburgh
Single Audit Reports
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2025

Section II – Current Year Findings, Continued

B. Federal Award Findings and Questioned Costs

SA2025-001: Suspension and Debarment Verification Not Documented – Significant Deficiency

Assistance Listing Numbers: 21.027

Assistance Listing Title: Coronavirus State and Local Fiscal Recovery Funds

Name of Federal Agency: U.S. Department of Treasury

Federal Award Identification Number: N/A

Criteria

Per 2 CFR section 180.300, when a non-federal entity enters into a covered transaction with an entity at a lower tier, the non-federal entity must verify that the entity is not suspended or debarred or otherwise excluded from participating in the transaction. This verification may be accomplished by (1) checking the System for Award Management (SAM) Exclusions maintained by the General Services Administration (GSA) and available at SAM.gov (2) collecting a certification from the entity, or (3) adding a clause or condition to the covered transaction with that entity.

Condition

During testing of procurement transactions, we noted that debarment and suspension verification was not documented for one of the two procurements tested.

Cause

The City did not maintain sufficient documentation to demonstrate that the required debarment and suspension verification was performed prior to entering into the transaction.

Effect

Inability to demonstrate compliance with debarment and suspension requirements may result in questioned costs requiring repayment to federal agencies if the City enters into covered transactions with vendors that are subsequently identified as either suspended or debarred from participating in federally funded programs.

Questioned Costs

No questioned costs were identified.

Recommendation

We recommend that the City enhance its procedures to ensure that suspension and debarment verification is performed prior to contract award and that appropriate documentation is retained in the procurement file to support compliance with federal requirements.

Management Response

The City concurs with the finding. The required suspension and debarment verification was completed; however, the documentation retained did not meet federal standards. The City is currently updating procedures city-wide to ensure full SAM.gov documentation is retained and that suspension/debarment contract language is consistently applied.

City of Pittsburgh
Single Audit Reports
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2025

Section III - Prior Year Findings

A. Financial Statement Findings

2024-001: Restatement of Previously Issued Financial Statements - Significant Deficiency

Criteria

The City is responsible for the fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. This includes having controls in place to detect and address errors, omissions, and misstatements in a timely manner.

Condition

During fiscal year 2023/2024, the City recorded prior period adjustments to (1) correct the accounting for loans receivable, which had previously been offset by a corresponding deferred inflow of resources, instead of reporting it as part of the City's fund balance, and (2) correct the recognition of ARPA grant revenue, which was recorded as revenue in fiscal year 2022/2023 without corresponding expenditures.

Cause

The misstatement relating to loans receivable appears to be a misinterpretation of how to apply the accounting standards at the time the loans were given, and the City control procedures did not extend to review previously adopted accounting practices. The misstatement relating to the recognition of ARPA grant revenue was an oversight.

Effect

The City's previously issued financial statements were not fairly stated in conformity with accounting principles generally accepted in the United States of America.

Recommendation

We recommend that the City expand its year-end closing to include formalized procedures for identifying, investigating, and correcting errors or misstatements in previously issued financial statements such as review of all accounts in the City's general ledger to ensure that amounts can be supported, are complete and are derived by correctly applying accounting standards.

Management Response

The City is implementing GASB 100 (Accounting Changes and Error Corrections) for the first time with the FY 23-24 audit. Before GASB 100, recording deferred inflows of resources to offset the loan receivable principal portion was a common practice by government agencies. The City will change its accounting practice moving forward.

From the city's perspective, the early guidance on ARPA lacked clarity in recognizing when to record the City's loss of revenue due to COVID which led to some governmental agencies, that the city consulting with, recording revenue when funds were formally committed rather than expended. The City will change its accounting practice moving forward.

Current Status

Not Implemented. See current year findings.

City of Pittsburgh
Single Audit Reports
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2025

Section III - Prior Year Findings, Continued

A. Financial Statement Findings, Continued

2024-002: Financial Closing and Audit Preparedness - Significant Deficiency

Criteria

The City is responsible for a timely presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. In addition, an effective internal control system over financial closing and reporting provides reasonable assurance for the safeguarding of assets, the reliability of financial information, and compliance with laws and regulations.

Condition

During the performance of the audit, we noted that the City was not fully prepared for the audit. As a result, numerous journal entries were posted after the trial balance was provided for the audit. Additionally, many of the requested audit documents and schedules were not available within the scheduled fieldwork period.

Cause

The city was not fully prepared for the audit. Furthermore, the closing procedures in place were not adequate to ensure all transactions were properly recorded and accounted for.

Effect

The trial balance provided by the City did not include all necessary adjustments needed to complete the audit timely.

Recommendation

We recommend that the City enhance its year-end closing procedures to ensure that its books are as complete and accurate as possible before commencement of the audit.

Management's Response

The City agrees with the findings and is in the process of updating and improving year-end closing.

Current Status

Implemented.

City of Pittsburgh
Single Audit Reports
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2025

Section III - Prior Year Findings, Continued

B. Federal Award Federal Award Findings and Questioned Costs

No findings or questioned costs were reported in the prior year.

City of Pittsburg

Pittsburg, California

*Independent Accountants' Report on
Agreed-Upon Procedures Applied to
Appropriations Limit Schedule*

For the fiscal year ending June 30, 2026



INDEPENDENT ACCOUNTANTS' REPORT

To the Honorable Mayor and Members
of City Council of the City of Pittsburg
Pittsburg, California

We have performed the procedures enumerated below on the accompanying Appropriations Limit Schedule of the City of Pittsburg (City) for the fiscal year ending June 30, 2026. The City's management is responsible for the accompanying Appropriations Limit Schedule.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the requirements of Section 1.5 of Article XIII-B of the California Constitution. Additionally, the League of California Cities (as presented in the publication entitled Agreed-upon Procedures Applied to the Appropriations Limitation Prescribed by Article XIII-B of the California Constitution) has agreed to and acknowledged that the procedures performed are appropriate for their purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures performed and our findings are described below:

1. We obtained the completed worksheets used by the City to calculate its appropriations limit for the fiscal year ending June 30, 2026, and determined that the limit and annual calculation factors were adopted by resolution of City Council. We also determined that the population and inflation options were selected by a recorded vote of City Council.

Finding: No exceptions were noted as a result of our procedures.

2. For the accompanying Appropriations Limit Schedule, we added the prior year's limit to the total adjustments, and agreed the resulting amount to the current year's limit.

Finding: No exceptions were noted as a result of our procedures.

3. We agreed the current year information presented in the accompanying Appropriations Limit Schedule to corresponding information in worksheets used by the City.

Finding: No exceptions were noted as a result of our procedures.

4. We agreed the prior year appropriations limit presented in the accompanying Appropriations Limit Schedule to the prior year appropriations limit adopted by the City Council during the prior year.

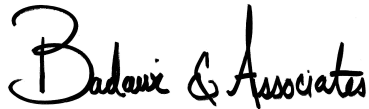
Finding: No exceptions were noted as a result of our procedures.

To the Honorable Mayor and Members of City Council
of the City of Pittsburg
Pittsburg, California

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the accompanying Appropriation Limit Schedule. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record, and its distribution is not limited.

A handwritten signature in black ink that reads "Badawi & Associates". The signature is written in a cursive, flowing style.

Badawi & Associates, CPAs
Emeryville, California
March 24, 2026

City of Pittsburgh
Appropriations Limit Schedule
For the fiscal year ending June 30, 2026

	Amount	Source
A. Appropriations limit for the year ended June 30, 2025	\$ 218,697,177	Prior year resolution
B. Calculation Factors:		
1. Population increase %	1.0064	State Department of Finance
2. Inflation increase %	1.0644	State Department of Finance
3. Total adjustment factor %	1.0712	B1*B2
C. Annual Adjustment Increase	15,573,863	[(B3-1)A]
D. Other Adjustments	-	N/A
E. Total Adjustments	15,573,863	(C+D)
F. Appropriations limit for the year ending June 30, 2026	\$ 234,271,040	(A+E)

City of Pittsburg
Notes to Appropriations Limit Schedule
For the fiscal year ending June 30, 2026

1. PURPOSE OF LIMITED PROCEDURES REVIEW

Under Article XIII B of the California Constitution (the Gann Spending Limitation Initiative), California governmental agencies are restricted as to the amount of annual appropriations from proceeds of taxes. Effective for years beginning on or after July 1, 1990, under Section 1.5 of Article XIII B, the annual calculation of the appropriations limit is subject to a limited procedures review in connection with the annual audit.

2. METHOD OF CALCULATION

Under Section 10.5 of Article XIII B, for fiscal years beginning on or after July 1990, the appropriations limit is required to be calculated based on the limit for the fiscal year 1986-1987, adjusted for the inflation and population factors discussed in Notes 3 and 4 below.

3. INFLATION FACTORS

A California governmental agency may adjust its appropriations limit by either the annual percentage change in the 4th quarter per capita personal income (which percentage is supplied by the State Department of Finance), or the percentage change in the local assessment roll from the preceding year due to the change of local nonresidential construction. The factor adopted by the City of Pittsburg for the fiscal year 2025-2026 represents the percentage change in the local assessment roll from the preceding year due to the change of local nonresidential construction.

4. POPULATION FACTORS

A California governmental agency may adjust its appropriations limit by either the annual percentage change of the jurisdiction's own population, or the annual percentage change in population in the County where the jurisdiction is located. The factor adopted by the City of Pittsburg for fiscal year 2025-2026 represents the annual percentage change in population for the City.

5. OTHER ADJUSTMENTS

A California government agency may be required to adjust its appropriations limit when certain events occur, such as the transfer of responsibility for municipal services, to, or from, another government agency or private entity. There were no adjustments made for fiscal year ending June 30, 2026.

City of Pittsburg

Pittsburg, California

*Auditor's Communication with
Those Charged with Governance*

For the year ended June 30, 2025



March 24, 2026

To the Honorable Mayor and Members
of the City Council of the City of Pittsburg
Pittsburg, California

We have audited the financial statements of the City of Pittsburg (City) as of and for the year ended June 30, 2025, and have issued our reports thereon dated February 17, 2026 and March 24, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit and the Single Audit

As communicated in our engagement letter dated January 6, 2026, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of the system of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, as part of our audit, we considered the system of internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We also considered internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting, noncompliance, and other matters noted during our audit in a separate letter to you dated March 24, 2026.

To the Honorable Mayor and Members
of the City Council of the City of Pittsburg
Pittsburg, California
Page 2

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

Significant Risks Identified

We have identified the following significant risks:

- *Risk of Management Override of Internal Controls* – A risk of management override of internal controls exists at any entity where management can change or decide not to perform that entity’s internal controls.
- *Revenue Recognition Risk* – Errors in revenue recognition can affect bond covenant ratios and the net position of the City.

Qualitative Aspects of the Entity’s Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. The City adopted new accounting policies related to financial reporting by implementing *GASB Statement No. 101 Compensated Absences* and *GASB Statement No. 102 Certain Risk Disclosures* during the fiscal year ended June 30, 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates and Related Disclosures

Accounting estimates and related disclosures are an integral part of the financial statements prepared by management and are based on management’s current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management’s current judgments.

The most sensitive accounting estimates affecting the financial statements are capital asset depreciation and useful life, investments valuation and pension plan and other post-employment benefits (OPEB) plan assumptions.

To the Honorable Mayor and Members
of the City Council of the City of Pittsburg
Pittsburg, California
Page 3

Management's estimate of capital assets depreciation and useful life, investments valuation and pension and OPEB plan assumptions are based on historical useful lives of such assets, custodial valuation, and actuarial assumptions, respectively. We evaluated the key factors and assumptions used to develop the estimate of capital assets depreciation and useful life, investments valuation and pension and OPEB plan assumptions and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to:

- Summary of Significant Accounting Policies
- Cash and Investments
- Long-term Debt
- Capital Assets
- Employee Retirement Plans
- Other Post-Employment Benefits
- Commitments and Contingencies
- Restatements

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

To the Honorable Mayor and Members
of the City Council of the City of Pittsburg
Pittsburg, California
Page 4

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated February 17, 2026 and March 24, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Single Audit Compliance

In accordance with the Uniform Guidance, we examined, on a test basis, evidence about the City's compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of its major federal programs for the purpose of expressing an opinion on the City's compliance with those requirements. While our audit provides a reasonable basis for our opinion, it does not provide a legal determination on the City's compliance with those requirements.

Noncompliance with Laws and Regulations, Violations of Contract Provisions or Grant Agreements

We have identified the following matters involving noncompliance with laws and regulations, violations of contract provisions or grant agreements that came to our attention during the course of the audit:

- During our testing of procurement transactions, we noted that debarment and suspension verification was not documented for one vendor as required by OMB compliance requirements.

To the Honorable Mayor and Members
of the City Council of the City of Pittsburg
Pittsburg, California
Page 5

Required Supplementary Information

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Supplementary Information

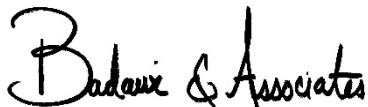
We were engaged to report on the supplementary information which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Other Information Included in the Annual Report

Pursuant to professional standards, our responsibility as auditors for the introductory and statistical sections, whether financial or nonfinancial, included in the City's annual report, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the information and considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the City Council, and management of the City and is not intended to be and should not be used by anyone other than these specified parties.



Badawi & Associates, CPAs
Emeryville, California
March 24, 2026



February 17, 2026

Badawi & Associates, CPAs
5901 Christie Ave., Suite 307
Emeryville, CA 94608

This representation letter is provided in connection with your audit of the financial statements of the City of Pittsburg, California (City) as of June 30, 2025, and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the City in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of February 17, 2026:

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated January 6, 2026, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
2. We acknowledge our responsibility for the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
5. We have reviewed, approved, and taken responsibility for the financial statements and related notes.
6. We have a process to track the status of audit findings and recommendations.
7. We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

8. The methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of the applicable financial reporting framework.
9. All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
10. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
11. We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* (FASB Accounting Standards Codification™ (ASC) 450, *Contingencies*), and we have not consulted a lawyer concerning litigation, claims, or assessments.
12. All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
13. All funds and activities are properly classified.
14. All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
15. All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
16. Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
17. All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
18. All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
19. All interfund and intra-entity transactions and balances have been properly classified and reported.
20. Special items and extraordinary items have been properly classified and reported.
21. Deposit and investment risks have been properly and fully disclosed.
22. Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.

23. All required supplementary information is measured and presented within the prescribed guidelines.
24. With regard to investments and other instruments reported at fair value:
 - a. The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - b. The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - c. The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
 - d. There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
25. With respect to providing assistance in preparation of the financial statements and related notes of the City, we have performed the following:
 - a. Made all management decisions and performed all management functions;
 - b. Assigned a competent individual to oversee the services;
 - c. Evaluated the adequacy of the services performed;
 - d. Evaluated and accepted responsibility for the result of the service performed; and
 - e. Established and maintained controls, including the process to monitor the system of internal control.

Information Provided

26. We have provided you with:
 - a. Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - b. Additional information that you have requested from us for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
27. The financial statements and any other information included in the annual report are consistent with one another, and the other information does not contain any material misstatements.
28. All transactions have been recorded in the accounting records and are reflected in the financial statements.
29. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

30. We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
31. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a. Management;
 - b. Employees who have significant roles in internal control; or
 - c. Others where the fraud could have a material effect on the financial statements.
32. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
33. We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
34. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
35. There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
36. The City has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
37. We have disclosed to you all guarantees, whether written or oral, under which the City is contingently liable.
38. We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
39. For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
40. We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
41. We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.

42. There are no:
 - a. Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - b. Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - c. Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
 - d. Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
43. The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
44. We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
45. We have provided to you our views on reported audit findings, conclusions, and recommendations, as well as planned corrective actions.
46. We have taken timely and appropriate steps to remedy fraud, noncompliance with laws, regulations, or provisions of contracts or grant agreements, reported to us.
47. The City has satisfactory title to all owned assets (not right to use assets that are leased), and there are no liens or encumbrances on such capital assets; nor has the City pledged any capital assets as collateral.
48. There have been no cybersecurity breaches or other cyber events whose effects should be considered for disclosure in the financial statements, as a basis for a loss contingency, or otherwise considered when preparing the financial statements.
49. The significant judgements made in making the accounting estimates have taken into account all relevant information of which we are aware.
50. We have consistently and appropriately selected and applied methods, assumptions, and data when making the accounting estimates.
51. The assumptions we used in making and disclosing accounting estimates appropriately reflect our intent and ability to carry out specific courses of action on behalf of the City when relevant to the accounting estimates and disclosures.
52. The disclosures related to accounting estimates, including those disclosures describing estimation uncertainty, are complete and are reasonable in the context of the applicable financial reporting framework.
53. We have obtained and applied appropriate specialized skills and expertise in making the accounting estimates.

54. We are not aware of any events subsequent to the date of the financial statements that require adjustment to our accounting estimates and related disclosures included in the financial statements.
55. We agree with the findings of specialists in evaluating the amounts related to the City's pension and OPEB plans, and have adequately considered the qualifications of the specialist in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
56. Provisions for uncollectible receivables have been properly identified and recorded.
57. The methods and significant inputs and assumptions used to determine fair values of financial instruments are determined by the City's investment custodians. The methods and significant assumptions used result in a measure of fair value appropriate for financial statement measurement and disclosure purposes and are in accordance with the provisions of GASB Statement No. 72, *Fair Value Measurement and Application*.
58. We believe that the actuarial assumptions and methods used to measure the pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances.
59. With respect to the required supplementary information (RSI) accompanying the financial statements:
 - a. We acknowledge our responsibility for the presentation of the RSI in accordance with U.S. GAAP.
 - b. We believe the RSI, including its form and content, is measured and fairly presented in accordance with U.S. GAAP.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
 - d. There were no significant assumptions or interpretations underlying the measurement or presentation of the RSI.
60. With respect to the supplementary information on which an in-relation opinion is issued accompanying the financial statements:
 - a. We acknowledge our responsibility for the presentation of the Supplementary Information in accordance with U.S. GAAP.
 - b. We believe the Supplementary Information, including its form and content, is fairly presented in accordance with U.S. GAAP.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
 - d. There were no significant assumptions or interpretations underlying the measurement of the Supplementary Information.

- e. When the Supplementary Information is not presented with the audited financial statements, management will make the audited financial statements readily available to the intended users of the Supplementary Information no later than the date of issuance by the entity of the Supplementary Information and the auditor's report thereon.
- f. We acknowledge our responsibility to include the auditor's report on the Supplementary Information in any document containing the Supplementary Information and that indicates the auditor reported on such Supplementary Information.
- g. We acknowledge our responsibility to present the Supplementary Information with the audited financial statements or, if the Supplementary Information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the Supplementary Information no later than the date of issuance by the entity of the Supplementary Information and the auditor's report thereon.

Signed by:

Darin Gale

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Darin E. Gale, City Manager

Signed by:

Elena Adair

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Elena Adair, Finance Director



City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
www.pittsburgca.gov

March 24, 2026

Badawi & Associates, CPAs
5901 Christie Ave., Suite 307
Emeryville, CA 94608

This representation letter is provided in connection with your audit of the City of Pittsburg, California (City) as of June 30, 2025, and for the year then ended, for the purpose of expressing an opinion on compliance for major federal award programs pursuant to the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). We confirm that we are responsible for compliance with requirements applicable to our major federal award programs.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the information.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of March 24, 2026:

With respect to federal awards, we represent the following to you:

1. We are responsible for understanding and complying with, and have complied with, the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).
2. We are responsible for the preparation and presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance.
3. We believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with the Uniform Guidance.
4. The methods of measurement or presentation have not changed from those used in the prior period.
5. We are responsible for including the auditor's report on the schedule of expenditures of federal awards in any document that contains the schedule and that indicates that the auditor has reported on such information.
6. We have identified and disclosed all of our government programs and related activities subject to the Uniform Guidance compliance audit.

7. We have notified you of federal awards and funding increments that were received before December 26, 2014 (if any) and differentiated those awards from awards and funding increments received on or after December 26, 2014, and subject to the audit requirements of the Uniform Guidance.
8. When the schedule of expenditures of federal awards is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the schedule of expenditures of federal awards no later than the date of issuance by the entity of the schedule of expenditures of federal awards and the auditor's report thereon.
9. We have, in accordance with the Uniform Guidance, identified in the schedule of expenditures of federal awards, expenditures made during the audit period for all awards provided by federal agencies in the form of grants, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, food commodities, direct appropriations, and other assistance.
10. We have provided to you our interpretations of any compliance requirements that are subject to varying interpretations.
11. We have made available to you all federal awards (including amendments, if any) and any other correspondence relevant to federal programs and related activities that have taken place with federal agencies or pass-through entities.
12. We have received no requests from a federal agency to audit one or more specific programs as a major program.
13. We have identified and disclosed to you all amounts questioned and any known noncompliance with the direct and material compliance requirements of federal awards, including the results of other audits or program reviews, or stated that there was no such noncompliance. We also know of no instances of noncompliance with direct and material compliance requirements occurring subsequent to period covered by the auditor's report.
14. We have disclosed to you any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
15. We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
16. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the basic financial statements have been prepared (and are prepared on a basis consistent with the schedule of expenditures of federal awards).
17. The copies of federal program financial reports provided to you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.
18. We have monitored subrecipients, as necessary, to determine if they have expended subawards in compliance with federal statutes, regulations, and the terms and conditions of the subaward and have met the other pass-through entity requirements of the Uniform Guidance.

19. We have issued management decisions for audit findings that relate to federal awards we make to subrecipients and such management decisions are issued within six months of acceptance of the audit report by the FAC. Additionally, we have followed-up ensuring that the subrecipients have taken the appropriate and timely action on all deficiencies detected through audits, on-site reviews, and other means that pertain to the federal award provided to the subrecipient from the pass-through entity.
20. We have considered the results of subrecipients' audits and have made any necessary adjustments to our own books and records.
21. We have properly classified amounts claimed or used for matching in accordance with related guidelines in the Uniform Guidance, as applicable.
22. We have charged costs to federal awards in accordance with applicable cost principles.
23. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.
24. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.
25. The reporting package does not contain personally identifiable information.
26. We have reviewed, approved, and taken responsibility for the financial statements and related notes and an acknowledgment of the auditor's role in the preparation of this information.
27. We have reviewed, approved, and taken responsibility for accrual adjustments and an acknowledgment of the auditor's role in the preparation of the adjustments.
28. We have disclosed to you the nature of any subsequent events that provide additional evidence with respect to conditions that existed at the end of the reporting period that affect noncompliance during the reporting period.

In addition:

29. We are responsible for understanding and complying with the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major federal program; and we have complied with these direct and material compliance requirements.
30. We are responsible for establishing and maintaining, and have established and maintained, effective internal control over compliance for federal programs that provide reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal award that could have a material effect on our federal programs. Also, no changes have been made in the internal control over compliance or other factors that might significantly affect internal control, including any corrective action taken by

management with regard to significant deficiencies and material weaknesses in internal control over compliance, have occurred subsequent to the period covered by the auditor's report.

31. We are responsible for and have accurately completed the appropriate sections of the Data Collection Form and we are responsible for taking corrective action on audit findings of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance.

Signed by:

Darin Gale

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Darin E. Gale, City Manager

Signed by:

Elena Adair

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Elena Adair, Finance Director



STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Sameulson, Public Works Director/City Engineer
Savon Reese, Associate Engineer

SUBJECT: Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 2043- Zone 7 Pavement Management Phase 1

EXECUTIVE SUMMARY

Project 2043 - Zone 7 Pavement Management Phase 1 (Project) will rehabilitate streets within Pavement Management Zone 7 and increase their useful life. Various forms of pavement treatments will be utilized, such as crack seal, micro-surfacing, cape seal, three-layer treatment, base repair, and mill and overlay. Adoption of this resolution will allocate additional funds, amend the fiscal year (FY) 2025/26 CIP budget, accept the Project plans and specifications, and award a construction contract to American Pavement Systems, Inc.

FISCAL IMPACT

The total anticipated expenditures for the Project are \$4,587,152, which include design, construction, contingency, and construction support services. Funding will be provided by \$300,000 from Measure J, \$1,225,627 from Measure M, \$800,000 from Gas Tax (Highway Users Tax Account), and \$1,900,000 from Road Maintenance & Rehabilitation Account (RMRA) previously allocated to the Project as part of the Five-Year Capital Improvement Program for Fiscal Years 2025/26 through 2029/30. A budget amendment is recommended to increase project expenditures by a total of \$361,524.75 by reallocating \$346,524.75 of unspent General Fund from Project 2029 and \$15,000 of Measure J Fund from Project 2042.

An updated CIP Project Sheet is attached to this report.

RECOMMENDATION

City Council adopt the attached Resolution amending FY 2025/26 CIP Budget by reallocating funds in the amount of \$346,524.75 from Project 2029 and \$15,000 from Project 2042, accepting the Project plans and specifications, and authorizing the City Manager to execute a construction contract with American Pavement Systems, Inc. for \$3,219,541.34 (base bid).

Staff also recommends that the City Council allocate a construction contingency in the amount of \$1,013,483.62 for any unanticipated costs, contract change orders, and adding additional paving locations within Pavement Management Zone 7.

Staff further recommends that the City Engineer be authorized to approve contract change orders for the Project in a total amount not to exceed 50% of the construction contingency, and the City Manager be authorized to approve change orders in an amount not to exceed the approved Project budget.

BACKGROUND

On August 18, 2025, the City Council adopted Resolution No. 25-14662, approving the Annual Budget and Five-Year Capital Improvement Program for Fiscal Years 2025/26 through 2029/30, allocating \$300,000 from Measure J (Fund 204), \$1,225,627 from Measure M (Fund 111), \$800,000 from HUTA (Fund 201), and \$1,900,000 from RMRA (Fund 202) to the Project.

On September 15, 2025, the City Council adopted Resolution No. 25-14678, accepting Project 2029-Zone 4 Pavement Management, as complete and authorizing the City Engineer to file a Notice of Completion. Project 2029 has an unspent budget of \$346,524.75 from the General Fund.

There are traffic calming improvements identified in Project 2042-Annual Citywide Traffic Calming, that fall within Pavement Management Zone 7 and will be completed with this Project.

On February 6, 2026, staff advertised the Project for construction bids, and American Pavement Systems, Inc. was the lowest responsive, responsible bidder.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee meeting.

STAFF ANALYSIS

Project 2043-Zone 7 Pavement Management Phase 1 is part of the City's long-term pavement management plan to maintain and rehabilitate the City's street network. Pavement Management Zone 7 has been broken into two phases. The Project will

increase the useful life of local/residential streets, enhance road safety conditions, and contribute to the goal of raising the City's PCI score.

Sealed bids for the Project were opened on February 26, 2026. Four bids were received; the base bid ranged from \$3,219,541.34 to \$3,590,351.00. The lowest bid is below the engineer's estimate. The low bid submitted by American Pavement Systems, Inc. has been checked for arithmetical errors, completeness, and conformance with the bid requirements.

ATTACHMENTS: Resolution
 CIP Project Sheet

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Plans and Specifications,)
Allocating Additional Funds and)
Awarding Project 2043 - Zone 7)
Pavement Management Phase 1)

RESOLUTION NO. 26-

WHEREAS, Project 2043 - Zone 7 Pavement Management Phase 1 (Project) will rehabilitate pavement in Pavement Management Zone 7; and

WHEREAS, on August 18, 2025, City Council adopted Resolution No. 25-14662, approving the Annual Budget and Five-Year Capital Improvement Program for Fiscal Years 2025/26 through 2029/30, allocating \$300,000 Measure J (Fund 204), \$1,225,627 from Measured M (Fund 111), \$800,000 HUTA (Fund 201), and \$1,900,000 from RMRA (Fund 202) to the Project; and

WHEREAS, on August 18, 2025, City Council adopted Resolution No. 25-14662, further allocating \$75,000 in Measure J (Fund 204) to Project 2042-Annual Citywide Traffic Calming, for traffic calming improvements. Similar enhancements identified in Project 2042 that fall within Pavement Management Zone 7 will be completed with this Project, and the cost to complete these improvements are \$15,000; and

WHEREAS, on September 15, 2025, City Council adopted Resolution No. 25-14678, accepting Project 2029-Zone 4 Pavement Management as complete, and authorized the City Engineer to file a Notice of Completion. Project 2029 has an unspent budget of \$346,524.75 from the General Fund; and

WHEREAS, on February 6, 2026, staff advertised the Project for construction bids; and

WHEREAS, on February 26, 2026, four construction bids were received, and American Pavement Systems, Inc. was the lowest responsive and responsible bidder, with a base bid in the amount of \$3,219,541.34.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby accepts the plans and specifications, awards a construction contract to American Pavement Systems, Inc. in an amount of \$3,219,541.34, allocates an additional \$346,524.75 from Project 2029 General Fund and \$15,000 from Project 2042 Measure J to the Project, authorizes a contingency in the amount of \$1,013,483.62, authorizes the City Engineer to approve contract change orders in an amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders in an amount not to exceed the approved Project budget.

BE IT FURTHER RESOLVED that the City Council of the City of Pittsburgh hereby amends the Capital Improvement Program budget by increasing project expenditures in an amount of \$361,524.75 funded by \$346,524.75 of Project 2029 General Fund and \$15,000 of Project 2042 Measure J.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Project Title:

Project #:

Zone 7 Pavement Management (Phase I)

2043



Project Category:	Roadway Infrastructure
Location:	Maintenance Zone 7
Project Manager:	S. Reese
Project Priority:	1A - Essential
Project Status:	Construction
Est. Completion Date:	2026/27

Description/Justification:

The City of Pittsburg has divided its pavement management plan into 10 zones. The project will use a variety of pavement management techniques such as pavement overlay, reconstruction, micro-surfacing, cape seal, patch paving, base failure repairs, and crack sealing.

Supplemental Information:

Zone 7 will be broken in two Phases. Phase 1 is expected to take place in Summer 2026 and Phase 2 in Summer 2027.

PROJECT FINANCING		CURRENT		PROPOSED				TOTAL	
PROJECT EXPENDITURES		Prior	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
1101	Staff Time		\$ 50,000	\$ 10,000					\$ 60,000
2281	Construction		\$ 2,120,627	\$ 2,346,525					\$ 4,467,152
2372	Administrative Overhead		\$ 50,000	\$ 10,000					\$ 60,000
TOTAL			\$ 2,220,627	\$ 2,366,525					\$ 4,587,152
PROJECT FUNDING		Prior	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
204	Measure J		\$ 315,000						\$ 315,000
110	General Fund		\$ 346,525						\$ 346,525
111	Measure M		\$ 1,225,627						\$ 1,225,627
201	HUTA		\$ 800,000						\$ 800,000
202	RMRA		\$ 1,900,000						\$ 1,900,000
TOTAL			\$ 4,587,152						\$ 4,587,152



STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Jordan Davis, Director of Community and Economic Development
Alison Spells, Senior Planner

SUBJECT: Adoption of a City Council Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Raney Planning & Management, Inc. for Further Environmental Review for the Faria Development Project and Amending Fiscal Year 2025-26 Budget

EXECUTIVE SUMMARY

The item would authorize the City Manager to execute a Consulting Services Agreement with Raney Planning & Management, Inc. for environmental review services to comply with the California Environmental Quality Act (CEQA) for the Faria Development Project, AP-25-0050, a proposed residential subdivision on a 606-acre site.

FISCAL IMPACT

Staff requests the City Council allocate \$51,587.50 to the consultant budget for consultant costs. The requested budget would cover the estimated \$41,270 cost for CEQA services by Raney Planning & Management, Inc., along with an approximately 25 percent contingency of \$10,317.50.

The applicant (Faria Land Investors, LLC) is required to execute a Reimbursement Agreement with the City and provide funds to cover the base cost. As such, there is no fiscal impact to the City.

RECOMMENDATION

City Council adopt the attached resolution authorizing the City Manager to execute a Consulting Services Agreement with Raney Planning & Management, Inc., for

environmental review services related to the Faria Development Project, AP-25-0050.

BACKGROUND

The Faria property is an approximately 606-acre, undeveloped area at the southwest municipal boundary of the City of Pittsburg. In 2013, the City contracted with Raney Planning & Management, Inc., to prepare an Environmental Impact Report (EIR) for the Faria/Southwest Hills Annexation Project (AP-10-717), a request for approval of General Plan Amendments, Rezoning Designations, a Development Agreement and Master Plan. The EIR for the project evaluated the environmental impacts associated with maximum buildout of the Faria property to include up to 1,500 single-family residential units.

On April 17, 2023, the City Council: (1) certified the EIR in Resolution No. 23-14269, (2) approved the requested General Plan Amendments in Resolution No. 23-14270, and (3) initiated annexation proceedings for the Faria property in Resolution No. 23-14271. On May 1, 2023, the City Council: (1) approved the Development Agreement in Ordinance No. 23-1507 and (2) amended Rezoning Designations and adopted the Master Plan for the Faria property in Ordinance No. 23-1508.

On June 12, 2024, in Resolution No. 21-05, the Contra Costa Local Agency Formation Commission (LAFCO) approved annexation of the 606-acre Faria property into the City of Pittsburg, Contra Costa Water District and Delta Diablo Service Areas.

On June 20, 2025, the applicant submitted Planning Application No. 25-0050, requesting approval of a preliminary Vesting Tentative Map for the Faria property. As part of the processing of this application, environmental review documentation must be prepared to comply with CEQA.

SUBCOMMITTEE FINDINGS

The item was not presented to a sub-committee.

STAFF ANALYSIS

Given Raney Planning & Management, Inc.'s prior involvement in preparing the EIR for the Faria annexation, the firm is uniquely familiar with the project site, environmental conditions, and prior analysis. Utilizing the same consultant will provide continuity and efficiency in completing the required environmental review documentation required by CEQA for the current development proposal (AP-25-0050).

ATTACHMENTS: Resolution
Agreement

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the City Manager to)
Execute a Consulting Services)
Agreement with Raney Planning)
& Management, Inc. for the Faria)
Development Project, AP-25-0050)

RESOLUTION NO. 26-

WHEREAS, on June 20, 2025, Faria Land Investors, LLC (“Developer”) submitted a Formal application for the proposed “Faria Development Project,” Planning Application No. 25-0050, requesting approval of various entitlements including a Vesting Tentative Map for a Major Subdivision, to construct up to 1,500 residential units in multiple phases on an approximately 606-acre site located in the southwest hills immediately east of Concord City limits. Assessor’s Parcel Numbers: 091-040-002, 092-010-006, 092-020-002, 092-020-003, 092-030-012 (Portion), 092-040-008, 092-050-002; and

WHEREAS, on November 12, 2025, Raney Planning & Management, Inc., submitted a Scope of Work for Environmental Consulting Services pursuant to the California Environmental Quality Act (CEQA) for the Faria Development Project, AP-25-0050, a residential subdivision on a 606-acre site; and

WHEREAS, Raney Planning & Management, Inc. prepared the Environmental Impact Report for the Faria/Southwest Hills Annexation Project (AP-10-717) which was certified by the Pittsburg City Council in Resolution No. 23-14269 on April 17, 2023, and is uniquely familiar with the Faria project site and environmental conditions; and

WHEREAS, the Developer will be required to execute a Reimbursement Agreement with the City and deposit funds in an amount sufficient to reimburse the cost of environmental review services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes the City Manager to execute the Consulting Services Agreement with Raney Planning and Management, Inc.

BE IT FURTHER RESOLVED that fiscal year 2025-26 budget is amended to increase Developer Deposits Fund estimated revenue and appropriations by \$51,587.50 each.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
RANEY PLANNING AND MANAGEMENT, INC.
(Environmental Consultant)**

THIS Agreement (“Agreement”) for consulting services is made by and between the City of Pittsburg (“City”) and Raney Planning and Management, Inc. a California corporation (“Consultant”) (together referred to as the “Parties”) as of February 19, 2026, (the “Effective Date”).

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A, and incorporated herein, at the time and place and in the manner specified therein.

- 1.1 Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on February 19, 2027, or the date the Consultant completes the services specified in Exhibit A, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein.
- 1.2 Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.
- 1.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, requests in writing the reassignment of any such persons to ensure Consultant performs services in accordance with the Standard of Performance, Consultant shall, immediately upon receiving City’s request, reassign such persons.
- 1.4 Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided herein above and to satisfy Consultant’s obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed fifty-one thousand five hundred eighty-seven dollars and fifty cents (\$51,587.50), \$41,270 (plus a 25 percent contingency of \$10,317.50) as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement.

This dollar amount is not a guarantee that the City will pay that full amount to the Consultant, but is merely a limit of potential City expenditures under this Agreement.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the City Manager, or his or her designee:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant's signature.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

2.3 Final Payment. Consultant shall submit its final invoice within 60 days of completing its services. Consultant's failure to submit its final invoice within this 60 day period shall constitute Consultant's waiver of any further billings to, or payments from, City.

- 2.4 Reimbursable Expenses.** Reimbursable expenses, if any, are specified in Exhibit B and included in the total compensation referenced in Section 2. Expenses not listed in Exhibit B are not chargeable to, or reimbursable by, City.
- 2.5 Payment of Taxes.** Consultant is solely responsible for the payment of all federal, state and local taxes, including employment taxes, incurred under this Agreement.
- 2.6 Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written authorization from the City Manager, or his or her designee.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement

Section 4. INSURANCE REQUIREMENTS. Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

- 4.1 Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

4.2 Commercial General and Automobile Liability Insurance.

- 4.2.1 General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than \$2,000,000 per occurrence and \$4,000,000 aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

4.2.2 Minimum scope of coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an “occurrence” basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Consultant has no owned autos, hired (Code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
- b. City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant’s insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.
- c. For any claims related to this Agreement or the work hereunder, the Consultant’s insurance covered shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant’s insurance and non-contributing.
- d. The policy shall cover inter-insured suits and include a “separation of Insureds” or “severability” clause which treats each insured separately.
- e. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

4.3 Professional Liability Insurance.

4.3.1 General requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than \$1,000,000 per occurrence or claim covering the Consultant's errors and omissions.

4.3.2 Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Submittal Requirements. Consultant shall submit the following to City prior to beginning services:

- a. Certificate of Liability Insurance in the amounts specified in this Agreement; and
- b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.

4.4.2 Acceptability of Insurers. All insurance required by this Agreement is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.3 Deductibles and Self-Insured Retentions. Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than \$100,000.

4.4.4 Wasting Policies. No policy required herein shall include a “wasting” policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

The Workers’ Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Consultant, its employees, agents, and subcontractors.

4.4.6 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

4.4.7 Excess Insurance. If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT’S RESPONSIBILITIES.

5.1 General Requirement. To the fullest extent permitted by law, Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers (collectively, “Indemnitees”) from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney’s fees, costs and fees of litigation, (collectively, “Liability”) of every nature arising out of or in connection with Consultant’s performance of the services under this Agreement, or its failure to comply with any of its obligations contained in this Agreement, or its failure to comply with any applicable law or regulation, except such Liability caused by the sole negligence or willful misconduct of City.

Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damage or claims for damages whether or not such insurance policies shall be determined to apply.

5.2 PERS Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

6.1 Independent Contractor. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City.

6.2 Consultant Not an Agent. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder. Consultant shall also, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations.
- 7.3 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have, and will maintain at their sole cost and expense, all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from City.
- 7.4 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender or gender identity, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 **Termination.** Upon ten days' prior written notice, City may cancel this Agreement at any time and without cause upon such written notification to Consultant. In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

- 8.2 Amendments.** The parties may amend this Agreement only by a writing signed by the parties hereto.
- 8.3 Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City Manager, or his or her designee. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the City Manager, or his or her designee.
- 8.4 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant, including but not limited to the provisions of Section 5, shall survive the termination of this Agreement.
- 8.5 Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.5.1** Immediately terminate the Agreement;
 - 8.5.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;
 - 8.5.3** Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or
 - 8.5.4** Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.
 - 8.5.5** The remedies mentioned in this Agreement are not exclusive of any other right, power or remedy permitted by law. The City's failure or delay in exercising any remedy shall not constitute a waiver of such remedy or preclude the further exercise of City's rights.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Consultant's Performance.** All final versions of reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement, and the City may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential drafts and will not be released to third parties by Consultant without prior written approval of City.
- 9.2 Consultant's Books and Records.** Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Pursuant to Government Code Section 8546.7, the Agreement may be subject to the examination and audit of the State Auditor for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in Contra Costa County or in the United States District Court for the Northern District of California.

- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a “conflict of interest,” as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*
- Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*
- 10.7 Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.8 Notices.** Any notice, demand, request, consent or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and may be given by either (i) personal service, or (ii) certified United States mail, postage prepaid, return receipt requested. Notice shall be effective upon personal delivery or delivery to the addresses specified below, as reflected on the receipt of delivery or return receipt, as applicable.

Consultant : Raney Planning and Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
ATTN: Roderick Stinson, Vice President

City: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
ATTN: City Manager

- 10.9 Professional Seal.** Where applicable in the determination of the City Manager, or his or her designee, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled “Seal and Signature of Registered Professional with report/design responsibility.”
- 10.10 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A and B represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. To the extent there are any inconsistencies between this Agreement, the Exhibits, and Consultant’s proposal, the Agreement shall control. To the extent there are any inconsistencies between the Exhibits and the Consultant’s Proposal, the Exhibits shall control.
- Exhibit A Scope of Services
Exhibit B Compensation Schedule
- 10.11 Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.
- 10.12 Construction of Agreement.** Each party hereto has had an equivalent opportunity to participate in the drafting of the agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply hereto.
- 10.13 No Third Party Beneficiaries.** This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any third parties.

The Parties have executed this Agreement as of the Effective Date.

CITY OF PITTSBURG

CONSULTANT

Darin Gale, City Manager

DocuSigned by:
Roderick Stinson
372E569DAABB456...

Roderick Stinson, Vice President

Attest:

Alice Evenson, City Clerk

Approved as to Form:

Donna Mooney, City Attorney

EXHIBIT A

SCOPE OF SERVICES

Consultant shall perform the following:

Task 1 Project Initiation

Consultant shall coordinate with the City to confirm assumptions regarding the proposed project and scope of work for the proposed project.

Deliverables:

- Consultant shall participate in a kick-off meeting with City staff and applicant team;
- Consultant shall review existing documentation for the project and identify key issues;
- Consultant shall establish communication protocols;
- Consultant shall perform a site visit, if necessary; and
- Consultant shall refine the scope, if necessary, with any revisions for the City to approve.

Task 2 Prepare Administrative Draft Modified IS Checklist

Consultant shall prepare an Administrative Draft version of the Modified IS Checklist for review by City staff. The IS Checklist will be prepared in a modified Appendix G checklist format and will address all the issues identified in the environmental checklist, with the exception of environmental effects previously addressed as significant in the Faria/Southwest Hills Annexation Revised and Updated Final Environmental Impact Report (RUFÉIR).

Deliverable:

- Consultant shall prepare and submit one electronic copy of the Administrative Draft Modified IS Checklist to the City for review.

Task 3 Prepare Screencheck Draft Modified IS Checklist

Consultant shall revise the Administrative Draft Modified IS Checklist based on the comments received from City staff.

Deliverable:

- Consultant shall submit one electronic version in track changes format of the Screencheck Draft Modified IS Checklist to the City that incorporates City comments.

Task 4 Prepare Final Modified IS Checklist and Notice of Exemption

Consultant shall revise the Screencheck Draft Modified IS Checklist based on the comments received from City staff and prepare a Final Modified IS Checklist and prepare the Notice of Exemption (NOE).

Deliverables:

- Consultant shall revise the Screencheck Draft Modified IS Checklist, based on additional City comments;
- Consultant shall submit one electronic version of the Final Modified IS Checklist to the City; and
- Consultant shall prepare the NOE.

Task 5 Project Management and Meetings

Consultant shall coordinate with City staff throughout the processing of the environmental document, including attendance at up to one in-person public hearing. Attendance at additional public hearings or meetings would be billed on a time- and-materials basis following Raney's standard billing rates.

Deliverables:

- Consultant shall provide project management and appoint Project Director and Project Manager;
- Consultant shall provide project support and associate and administrative staff;
- Consultant shall engage in regular phone and e-mail communication with City staff and the applicant team;
- Consultant shall attend up to one in-person public hearing; and
- Consultant shall attend additional meetings and hearings upon request (Consultant standard billing rates would apply).

Additional Work Assumptions

- The City will publish all public meeting advertisements, conduct mailings to interested parties and responsible agencies, and digitally file notices with the County Clerk and State Clearinghouse.
- This work scope may be amended to reduce or increase scope as work proceeds since key project parameters are yet to be defined (e.g., site development configurations and roadway alignments).
- City comments to deliverables will be provided to Consultant as a single consolidated set of comments for each deliverable that provides clear direction for revisions.

- Enough Project design information will be provided to Consultant by the City to develop the final CEQA Project description.
- Once work is initiated and a Project description is complete, no change to the Project design is made that requires revision to past work or change in effort moving forward.
- Work will not be stopped or slowed by others beyond Consultant's control.
- Offsite project features (e.g., utility interconnections), once identified, could require additional efforts or analysis with associated cost and schedule effects. CEQA will need to include a potential impact area(s) for offsite features needed for Project feasibility.
- In accordance with City of Pittsburg Policy and CEQA Guidelines, environmental documents prepared pursuant to CEQA must reflect the independent judgment of the City as the lead agency. The final responsibility for the content and adequacy of the Final Modified IS Checklist lies in the sole discretion of the City of Pittsburg and its designated representatives. Consultant shall take direction on substantive CEQA matters from the City of Pittsburg through its designated representatives.

Schedule

The following schedule sets forth the timing of each task. The schedule could be lengthened or shortened, depending on the needs of the City of Pittsburgh. Factors that could lengthen or shorten the schedule include dates of receipt of project information, length of document reviews, changes in the project description, and unanticipated issues arising from City staff or the project team.

Milestones and Deliverables	Completion Week
Project Initiation (Task 1)	Week 1
Receipt of All Technical Reports	Week 5
Consultant Submittal of Administrative Draft Modified IS Checklist to the City for Review (Task 2)	Week 10
Consultant Receipt of City Comments on the Administrative Draft Modified IS Checklist	Week 12
Consultant Submittal of Screencheck Draft Modified IS Checklist to the City for Review (Task 3)	Week 14
Consultant Receipt of City Comments on the Screencheck Draft Modified IS Checklist	Week 15
Consultant Submittal of Final Modified IS Checklist to the City and Prepare Notice of Exemption (Task 4)	Week 16
Planning Commission Hearing (Task 5)	TBD

EXHIBIT B
COMPENSATION SCHEDULE

		Fee
Task 1	Project Initiation	\$1,035
Task 2	Prepare Administrative Draft Modified IS Checklist and AQ/GHG Technical Analysis	\$10,560 \$4,540
Task 3	Prepare Screencheck Modified IS Checklist	\$3,450
Task 4	Prepare Final Modified IS Checklist and Notice of Exemption	\$1,260
Task 5	Project Management and Meetings	\$6,090
Expenses		
	Copying/Printing/Travel/Postage/Etc.*	\$350
	Sub-Consultant: Saxelby Acoustics	\$12,682
	10% Administrative Fee	\$1,303
	Total	\$41,270
*Estimate only and will be billed at cost.		

The cost for completion of the environmental consulting services described in Exhibit A – Scope of Services is anticipated not to exceed \$41,270 as shown in Exhibit B – Compensation Schedule above.

Consultant shall perform the tasks described in Exhibit A – Scope of Services on time and materials basis according to the rate sheet on the following page.

Faria Project Modified IS Checklist								
COST ESTIMATE								
		Project Director	Project Manager	Air Quality Specialist	Air Quality Technician	Senior Associate	Associate	Cost Per Task
Task 1	Project Initiation	3	2					\$ 1,035
Task 2a	Prepare Administrative Draft Modified IS Checklist	4	6			8	54	\$ 10,560
2b	Prepare AQ/GHG Technical Analysis			10	18			\$ 4,540
Task 3	Prepare Screencheck Modified IS Checklist	2	4			4	12	\$ 3,450
Task 4	Prepare Final Modified IS Checklist and Notice of Exemption	1	1			2	4	\$ 1,260
Task 5	Project Management and Meetings	12	18					\$ 6,090
	Total Hours	22	31	10	18	14	70	
	Hourly Rate	\$ 215	\$ 195	\$ 175	\$ 155	\$ 155	\$ 135	
	Total Labor	\$ 4,730	\$ 6,045	\$ 1,750	\$ 2,790	\$ 2,170	\$ 9,450	\$ 26,935
	Expenses							\$ 14,335
	Copying/Printing/Travel/Postage/Etc.*						\$ 350	
	Sub-Consultant: Saxelby Acoustics						\$ 12,682	
	10% administrative fee						\$ 1,303	
	Total Budget							\$41,270

*Estimate only and will be billed at cost.

CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

RANEY PLANNING AND
MANAGEMENT, INC.

DocuSigned by:
Roderick Stinson
By: 372E563DAABB458
Title: Vice President

2784980.1



STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
John Samuelson, Public Works Director / City Engineer
Jolan Longway, Development Services Supervisor

SUBJECT: Adoption of a City Council Resolution Accepting the Public Improvements for Subdivision 8654, Tuscany Meadows Unit 1

EXECUTIVE SUMMARY

All of the required in tract and off-site public improvements constructed for Subdivision 8654, a 95-single family home development east of Highlands Ranch also known as Tuscany Meadows Unit 1, are complete and ready to be accepted for continuous maintenance.

FISCAL IMPACT

When the public improvements are accepted, there will be increased maintenance service costs that will be partially offset by the typical revenues collected from private residences.

RECOMMENDATION

City Council adopt the attached Resolution accepting the in-tract and off-site public improvements required for the subdivision as complete, and assume responsibility for maintenance of these facilities.

BACKGROUND

On February 9, 2016, the Planning Commission adopted Resolution No. 10015 approving the Tuscany Meadows Vesting Tentative Map (Subdivision 8654) to subdivide a 170-acre undeveloped parcel for 917 single family homes and 365 multi-

family apartments.

On March 16, 2016 the City Council adopted Resolution 16-13159 approving CEQA findings, Adopting a Statement of Overriding Considerations, Adopting a Mitigation Monitoring and Reporting Program, and initiating Contra Costa County Local Agency Formation (“LAFCO”) proceedings to amend the sphere of influence and annex property into the City, Contra Costa water District (“CCWD”), and Delta Diablo Sanitation (“DDS”).

On December 13, 2017 the Contra Costa Local Agency Formation Commission adopted Resolution No.17-08, approving the Tuscany Meadows Reorganization: Annexations to the Cities of Pittsburg and Antioch, and Contra Costa Water District and Delta Diablo (Zones 2 & 3), and detachment from County Service Area P-6.

On February 5, 2018, a Development Agreement between the City and Seecon Built Homes, Inc. (“Developer”) was executed for Tuscany Meadows Unit 1.

On October 18, 2020 the City Council adopted Resolution 20-13845 approving the final map, Subdivision Improvement Agreement, and improvement plans for Subdivision 8654, Tuscany Meadows Unit 1.

On July 19, 2021 the City Council adopted Resolution 21-13894 approving an agreement with Seecon Built Homes Inc. regarding Water Facility Reserve Fees and Park requirements.

Subdivision 8654 is the first phase of this development.

SUBCOMMITTEE FINDINGS

This item was not presented at a subcommittee.

STAFF ANALYSIS

Developer has satisfactorily completed the off-site public facilities on Buchanan Road, and the in-tract public and private improvements. Off-site public improvements include the construction of a raised median on Buchanan Road and widening of the roadway to accommodate additional travel lanes in both directions, street lighting, median landscaping, and traffic signals at the intersection of Buchanan Road and Tuscany Meadows Drive. In-tract public improvements include underground wet utilities such as water, sewer, and storm drainage and surface improvements such as streets, sidewalk, striping, and signage, median landscaping and street lighting. In addition, a 6-ac stormwater bioretention basin has been designed and constructed to treat runoff from the western portion of the Tuscany Meadows Project site. However, due to the lack of established vegetative cover, the City is deferring acceptance of the bioretention basin until such time the plantings reach a sustainable level of growth.

Developer shall provide a Warranty Bond in the amount of \$240,370, as outlined in the Subdivision Improvement Agreement executed on October 19, 2020. This Warranty Bond will be released only upon correction of any defects or failures, including cause of failure or defect, of the subdivision improvements to the satisfaction of the City Engineer.

ATTACHMENTS: Resolution
Exhibit A Site Plan

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Acceptance of Public Improvements)
For Subdivision 8654, Tuscany)
Meadows Unit 1)

RESOLUTION NO. 26-

WHEREAS, on February 9, 2016, the Planning Commission adopted Resolution No. 10015 approving the Tuscany Meadows Vesting Tentative Map (Subdivision 8654) to subdivide a 170-acre undeveloped parcel for 917 single family homes and 365 multi-family apartments; and

WHEREAS, on March 16, 2016 the City Council adopted Resolution 16-13159 approving CEQA findings, Adopting a Statement of Overriding Considerations, Adopting a Mitigation Monitoring and Reporting Program, and initiating Contra Costa County Local Agency Formation ("LAFCO") proceedings to amend the sphere of influence and annex property into the City, Contra Costa water District ("CCWD"), and Delta Diablo Sanitation ("DDS"); and

WHEREAS, on December 13, 2017 the Contra Costa Local Agency Formation Commission adopted Resolution No.17-08, approving the Tuscany Meadows Reorganization: Annexations to the Cities of Pittsburg and Antioch, and Contra Costa Water District and Delta Diablo (Zones 2 & 3), and detachment from County Service Area P-6; and

WHEREAS, on February 5, 2018, a Development Agreement between the City and Seecon Built Homes, Inc. ("Developer") was executed for Tuscany Meadows Unit 1; and

WHEREAS, on October 18, 2020 the City Council adopted Resolution 20-13845 approving the final map, Subdivision Improvement Agreement, and improvement plans for Subdivision 8654, Tuscany Meadows Unit 1; and

WHEREAS, on October 19, 2020 Seecon Built Homes, LLC hereinafter referred as "Developer" entered into a Subdivision Improvement Agreement with the City for constructing certain public improvements; and

WHEREAS, on July 19, 2021 the City Council adopted Resolution 21-13894 approving an agreement with Seecon Built Homes Inc. regarding Water Facility Reserve Fees and Park requirements; and

WHEREAS, the Public Works Director / City Engineer has determined that said improvements have been completed in accordance with the Subdivision Improvement Agreement and approved construction plans, and therefore recommends acceptance of the off-site public improvements on Buchanan Road, and on-site public improvements, with the exception of the bioretention basin, for continuous maintenance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts for continuous maintenance those surface and subsurface facilities constructed within the City rights of way on Buchanan Road and in-tract including water, stormwater, sewer collection facilities, curbs, gutter, sidewalk, asphalt concrete paving, pavement delineation, street lighting, and signal lights, as shown on the approved improvement plans for Tuscany Meadows Unit 1.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Exhibit A Site Plan

Subdivision 8654 Tuscany Meadows Unit 1
95 Single-family lots





STAFF REPORT

MEETING DATE: April 6, 2026

TO: Mayor and Council Members

FROM: Darin E. Gale, City Manager
Jordan Davis, Director of Community and Economic Development
Maurice Brenyah-Addow, Senior Planner

SUBJECT: Adoption of a City Council Resolution Authorizing the City Manager to Execute a First Amendment to the Consulting Services Agreement with Placeworks Inc. for Preparation of the Pittsburg Municipal Code Title 18 and Zoning Map Updates and Amending Fiscal Year 2025-26 Budget

EXECUTIVE SUMMARY

On May 6, 2024, the City Council adopted Resolution No. 24-14464 adopting the 2040 General Plan, setting forth a policy framework to guide the city's long-term growth and development. As part of the implementation of the 2040 General Plan, the City must update the Pittsburg Municipal Code (PMC) Development Title 18 and the City Zoning Map to be consistent with the 2040 General Plan. Staff recommends authorizing execution of the First Amendment to the consulting services agreement with Placeworks Inc. (Placeworks) to complete the PMC Title 18 and Zoning Map updates.

FISCAL IMPACT

If authorized by the City Council, the City Manager would execute a First Amendment to the Consulting Service Agreement with Placeworks for an increased sum not to exceed \$498,710. The funds would be sourced from the General Plan Implementation fee, and this fund has adequate funding, which is collected through building permit fees.

RECOMMENDATION

Staff recommends the City Council adopt the resolution authorizing the City Manager to execute the First Amendment to the Consulting Services Agreement with Placeworks for preparation of the Development Title 18 and Zoning Map update.

BACKGROUND

Placeworks is a land use and environmental planning firm specializing in community planning and environmental studies. They have completed several projects including General Plan updates, preparation of Specific Plans, and comprehensive updates to city and county zoning ordinances for various jurisdictions throughout California.

Placeworks has worked with the City in preparing a draft and hosting community workshops over the last year in anticipation of preparing a Public Draft of an updated Development Title (Zoning Ordinance).

SUBCOMMITTEE FINDINGS

This item was not presented to any subcommittee.

STAFF ANALYSIS

This update is intended to achieve consistency and conformity with the City's newly adopted 2040 General Plan. Also, to establish performance standards and refine regulations for commercial and industrial uses to conform with the new Employment Center Industrial (ECI) General Plan land use classification.

The existing agreement provides for a total compensation of \$424,362. The work has required more hours than originally anticipated. The amendment will increase it by \$74,348, comprised of the following: a) \$10,914 for additional project management and coordination; b) \$39,291 for preparation of the public draft; c) \$14,443 for preparation of the final documents pursuant to City Council direction; d) \$9,700 for contingency reserves, for a total increase in the compensation to \$498,710. The amendment will also extend the term of the agreement to 2028.

Staff recommends that the City Council authorize execution of the First Amendment to allow Placeworks, Inc, to complete the Development Title-18 and Zoning Map updates.

ATTACHMENTS: Resolution
First Amendment to Consulting Services Agreement

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the City Manager to)
Execute the First Amendment to the)
Consulting Services Agreement with)
Placeworks Inc. for Preparation of the)
Development Title 18 and Zoning Map)
Update)

RESOLUTION NO. 26-

WHEREAS, state law requires each city and county to adopt a general plan for the physical development of the city, and any land outside its boundaries which in the planning agency's judgement bears relation to its planning; and

WHEREAS, On May 6, 2024, the City of Pittsburg completed a comprehensive update of Pittsburg's General Plan, setting forth a policy framework to guide the city's long-term growth and development based on the community's shared goals and aspirations for the horizon year 2040; and

WHEREAS, the City is initiating an update of the Pittsburg Municipal Code Development Title 18 and Zoning Map to ensure consistency and conformity with the 2040 General Plan; and

WHEREAS, staff solicited for qualified firms, and negotiated with and recommended Placeworks Inc. a qualified planning and environmental consulting firm to prepare the Development Title 18 and Zoning Map Update and associated California Environmental Quality Act (CEQA) addendum to achieve consistency with Pittsburg's adopted 2040 General Plan; and

WHEREAS, on May 20, 2024, the City Council authorized execution of a \$424,362 Consulting Service Agreement with Placeworks Inc. to perform the work; and

WHEREAS, staff recommends that, because completion of the work requires more time than originally anticipated that the total compensation be increased by \$74,438.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes the City Manager to execute the First Amendment to the Consulting Services Agreement with Placeworks Inc.

BE IT FURTHER RESOLVED that the fiscal year 2025-2026 budget is amended to increase the General Plan Update Fund appropriations/expenditures by \$74,438.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 6th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Dionne Adams, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**FIRST AMENDMENT TO
CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
PLACEWORKS INC.**

THIS First Amendment to the Principal Agreement made and entered into on May 20, 2024, hereafter referred to as Agreement, between Placeworks Inc., a California corporation, therein referred to as Consultant, and the City of Pittsburg, a municipal corporation, therein referred to as City, is made and entered into on this 6th day of April, 2026.

WHEREAS, the parties entered into an Agreement for Development Title (Zoning Ordinance) and Zoning Map updates for implementation of the 2040 General Plan; and

WHEREAS, the performance of the scope of services requires more hours than initially anticipated and the parties desire to extend the term and increase the compensation amount...

NOW, THEREFORE, Consultant and City do mutually agree as follows:

1. Term. Section 1.1 of the Agreement term is hereby amended to read as follows: The term of this Agreement shall begin on the Effective Date and shall end on May 20, 2028 or the date the Consultant completes the services specified in Exhibit A, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein

2. Compensation. Section 2 of the Agreement is hereby amended to read as follows: City hereby agrees to pay Consultant a sum not to exceed Four Hundred Ninety-Eight Thousand, Seven Hundred and Ten dollars (\$498,710), as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant, but is merely a limit of potential City expenditures under this Agreement.

3. Exhibit B Compensation Schedule. Exhibit B is hereby replaced with Attachment 1 of this First Amendment.

4. Integration. This First Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this First Amendment. This First Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and

conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all duties, obligations and conditions required under the Agreement.

5. Inconsistencies. In the event of any conflict or inconsistency between the provisions of this First Amendment and the Agreement, the provisions of this First Amendment shall control in all respects.

6. Ambiguities. The parties have each carefully reviewed this First Amendment and have agreed to each term of this First Amendment. No ambiguity shall be presumed to be construed against either party.

7. Counterparts. This First Amendment may be executed by the parties in one or more counterparts all of which collectively shall constitute one document and agreement.

8. Authority. The person signing this First Amendment for Consultant hereby represents and warrants that he or she is fully authorized to sign this First Amendment on behalf of Consultant.

IN WITNESS WHEREOF, the parties have entered into this First Amendment on the day and year first hereinabove appearing.

CONSULTANT:

Placeworks Inc., a corporation

By: Charlie Knox
Charlie Knox, Principal

CITY:

CITY OF PITTSBURG, a municipal corporation of the State of California

By: _____
Darin Gale, City Manager

APPROVED AS TO FORM:

By: _____
Donna Mooney, City Attorney

EXHIBIT B COMPENSATION SCHEDULE

Hourly Rate:	PLACEWORKS										Task Hours	PlaceWorks Total	2% Office Expenses	Task Budget	
	Charlie Knox	Amy Sinshelmer	Erika Lindstrom	Cliff Lau	Project & CEQA Planners	CEQA Leader	Miles Barker CEQA Project Manager	GIS	GRAPHICS /WP						
	Principal-in-Charge \$295	Project Manager \$240	Associate \$210	Designer \$215	\$165	\$290	\$190	\$210	\$160						
TASK 1. Project Kick-off and Management															
1.1 Project Kick-off and City Tour	7	7	7		7							28	\$6,370	\$127	\$6,497
1.2 Background Data and Best Practices	7	14	14	14	25							74	\$15,500	\$310	\$15,810
1.3 Project Management and Coordination	44	60	60									164	\$39,980	\$800	\$40,780
1.4 BART Station Overlay	14	22	22	14	6			14	5	5		102	\$22,540	\$451	\$22,991
1.5 Technical Advisory Committee (6)	28	14	30					6				78	\$19,060	\$381	\$19,441
1.6 Website	7	7	8	58								80	\$17,895	\$358	\$18,253
Task 1. Subtotal	107	124	141	86	38	0	20	5	5	5	526	\$121,345	\$2,427	\$123,772	
TASK 2. Community Engagement															
2.1 Property Owner Notification	3	3	7		14					8		35	\$7,065	\$141	\$7,206
2.2 Stakeholder Meetings (10)	30	22	32		32							116	\$26,130	\$523	\$26,653
2.3 Online Survey	1	3	14	7	22						6	53	\$10,050	\$201	\$10,251
2.4 Open Houses (2)	14	14	28		42						26	124	\$24,460	\$489	\$24,949
2.5 Planning Commission and City Council Updates (2)	14	14	14		14							56	\$12,740	\$255	\$12,995
Task 2. Subtotal	62	56	95	7	124	0	0	8	32	384	\$80,445	\$1,609	\$82,054		
TASK 3. General Plan/Zoning Consistency															
3.1 Inconsistent Parcel Identification	14	14	14		20					40		102	\$22,130	\$443	\$22,573
3.2 Map Revisions	22	6	22		6					68		124	\$27,820	\$556	\$28,376
Task 3. Subtotal	36	20	36	0	26	0	0	108	0	226	\$49,950	\$999	\$50,949		
TASK 4. Updated Development Code and Zoning Map															
4.1 Administrative Draft	20	30	46	20	28					18	40	202	\$41,860	\$837	\$42,697
4.2 Public Review Draft	48	64	80	32	32					16	24	296	\$65,680	\$1,314	\$66,994
4.3 Final Documents per Council Direction	20	28	32	12	12					8	16	128	\$28,140	\$563	\$28,703
Task 4. Subtotal	88	122	158	64	72	0	0	42	80	626	\$135,680	\$2,714	\$138,394		
TASK 5. Addendum to the General Plan EIR															
5.1 Administrative Draft	6	6	6		86	7	76	6	13			206	\$38,470	\$769	\$39,239
5.2 Draft Addendum	3	3	3		3	3	22	4	8			49	\$9,900	\$198	\$10,098
5.3 Final Documents per Council Direction	3	3	3		4	3	8	7	4			35	\$7,395	\$148	\$7,543
Task 5. Subtotal	12	12	12	0	93	13	106	17	25	290	\$55,765	\$1,115	\$56,880		
TASK 6. Review and Adoption															
6.1 Planning Commission and City Council Study Session	7	7	10		7						4	35	\$7,640	\$153	\$7,793
6.2 Planning Commission Meetings and City Council Hearings (up to 4)	22	22	28		6						1	79	\$18,800	\$376	\$19,176
Task 6. Subtotal	29	29	38	0	13	0	0	0	5	114	\$26,440	\$529	\$26,969		
Total Hours	334	363	480	157	366	13	126	180	147	2166					
Total Budget	\$98,530	\$87,120	\$100,800	\$33,755	\$60,390	\$3,770	\$23,940	\$37,800	\$23,520		\$469,625	\$9,393	\$479,018		
EXPENSES															
Travel															\$1,492
CEQA Biological Consultant (if needed)															\$8,500
															\$9,992
CONTINGENCY															
15% Contingency															\$9,700
GRAND TOTAL															\$498,710

First Amendment to the Consulting Services Agreement Between the City of Pittsburg and Placeworks Inc. for the Development Title (Zoning Ordinance) and Zoning Map Updates

April 6, 2026