

City of Industry

Financial Statements and Supplementary Information

For the year ended June 30, 2025

City of Industry

Financial Statements For the Year Ended June 30, 2025

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Independent Auditor's Report

To the Honorable Mayor and Members
of the City Council of the
City of Industry

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 Industry (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 as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 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 (*Government Auditing Standards*). 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.

Emphasis of Matter

As described in Note 1 to the financial statements during the year ended June 30, 2025, the City adopted new accounting guidance under Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences* and No. 102, *Certain Risk Disclosures*. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the 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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with 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, the 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 required supplementary information, such as management's discussion and analysis and those tables as listed in the table of contents, 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 GAAS, 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 accompanying supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are 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 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 GAAS. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 13, 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.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
January 13, 2026

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

As management of the City of Industry and its component units ("City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with the City's financial statements.

Financial Highlights

- The assets and deferred outflows of the City's governmental activities exceeded its liabilities and deferred inflows at June 30, 2025 by \$925.8 million (Net Position). Of this amount, \$437.8 million is invested in capital assets, and \$472.1 million in unrestricted net position. Net Position reflects an increase of \$7.7 million from prior period and is mainly attributable to increase in property tax revenue and reduction in public works expenses.
- The assets of the City's business-type activities exceeded its liabilities at June 30, 2025 by \$83.0 million (Net Position). Of this amount, \$65.1 million is invested in capital assets, net of related debt, and \$18.0 million in unrestricted net position. Net position remained comparable during the year ended June 30, 2025.
- The City's total debt and liabilities decreased by \$4.9 million, of which is primarily attributed to reductions in long-term liabilities due in more than one year as a result of scheduled principal payments on long-term debts.
- In the General Fund, the net change in fund balance was a increase of \$34.8 million. The increase in fund balance was attributed mostly to an increase in transfers in from debt service fund of sales tax money in excess of debt service payments. At June 30, 2025, the General Fund's ending fund balance was \$721.4 million with an unassigned balance of \$645.0 million.

General Overview of the Financial Statements

This annual report consists of four parts – *management's discussion and analysis*, the *basic financial statements*, *required supplementary information*, and other supplementary information section that presents *combining financial statements* and *debt amortization schedules*. The basic financial statements are comprised of 3 parts – (1) the government-wide financial statements, (2) the fund financial statements and (3) the notes to the financial statements. The government-wide financial statements, the Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and present a long-term view of the City's finances. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

Government-Wide Statements

The Statement of Net Position and the Statement of Activities

The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities. These statements include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's Net Position and changes thereto. Net Position, the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources are one way to measure the City's financial health or financial position. Over time, increases or decreases in Net Position are an indicator of whether the financial health is improving or deteriorating.

However, it is important to consider other non-financial factors such as changes in the City's property tax base or condition of the City's roads to accurately assess the overall health of the City.

The Statement of Net Position and the Statement of Activities, present information about the following:

Governmental Activities - All of the City's basic services are considered to be governmental activities, including general government support services, community development, public safety, public works, and community services. Property taxes, transient occupancy taxes, sales taxes, and franchise fees finance most of these activities.

Proprietary Activities/Business Type Activities - The City charges a fee to customers to cover all or most of the cost of the services provided. The Industry Public Utilities Commission (the "IPUC"), the Industry Hills Expo Center, and the Industry Property and Housing Authority (the "Housing Authority") are reported in this category.

Component Units - The City's government-wide financial statements include the blending with the City of the following entities: The Civic-Recreational-Industrial Authority ("CRIA"), the Industry Public Utilities Commission, the City of Industry Public Facilities Authority (the "PFA") and the Industry Property and Housing Management Authority (the "Housing Authority"). Although legally separate, these "component units" are important because the City is financially accountable for them.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds – not the City as a whole. Some funds are required to be established by State law and by bond covenants. However, management establishes many other funds that aid in the administration of resources for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The City's three kinds of funds, governmental, proprietary and fiduciary, use different accounting approaches as explained below.

Governmental Funds - Most of the City's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with balances remaining at year-end that are available for spending. These funds are reported using an accounting method called modified accrual, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds through a reconciliation following the fund financial statements.

Proprietary Funds - The City maintains four enterprise funds. The enterprise funds are classified as proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for the IPUC, Industry Hills Expo Center, and Housing Authority. These funds use the full accrual method of accounting.

Fiduciary Funds - Custodial Funds are used to account for assets held by the City as an agent for individuals, other governments and/or other funds. Custodial Funds are custodial in nature (assets equal liabilities) and do not involve measurement or results of operations. The Private-Purpose Trust Fund is a fiduciary fund used by the City to report trust arrangements under which the principal and income benefits other governments. This fund reports the assets, liabilities and activities of the Successor Agency of the Industry Urban-Development Agency.

The City is the trustee, or fiduciary, for certain amounts held on behalf of developers, property owners, and others. These fiduciary activities are reported in Private-Purpose Trust Fund. The City is responsible for ensuring that the assets are used for their intended purposes. Therefore, fiduciary activities are excluded from the City's other financial statements because the assets cannot be used to finance operations.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

The City as a Whole

Our analysis focuses on the net position (Tables 1 and 3) and changes in net position (Tables 2 and 4) of the City's governmental and business activities.

Table 1
Net Position
As of June 30,

	Governmental Activities		
	2025	2024	Change
Current and other assets	\$ 837,521,568	\$ 847,738,605	\$ (10,217,037)
Capital assets, net	437,823,174	426,381,017	11,442,157
Total assets	1,275,344,742	1,274,119,622	1,225,120
Deferred outflows of resources:			
Deferred loss on refunding, net	435,949	435,949	-
Deferred outflows of resources - pension	2,469,343	3,855,124	(1,385,781)
Deferred outflow of resources - OPEB	1,127,273	1,995,254	(867,981)
Total deferred outflows of resources	4,032,565	6,286,327	(2,253,762)
Long-term liabilities	319,499,603	325,547,900	(6,048,297)
Other liabilities	26,913,268	29,054,461	(2,141,193)
Total liabilities	346,412,871	354,602,361	(8,189,490)
Deferred inflows of resources:			
Deferred inflow of resources - leases	5,783,777	5,915,523	(131,746)
Deferred inflows of resources - pension	1,383,988	1,474,003	(90,015)
Deferred inflows of resources - OPEB	-	322,862	(322,862)
Total deferred inflow of resources	7,167,765	7,712,388	(544,623)
Net position:			
Net investment in capital assets	437,823,174	426,381,017	11,442,157
Restricted for:			
Transportation and road	7,281,710	6,235,530	1,046,180
Section 115 Trust	6,226,595	5,636,568	590,027
Other postemployment benefits	2,388,510	2,191,411	197,099
Unrestricted	472,076,682	477,645,674	(5,568,992)
Total net position	\$ 925,796,671	\$ 918,090,200	\$ 7,706,471

As noted above, Net Position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities for governmental activities by approximately \$925.8 million at June 30, 2025.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

The largest portion of the Net Position, amounted to approximately \$472.1 is unrestricted by external sources on how the funds may be used. Approximately \$437.8 million is the City's net investment in its capital assets. In addition, \$7.3 million are restricted for transportation and road projects.

The City's total Net Position under governmental activities increased over the prior year by \$7.7 million mainly attributable to increase in revenues of all sources.

Total liabilities and deferred inflows/outflows of resources decreased by approximately \$11.0 million primarily attributable to reductions in long-term liabilities due in more than one year, as a result of regular scheduled principal payments on long-term debts.

The increase in net investment in capital assets of \$11.4 million is a result of net additions and dispositions of capital assets, and depreciation expense for the current year.

Governmental Activities – Changes in Net Position

Table 2
Change in Net Position
For the Year Ended June 30,

	Governmental Activities		
	2025	2024	Change
General revenues:			
Taxes	\$ 52,495,030	\$ 51,346,341	\$ 1,148,689
Revenues from use of money and property	48,372,453	47,390,977	981,476
Other revenues	2,157,145	1,243,436	913,709
Total general revenues	<u>103,024,628</u>	<u>99,980,754</u>	<u>3,043,874</u>
Expenses in excess of program revenues:			
General government	9,664,570	8,852,939	811,631
Support services	6,899,715	6,833,090	66,625
Community development	1,210,288	1,040,900	169,388
Community services	12,394,098	13,340,364	(946,266)
Public safety	17,070,789	14,634,712	2,436,077
Public works	22,183,362	24,241,896	(2,058,534)
Interest expense and fiscal charges	23,785,344	23,477,879	307,465
Total expenses in excess of program revenues	<u>93,208,166</u>	<u>92,421,780</u>	<u>786,386</u>
Change in net position before other items	9,816,462	7,558,974	2,257,488
Transfers, net	<u>(2,109,991)</u>	<u>(2,509,670)</u>	<u>399,679</u>
Change in net position	7,706,471	5,049,304	2,657,167
Net position, beginning of year , as restated	<u>918,090,200</u>	<u>913,040,896</u>	<u>5,049,304</u>
Net position, end of year	<u>\$ 925,796,671</u>	<u>\$ 918,090,200</u>	<u>\$ 7,706,471</u>

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

The total revenues, reported as governmental activities, increased by approximately \$3.0 million. This was due to an increase in revenue from all sources.

The increase in net position before other items was due to the increase of expenses outpaced by the increase of revenues.

Business-Type Activities – Net Position

Table 3
Net Position
As of June 30,

	Business-Type Activities		
	2025	2024	Change
Current and other assets	\$ 25,153,148	\$ 21,380,887	\$ 3,772,261
Capital assets, net	65,165,590	66,902,691	(1,737,101)
Total assets	90,318,738	88,283,578	2,035,160
Liabilities	7,082,257	6,783,350	298,907
Total liabilities	7,082,257	6,783,350	298,907
Deferred inflows of resources - leases	197,839	265,669	(67,830)
Total deferred inflows of resources	197,839	265,669	(67,830)
Net position			
Net investment in capital assets	65,165,590	66,902,691	(1,737,101)
Unrestricted	17,873,052	14,331,868	3,541,184
Total net position	\$ 83,038,642	\$ 81,234,559	\$ 1,804,083

Total net position for the City's business type activities increased by approximately \$1.8 million as compared to the prior year. The increase was primarily attributable to an increase in net capital assets.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

Business-Type Activities – Change in Net Position

The change in Net Position for business type activities is summarized as follows:

Table 4
Change in Net Position
For the Year Ended June 30,

	Business-Type Activities		
	2025	2024	Change
Revenues			
Charges for services	\$ 14,900,636	\$ 18,908,797	\$ (4,008,161)
Other revenues	736,519	711,352	25,167
Total revenues	<u>15,637,155</u>	<u>19,620,149</u>	<u>(3,982,994)</u>
Expenses			
Water transmission and distributions	4,475,617	4,111,354	364,263
Purchased electricity	6,510,394	8,981,225	(2,470,831)
Cost of expo operations	3,974,000	3,867,057	106,943
Cost of housing authority operations	983,052	1,159,039	(175,987)
Total expenses	<u>15,943,063</u>	<u>18,118,675</u>	<u>(2,175,612)</u>
Income (loss) from operations before transfers	(305,908)	1,501,474	(1,807,382)
Transfers and contributions	<u>2,109,991</u>	<u>2,509,670</u>	<u>(399,679)</u>
Change in net position	1,804,083	4,011,144	(2,207,061)
Net position, beginning of year	<u>81,234,559</u>	<u>77,223,415</u>	<u>4,011,144</u>
Net position, end of year	<u>\$ 83,038,642</u>	<u>\$ 81,234,559</u>	<u>\$ 1,804,083</u>

Revenues decreased by \$4.0 million over the prior year, primarily due to decrease in charges for services.

Financial Analysis of the City's Funds

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 spendable resources. Such information is useful in assessing the City's financing requirements.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

Below is a summary of the General Fund revenues and expenditures compared to the prior year.

Table 5
General Fund Comparison
For the Year Ended June 30,

	Governmental Activities		
	2025	2024	Change
Revenues			
Taxes	\$ 52,505,518	\$ 51,356,984	\$ 1,148,534
Intergovernmental	374,968	293,998	80,970
Charges for services	315,978	242,096	73,882
Licenses and permits	2,337,729	1,910,505	427,224
Fines, forfeitures and penalties	250,075	331,964	(81,889)
Use of money and property	37,580,431	35,921,710	1,658,721
Other revenue	5,982,226	3,440,869	2,541,357
Total revenues	<u>99,346,925</u>	<u>93,498,126</u>	<u>5,848,799</u>
Expenditures			
Current:			
Legislative	979,962	930,356	49,606
General administration	6,830,782	6,797,286	33,496
Support services	4,515,992	4,344,699	171,293
Community development	3,418,817	2,889,926	528,891
Community services	11,049,678	12,058,063	(1,008,385)
Public safety	14,512,798	14,548,154	(35,356)
Public works	17,015,999	16,803,011	212,988
Capital outlay	206,877	1,866,666	(1,659,789)
Debt service:			
Principal retirement	146,886	-	146,886
Interest and fiscal charges	6,317	-	6,317
Total expenditures	<u>58,684,108</u>	<u>60,238,161</u>	<u>(1,554,053)</u>
Excess of revenues over expenditures	<u>40,662,817</u>	<u>33,259,965</u>	<u>7,402,852</u>
Other financing sources (uses):			
Net transfers	(6,402,357)	(45,612,994)	39,210,637
Subscription acquisition	360,080	-	360,080
Proceeds from sale of assets	210,687	-	210,687
Total other financing sources (uses)	<u>(5,831,590)</u>	<u>(45,612,994)</u>	<u>39,781,404</u>
Change in fund balance	<u>\$ 34,831,227</u>	<u>\$ (12,353,029)</u>	<u>\$ 47,184,256</u>

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

The General Fund is the main operating fund of the City. At the end of the current fiscal year, the General Fund reflects a fund balance of \$721.4 million, which is an increase from prior year of \$34.8 million. The increase was attributed mostly to an increase in revenues of most sources and decrease of expenditures in community services and capital outlay.

General Fund Budgetary Highlights

The City adopts a budget every fiscal year. Differences between the budget and actual for current expenditures for the General Fund are shown below:

Table 6
General Fund Budget to Actual Comparison
For the Year Ended June 30,

	Original Budget	Revised Budget	Actual	Variance
Legislative	\$ 1,048,000	\$ 1,055,000	\$ 979,962	\$ 75,038
General administration	8,984,000	8,468,500	6,830,782	1,637,718
Support services	5,742,000	6,124,000	4,515,992	1,608,008
Community development	2,723,000	2,852,000	3,418,817	(566,817)
Community services	12,146,000	12,472,000	11,049,678	1,422,322
Public safety	15,307,000	15,312,000	14,512,798	799,202
Public works	14,406,500	14,601,500	17,015,999	(2,414,499)
Capital outlay	-	-	206,877	(206,877)
Debt service	-	-	153,203	(153,203)
Total expenditures	<u>\$ 60,356,500</u>	<u>\$ 60,885,000</u>	<u>\$ 58,684,108</u>	<u>\$ 2,200,892</u>

Overall, total actual expenditures for the City were on budget.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

Capital Asset and Debt Administration

Capital Assets

Net capital assets for governmental activities as of June 30, 2025 and 2024 are summarized as follows:

Table 7
Net Capital Assets at Year-End

	Governmental Activities		
	2025	2024	Change
Capital assets not being depreciated:			
Land	\$ 110,604,835	\$ 110,604,835	\$ -
Construction in progress	62,562,241	46,552,022	16,010,219
Total capital assets, not being depreciated	<u>173,167,076</u>	<u>157,156,857</u>	<u>16,010,219</u>
Capital assets being depreciated:			
Buildings and improvements	120,670,145	120,670,145	-
Equipment, furniture and fixtures	6,508,578	6,508,578	-
Infrastructure	353,141,602	343,029,178	10,112,424
Subscription asset	450,116	-	450,116
Total capital assets, being depreciated	<u>480,770,441</u>	<u>470,207,901</u>	<u>10,562,540</u>
Less accumulated depreciation/amortization	<u>(216,114,343)</u>	<u>(200,983,741)</u>	<u>(15,130,602)</u>
Total capital assets being depreciated, net	<u>264,656,098</u>	<u>269,224,160</u>	<u>(4,568,062)</u>
Total governmental activities	<u>\$ 437,823,174</u>	<u>\$ 426,381,017</u>	<u>\$ 11,442,157</u>

As of June 30, 2025, the City's governmental activities had approximately \$437.8 million invested in capital assets including buildings, land, roads, and other general infrastructure, net of accumulated depreciation. This amount represents a net decrease of \$11.4 million from prior year and it was due to additional capital improvement projects, as well as the City placing in service completed construction in progress projects for infrastructure, buildings and improvements. Accumulated depreciation increased by \$15.1 million.

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

Net capital assets for business-type activities as of June 30, 2025 and 2024 are summarized as follows:

Table 8
Net Capital Assets at Year-End

	Business-Type Activities		
	2025	2024	Change
Capital assets not being depreciated:			
Land	\$ 6,764,880	\$ 6,764,880	\$ -
Water rights	441,200	441,200	-
Construction in progress	14,063,625	14,552,172	(488,547)
Total capital assets, not being depreciated	<u>21,269,705</u>	<u>21,758,252</u>	<u>(488,547)</u>
Capital assets being depreciated:			
Buildings and improvements	55,193,845	55,193,845	-
Equipment, furniture and fixtures	1,322,648	1,322,648	-
Infrastructure	35,019,199	33,782,414	1,236,785
Source of supply - electric	4,495,494	4,495,494	-
Total capital assets, being depreciated	96,031,186	94,794,401	1,236,785
Less accumulated depreciation	(52,226,792)	(49,649,962)	(2,576,830)
Total capital assets being depreciated, net	<u>43,804,394</u>	<u>45,144,439</u>	<u>(1,340,045)</u>
Total business-type activities	<u>\$ 65,074,099</u>	<u>\$ 66,902,691</u>	<u>\$ (1,828,592)</u>

Capital assets in the Business-Type Activities belong to IPUC and the Industry Hills Expo Center. The decrease in net capital assets of \$1.8 million was primarily due to depreciation of the assets.

Long-term Liabilities

At June 30, 2025, the City had total long term debt and other non-current liabilities of approximately \$323.5 million which is a decrease of \$4.9 million from prior year. The reduction is primarily due to principal payments of outstanding debt.

Below is a summary of the long-term liabilities at June 30, 2025:

Table 9
Outstanding Debt at Year-End

	Governmental Activities		
	2025	2024	Change
Revenue bonds	\$ 327,075,000	\$ 332,940,000	\$ (5,865,000)
Original issue premium	(4,546,474)	(4,826,355)	279,881
Compensated absences	728,185	235,566	492,619
Subscription liability	213,194	-	213,194
Total outstanding debt	<u>\$ 323,469,905</u>	<u>\$ 328,349,211</u>	<u>\$ (4,879,306)</u>

City of Industry

Management's Discussion and Analysis For the Year Ended June 30, 2025

Economic Factors and Next Year's Budgets and Rates

The City continuously strives and plans infrastructure investments to maximize development opportunities, streamline goods movement and link the workforce to their workplaces. In the meantime, the City expands its efforts to provide services and programs that promote the wellbeing of the San Gabriel Valley.

The City's General Fund has adopted an operating budget of \$84.7 million in revenues and \$61.0 million in expenses. Additionally, approximately \$74.5 million in capital project expenditures is budgeted for several funds in the 2025-2026 fiscal year. The following is a summary of the major capital improvement projects for citywide.

Table 10
Capital Projects for FY 2025-2026

	Project Description	Budget 2025-2026
1	GRADE SEPARATION PROJECTS	\$ 825,000
2	STREET WIDENING, RECONSTRUCTION, RESURFACING AND SLURRY SEAL	22,310,000
3	STORM DRAIN IMPROVEMENTS	1,330,000
4	TRAFFIC SIGNAL IMPROVEMENTS	4,675,000
5	BRIDGE WIDENING, SEISMIC RETROFIT AND MAINTENANCE IMPROVEMENTS	375,000
6	HOMESTEAD MUSEUM	545,000
7	INDUSTRY HILLS GOLF & CONVENTION FACILITIES	190,000
8	EL ENCANTO C.I.P.	500,000
9	OPEN SPACES/ TONNER CANYON/TRES HERMANOS	1,190,000
10	PROPERTY REDEVELOPMENT & DEMO	25,000
11	MISCELLANEOUS	525,000
12	CIVIC CENTER FACILITIES	2,700,000
13	FACILITIES IMPROVEMENTS	3,540,000
	Total	<u>\$ 38,730,000</u>

The Operating Budget for Fiscal Year 2025-26 is a well-balanced budget that reflects the City's commitment to the betterment of the community and stay within the City's financial constraint. Budget documents are available online at www.cityofindustry.org. Questions or requests for information regarding the City of Industry's budget should be sent to the Finance Department at the address below.

Request for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any information provided in this report or request for additional financial information should be directed to the Finance Department at the City of Industry, 15625 Mayor Dave Way, City of Industry, California 91744.

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City of Industry

Statement of Net Position June 30, 2025

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash	\$ 10,771,281	\$ 4,178,796	\$ 14,950,077
Investments	345,399,677	16,142,322	361,541,999
Investment in Section 115 Trust	6,226,595	-	6,226,595
Investments with fiscal agent - unrestricted	327,503,471	-	327,503,471
Accounts receivable, net	9,347,077	4,157,792	13,504,869
Accrued interest	6,432,217	184,472	6,616,689
Lease receivable, current portion	1,631,933	78,480	1,710,413
Internal balances	906,000	(906,000)	-
Inventory of materials and supplies	48,520	60,819	109,339
Prepaid items	3,490,555	317,467	3,808,022
Deposits	-	33,000	33,000
Total Current Assets	<u>711,757,326</u>	<u>24,247,148</u>	<u>736,004,474</u>
Noncurrent assets:			
Investments with fiscal agent - restricted	97,865,740	-	97,865,740
Lease receivable	4,381,012	91,491	4,472,503
Notes receivable	21,128,980	-	21,128,980
Net OPEB asset	2,388,510	-	2,388,510
Capital assets:			
Not being depreciated	173,167,076	21,269,705	194,436,781
Being depreciated (net of accumulated depreciation)	264,656,098	43,804,394	308,460,492
Total Noncurrent Assets	<u>563,587,416</u>	<u>65,165,590</u>	<u>628,753,006</u>
Total Assets	<u>1,275,344,742</u>	<u>89,412,738</u>	<u>1,364,757,480</u>
DEFERRED OUTFLOWS OF RESOURCES			
Loss on refunding	435,949	-	435,949
Deferred amounts from pension plans	2,469,343	-	2,469,343
Deferred amounts from OPEB	1,127,273	-	1,127,273
Total Deferred Outflows of Resources	<u>4,032,565</u>	<u>-</u>	<u>4,032,565</u>

(continued)

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

City of Industry

Statement of Net Position June 30, 2025

	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Current liabilities:			
Accounts payable	\$ 9,945,430	\$ 1,658,438	\$ 11,603,868
Accrued liabilities	412,574	-	412,574
Deposits	9,258	1,707,015	1,716,273
Interest payable	9,547,120	-	9,547,120
Unearned revenue	15,010	2,810,804	2,825,814
Long-term liabilities, current portion	6,983,876	-	6,983,876
Total Current Liabilities	<u>26,913,268</u>	<u>6,176,257</u>	<u>33,089,525</u>
Noncurrent liabilities:			
Net pension liability	3,013,574	-	3,013,574
Long-term liabilities, net of current portion	316,486,029	-	316,486,029
Total Noncurrent Liabilities	<u>319,499,603</u>	<u>-</u>	<u>319,499,603</u>
 Total Liabilities	 <u>346,412,871</u>	 <u>6,176,257</u>	 <u>352,589,128</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred amounts from leases	5,783,777	197,839	5,981,616
Deferred amounts from pension plans	1,383,988	-	1,383,988
Total Deferred Inflows of Resources	<u>7,167,765</u>	<u>197,839</u>	<u>7,365,604</u>
NET POSITION			
Net investment in capital assets	437,823,174	65,165,590	502,988,764
Restricted for:			
Transportation and road	7,281,710	-	7,281,710
Section 115 Trust	6,226,595	-	6,226,595
Other postemployment benefits	2,388,510	-	2,388,510
Unrestricted	472,076,682	17,873,052	489,949,734
 Total Net Position	 <u>\$ 925,796,671</u>	 <u>\$ 83,038,642</u>	 <u>\$ 1,008,835,313</u> <i>(concluded)</i>

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

City of Industry

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	\$ 9,968,414	\$ 235,664	\$ 68,180	\$ -
Support services	6,899,715	-	-	-
Community development	3,822,106	2,611,818	-	-
Community services	12,394,098	-	-	-
Public safety	17,618,547	246,575	301,183	-
Public works	28,299,385	-	5,734,508	381,515
Interest expense and fiscal charges	23,785,344	-	-	-
Total Governmental Activities	<u>102,787,609</u>	<u>3,094,057</u>	<u>6,103,871</u>	<u>381,515</u>
Business-type activities:				
Industry Public Utilities Commission:				
Water utility	4,475,617	4,618,252	-	-
Electric utility	6,510,394	7,070,588	-	-
Industry Hill Expo Center	3,974,000	2,751,574	-	-
Property and Housing Management Authority	983,052	460,222	-	-
Total Business-Type Activities	<u>15,943,063</u>	<u>14,900,636</u>	<u>-</u>	<u>-</u>
Total Functions/Programs	<u>\$ 118,730,672</u>	<u>\$ 17,994,693</u>	<u>\$ 6,103,871</u>	<u>\$ 381,515</u>

(continued)

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

City of Industry

Statement of Activities For the Year Ended June 30, 2025

	Net Revenue (Expense) and Change in Net Position		
	Governmental Activities	Business-Type Activities	Total
FUNCTIONS/PROGRAMS			
Governmental activities:			
General government	\$ (9,664,570)	\$ -	\$ (9,664,570)
Support services	(6,899,715)	-	(6,899,715)
Community development	(1,210,288)	-	(1,210,288)
Community services	(12,394,098)	-	(12,394,098)
Public safety	(17,070,789)	-	(17,070,789)
Public works	(22,183,362)	-	(22,183,362)
Interest expense and fiscal charges	(23,785,344)	-	(23,785,344)
Total Governmental Activities	<u>(93,208,166)</u>	<u>-</u>	<u>(93,208,166)</u>
Business-type activities:			
Industry Public Utilities Commission:			
Water utility	-	142,635	142,635
Electric utility	-	560,194	560,194
Industry Hill Expo Center	-	(1,222,426)	(1,222,426)
Property and Housing Management Authority	-	(522,830)	(522,830)
Total Business-Type Activities	<u>-</u>	<u>(1,042,427)</u>	<u>(1,042,427)</u>
Total Functions/Programs	<u>(93,208,166)</u>	<u>(1,042,427)</u>	<u>(94,250,593)</u>
GENERAL REVENUES AND TRANSFERS			
Taxes:			
Property tax	12,028,912	-	12,028,912
Sales tax	35,979,850	-	35,979,850
Franchise tax	3,579,442	-	3,579,442
Documentary transfer tax	241,625	-	241,625
Transient occupancy tax	665,201	-	665,201
Total Taxes	<u>52,495,030</u>	<u>-</u>	<u>52,495,030</u>
Investment income	48,372,453	727,469	49,099,922
Sale of property	210,687	-	210,687
Other	1,946,458	9,050	1,955,508
Transfers	(2,109,991)	2,109,991	-
Total General Revenues and Transfers	<u>100,914,637</u>	<u>2,846,510</u>	<u>103,761,147</u>
Change in Net Position	7,706,471	1,804,083	9,510,554
Net Position, Beginning of Year, as previously reported	904,209,339	81,234,559	985,443,898
Correction of an error	<u>13,880,861</u>	<u>-</u>	<u>13,880,861</u>
Net Position, Beginning of Year, as restated	<u>918,090,200</u>	<u>81,234,559</u>	<u>999,324,759</u>
Net Position, End of Year	<u>\$ 925,796,671</u>	<u>\$ 83,038,642</u>	<u>\$ 1,008,835,313</u>

(concluded)

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

City of Industry

Balance Sheet June 30, 2025

	General Fund	Capital Projects Funds	Debt Service Funds City Debt Service Fund
ASSETS			
Cash	\$ 10,002,556	\$ 47,059	\$ 1,268
Investments	303,603,457	37,216,578	-
Investment in Section 115 Trust	6,226,595	-	-
Investments with fiscal agent - unrestricted	327,503,471	-	-
Accounts receivable, net	7,710,215	14	-
Accrued interest	4,514,402	407,663	-
Lease receivable	6,012,945	-	-
Inventory	48,520	-	-
Prepays and deposits	551,243	-	2,939,312
Due from other funds	1,010,762	1,492,183	-
Notes receivable	21,128,980	-	-
Investments with fiscal agent - restricted	-	53,333,484	44,532,256
Investments in City bonds	-	-	-
Advances to other funds	48,466,836	-	-
Total Assets	\$ 736,779,982	\$ 92,496,981	\$ 47,472,836
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 6,705,754	\$ 2,682,156	\$ -
Accrued liabilities	412,574	-	-
Deposits	9,258	-	-
Unearned revenue	15,010	-	-
Due to other funds	2,448,972	-	-
Advance from other funds	-	-	-
Total Liabilities	9,591,568	2,682,156	-
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows in leases	5,783,777	-	-
Total Deferred Inflows of Resources	5,783,777	-	-
FUND BALANCES (DEFICIT)			
Nonspendable:			
Prepays and deposits	551,243	-	-
Inventory	48,520	-	-
Notes receivable	21,128,980	-	-
Advances to other funds	48,466,836	-	-
Restricted:			
Capital projects	-	89,814,825	-
Section 115 Trust	6,226,595	-	-
Debt service	-	-	47,472,836
Transportation and roads	-	-	-
Unassigned	644,982,463	-	-
Total Fund Balances	721,404,637	89,814,825	47,472,836
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 736,779,982	\$ 92,496,981	\$ 47,472,836

(continued)

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

City of Industry

Balance Sheet June 30, 2025

	Debt Service Fund Industry Public Facilities Authority	Nonmajor Governmental Funds	Total
ASSETS			
Cash	\$ -	\$ 720,398	\$ 10,771,281
Investments	-	4,579,642	345,399,677
Investment in Section 115 Trust	-	-	6,226,595
Investments with fiscal agent - unrestricted	-	-	327,503,471
Accounts receivable, net	-	1,636,848	9,347,077
Accrued interest	1,461,837	48,315	6,432,217
Lease receivable	-	-	6,012,945
Inventory	-	-	48,520
Prepays and deposits	-	-	3,490,555
Due from other funds	-	1,033,236	3,536,181
Notes receivable	-	-	21,128,980
Investments with fiscal agent - restricted	-	-	97,865,740
Investments in City bonds	40,053,611	-	40,053,611
Advances to other funds	-	-	48,466,836
	<u>\$ 41,515,448</u>	<u>\$ 8,018,439</u>	<u>\$ 926,283,686</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 2,000	\$ 555,520	\$ 9,945,430
Accrued liabilities	-	-	412,574
Deposits	-	-	9,258
Unearned revenue	-	-	15,010
Due to other funds	-	181,209	2,630,181
Advance from other funds	48,466,836	-	48,466,836
	<u>48,468,836</u>	<u>736,729</u>	<u>61,479,289</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows in leases	-	-	5,783,777
	<u>-</u>	<u>-</u>	<u>5,783,777</u>
FUND BALANCES (DEFICIT)			
Nonspendable:			
Prepays and deposits	-	-	551,243
Inventory	-	-	48,520
Notes receivable	-	-	21,128,980
Advances to other funds	-	-	48,466,836
Restricted:			
Capital projects	-	-	89,814,825
Section 115 Trust	-	-	6,226,595
Debt service	-	-	47,472,836
Transportation and roads	-	7,283,094	7,283,094
Unassigned	(6,953,388)	(1,384)	638,027,691
	<u>(6,953,388)</u>	<u>7,281,710</u>	<u>859,020,620</u>
Total Fund Balances	<u>(6,953,388)</u>	<u>7,281,710</u>	<u>859,020,620</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 41,515,448</u>	<u>\$ 8,018,439</u>	<u>\$ 926,283,686</u>

(concluded)

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

City of Industry

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

Fund Balances of Governmental Funds \$ 859,020,620

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

Capital assets used in governmental activities are not current financial resources and, are not included in the funds. These assets consist of:

Capital assets	\$ 653,937,517	
Accumulated depreciation	<u>(216,114,343)</u>	
Total		437,823,174

Long-term liabilities applicable to governmental activities are not due and payable in the period and, accordingly, are not reported as fund liabilities. Long-term liabilities are included in the statement of net position as follows:

City of Industry:		
Bonds payable	(374,359,881)	
(Premium) discount, net	4,826,355	
Compensated absences	(728,185)	
Deferred loss on refunding, net	435,949	
Subscription liability	<u>(213,194)</u>	
Total		(370,038,956)

Accrued interest payable for the current portion of interest due on bonds are not reported in the governmental funds. (9,547,120)

Internal activities are eliminated in the governmental activities:

Investment in City bonds	(40,053,611)	
Bonds payable	<u>47,005,000</u>	
Total		6,951,389

Pension related liabilities applicable to the City's governmental activities are not due and in the current period and accordingly are not reported as fund liabilities. Deferred outflows of resources and deferred inflows of resources related to pensions are only reported in the statement of net position as the changes in these amounts affect only the government-wide statements for governmental activities:

Deferred outflows of resources	2,469,343	
Deferred inflows of resources	(1,383,988)	
Net pension liability	<u>(3,013,574)</u>	
Total		(1,928,219)

OPEB related liabilities applicable to the City's governmental activities are not due and in the current period and accordingly are not reported as fund liabilities. Deferred outflows of resources and deferred inflows of resources related to OPEB are only reported in the statement of net position as the changes in these amounts affect only the government-wide statements for governmental activities:

Deferred outflows of resources	1,127,273	
OPEB asset	<u>2,388,510</u>	
Total		<u>3,515,783</u>

Net Position of Governmental Activities \$ 925,796,671

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

City of Industry

Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the Year Ended June 30, 2025

	General Fund	City Capital Projects Funds	Debt Service Funds City Debt Service Fund
REVENUES			
Taxes	\$ 52,505,518	\$ -	\$ -
Intergovernmental	374,968	-	-
Charges for services	315,978	-	-
Licenses and permits	2,337,729	-	-
Fines, forfeitures and penalties	250,075	-	-
Use of money and property	37,580,431	4,585,001	2,656,822
Other revenue	5,982,226	-	-
Total Revenues	99,346,925	4,585,001	2,656,822
EXPENDITURES			
Current:			
Legislative	979,962	-	-
General administration	6,830,782	-	15,900
Support services	4,515,992	-	-
Community development	3,418,817	-	-
Community services	11,049,678	390	-
Public safety	14,512,798	-	-
Public works	17,015,999	-	-
Capital outlay	206,877	26,379,301	-
Debt service:			
Principal retirement	146,886	-	6,510,000
Interest and fiscal charges	6,317	-	20,057,464
Total Expenditures	58,684,108	26,379,691	26,583,364
Excess (Deficiency) of Revenues Over (Under) Expenditures	40,662,817	(21,794,690)	(23,926,542)
OTHER FINANCE SOURCES (USES)			
Transfers in	60,700,041	27,145,389	38,887,822
Transfers out	(67,102,398)	(30,937,472)	(33,060,000)
Subscription acquisition	360,080	-	-
Sale of property	210,687	-	-
Total Other Financing Sources (Uses)	(5,831,590)	(3,792,083)	5,827,822
Net Change in Fund Balances	34,831,227	(25,586,773)	(18,098,720)
FUND BALANCES (DEFICIT)			
Beginning of Year	686,573,410	115,401,598	65,571,556
End of Year	\$ 721,404,637	\$ 89,814,825	\$ 47,472,836

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

City of Industry

Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the Year Ended June 30, 2025

	Debt Service Fund		Nonmajor Governmental Funds	Total
	Industry Public Facilities Authority			
REVENUES				
Taxes	\$ -	\$ 6,969	\$ 52,512,487	
Intergovernmental	-	2,038,354	2,413,322	
Charges for services	-	-	315,978	
Licenses and permits	-	-	2,337,729	
Fines, forfeitures and penalties	-	-	250,075	
Use of money and property	3,411,352	213,256	48,446,862	
Other revenue	-	4	5,982,230	
Total Revenues	3,411,352	2,258,583	112,258,683	
EXPENDITURES				
Current:				
Legislative	-	-	979,962	
General administration	-	-	6,846,682	
Support services	-	-	4,515,992	
Community development	-	-	3,418,817	
Community services	-	-	11,050,068	
Public safety	-	-	14,512,798	
Public works	-	3,461,550	20,477,549	
Capital outlay	-	-	26,586,178	
Debt service:				
Principal retirement	-	-	6,656,886	
Interest and fiscal charges	3,555,533	-	23,619,314	
Total Expenditures	3,555,533	3,461,550	118,664,246	
Excess (Deficiency) of Revenues Over (Under) Expenditures	(144,181)	(1,202,967)	(6,405,563)	
OTHER FINANCE SOURCES (USES)				
Transfers in	7,480	4,237,036	130,977,768	
Transfers out	-	(1,987,889)	(133,087,759)	
Subscription acquisition	-	-	360,080	
Sale of property	-	-	210,687	
Total Other Financing Sources (Uses)	7,480	2,249,147	(1,539,224)	
Net Change in Fund Balances	(136,701)	1,046,180	(7,944,787)	
FUND BALANCES (DEFICIT)				
Beginning of Year	(6,816,687)	6,235,530	866,965,407	
End of Year	\$ (6,953,388)	\$ 7,281,710	\$ 859,020,620 <i>(concluded)</i>	

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

City of Industry

Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Government-wide Statements of Activities For the Year Ended June 30, 2025

Net Change in Fund Balances of Governmental Funds \$ (7,944,787)

Amount reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense. This is the amount by which capital outlay exceeded depreciation and disposals in the current period.

Capital outlay	\$ 26,572,759	
Depreciation expense	<u>(15,130,602)</u>	
Total		11,442,157

The issuance of long term debt provides current financial resources to governmental while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance cost, discounts and similar items when the debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. These amounts are the net effect of these differences in the treatments of long-term debt and related items.

Principal repayments	\$ 6,656,886	
Bond premium and discount amortization	(279,881)	
Subscription acquisition	<u>(360,080)</u>	
Total		6,016,925

Accrued interest for long-term liabilities. This is the net change in accrued interest in the current period. 113,851

Net effect of internal activities are eliminated in the statement of activities. 134,701

Compensated absences expenses reported in the statement of activities do not require use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. (492,619)

Pension expenditures reported in the governmental funds includes the annual required contributions. In the statement of activities, pension expense includes the change in the net pension liability, and related change in pension amounts for deferred outflows of resources and deferred inflows of resources. (1,215,737)

OPEB expenditures reported in the governmental funds includes the actual premium payments. In the statement of activities, OPEB expense includes the change in the net OPEB liability and related change in OPEB amounts for deferred outflows of resources and deferred inflows of resources. (348,020)

Change in Net Position of Governmental Activities \$ 7,706,471

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

City of Industry

Statement of Net Position Proprietary Funds June 30, 2025

	Industry Public Utilities Commission		Civic Recreational Industrial Authority Industry Hills Expo Center Fund	Non-major Property and Housing Management Authority Fund	Total
	Water Fund	Electric Fund			
ASSETS					
Current assets:					
Cash and investments	\$ 2,303,448	\$ 1,637,107	\$ 133,814	\$ 104,427	\$ 4,178,796
Investments	6,473,300	9,665,411	-	3,611	16,142,322
Accounts receivable, net	768,735	3,185,382	174,069	29,606	4,157,792
Accrued interest	70,720	113,712	-	40	184,472
Lease receivable	-	-	-	78,480	78,480
Inventory of materials and supplies	10,000	-	50,819	-	60,819
Prepaid items	302,353	6,040	9,074	-	317,467
Deposits	-	30,000	3,000	-	33,000
Total Current Assets	<u>9,928,556</u>	<u>14,637,652</u>	<u>370,776</u>	<u>216,164</u>	<u>25,153,148</u>
Noncurrent assets:					
Lease receivable	-	-	-	91,491	91,491
Capital assets:					
Capital assets not being depreciated	945,400	10,897,488	2,495,954	6,930,863	21,269,705
Capital assets being depreciated, net	<u>13,580,002</u>	<u>13,474,840</u>	<u>13,736,232</u>	<u>3,013,320</u>	<u>43,804,394</u>
Total Noncurrent Assets	<u>14,525,402</u>	<u>24,372,328</u>	<u>16,232,186</u>	<u>10,035,674</u>	<u>65,165,590</u>
Total Assets	<u>24,453,958</u>	<u>39,009,980</u>	<u>16,602,962</u>	<u>10,251,838</u>	<u>90,318,738</u>
LIABILITIES					
Current liabilities:					
Accounts payable	521,172	826,808	206,459	103,999	1,658,438
Deposits	60,719	1,605,996	39,000	1,300	1,707,015
Unearned revenue	2,689,824	-	120,841	139	2,810,804
Due to other funds	<u>453,000</u>	<u>453,000</u>	<u>-</u>	<u>-</u>	<u>906,000</u>
Total Current Liabilities	<u>3,724,715</u>	<u>2,885,804</u>	<u>366,300</u>	<u>105,438</u>	<u>7,082,257</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred amounts from leases	-	-	-	197,839	197,839
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>197,839</u>	<u>197,839</u>
NET POSITION (DEFICIT)					
Net investment in capital assets	14,525,402	24,372,328	16,232,186	10,035,674	65,165,590
Unrestricted	<u>6,203,841</u>	<u>11,751,848</u>	<u>4,476</u>	<u>(87,113)</u>	<u>17,873,052</u>
Total Net Position	<u>\$ 20,729,243</u>	<u>\$ 36,124,176</u>	<u>\$ 16,236,662</u>	<u>\$ 9,948,561</u>	<u>\$ 83,038,642</u>

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

City of Industry

Statement of Revenues, Expenses, and Changes in Net Position Proprietary Funds For the Year Ended June 30, 2025

	Industry Public Utilities Commission		Civic Recreational Industrial Authority Industry Hills Expo Center Fund	Non-major Property and Housing Management Authority Fund	Total
	Water Fund	Electric Fund			
OPERATING REVENUES					
Water sales and service	\$ 4,522,557	\$ -	\$ -	\$ -	\$ 4,522,557
Electric and solar energy sales	-	6,151,249	-	-	6,151,249
Event and rental revenues	-	-	2,731,402	371,180	3,102,582
Other revenue	95,695	919,339	20,172	89,042	1,124,248
Total Operating Revenues	4,618,252	7,070,588	2,751,574	460,222	14,900,636
OPERATING EXPENSES					
Purchased water	334,692	-	-	-	334,692
Purchased electricity	-	2,398,707	-	-	2,398,707
General administration	3,359,692	3,020,783	1,535,445	57,078	7,972,998
Expo Center operations	-	-	1,882,295	-	1,882,295
Housing Authority operations	-	-	-	777,541	777,541
Depreciation	781,233	1,090,904	556,260	148,433	2,576,830
Total Operating Expenses	4,475,617	6,510,394	3,974,000	983,052	15,943,063
Operating Income (Loss)	142,635	560,194	(1,222,426)	(522,830)	(1,042,427)
NONOPERATING REVENUES					
Investment income	298,760	428,547	-	162	727,469
Lease income - interest	-	-	-	9,050	9,050
Total Nonoperating Revenues	298,760	428,547	-	9,212	736,519
Income (Loss) Before Transfers and Contributions	441,395	988,741	(1,222,426)	(513,618)	(305,908)
TRANSFERS AND CAPITAL CONTRIBUTIONS					
Transfers in	-	-	1,499,889	610,102	2,109,991
Total Transfers and capital contributions	-	-	1,499,889	610,102	2,109,991
Change in Net Position	441,395	988,741	277,463	96,484	1,804,083
NET POSITION					
Beginning of Year	20,287,848	35,135,435	15,959,199	9,852,077	81,234,559
End of Year	\$ 20,729,243	\$ 36,124,176	\$ 16,236,662	\$ 9,948,561	\$ 83,038,642

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

City of Industry

Statement of Cash Flows Proprietary Funds For the Year Ended June 30, 2025

	Industry Public Utilities Commission		Civic Recreational Industrial Authority Industry Hills Expo Center Fund	Non-major Property and Housing Management Authority Fund	Total
	Water Fund	Electric Fund			
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash received from customers and users	\$ 3,970,179	\$ 5,130,508	\$ 2,667,296	\$ 427,296	\$ 12,195,279
Cash payments for water purchases	(389,192)	-	-	-	(389,192)
Cash payments for electric purchases	-	(2,278,640)	-	-	(2,278,640)
Cash payments for services and supplies	(3,359,692)	(896,055)	(3,404,143)	(961,398)	(8,621,288)
Net Cash Provided by (Used for) Operating Activities	221,295	1,955,813	(736,847)	(534,102)	906,159
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Cash received from other funds	-	-	1,499,889	610,102	2,109,991
Cash received/(repayments) to due to/from other funds	453,000	542,397	-	-	995,397
Net Cash Provided by Noncapital and Financing Activities	453,000	542,397	1,499,889	610,102	3,105,388
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition and construction of capital assets	(896,812)	(1,109,964)	(777,881)	(88,309)	(2,872,966)
Lease receipts	-	-	-	166,491	166,491
Net Cash Used for Capital and Related Financing Activities	(896,812)	(1,109,964)	(777,881)	78,182	(2,706,475)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest received	305,416	420,315	-	161	725,892
Net Cash Provided by Investing Activities	305,416	420,315	-	161	725,892
Net Change in Cash and Cash Equivalents	82,899	1,808,561	(14,839)	154,343	2,030,964
Cash and Cash Equivalents, Beginning of Year	8,693,849	9,493,957	148,653	45,186	18,381,645
Cash and Cash Equivalents, End of Year	\$ 8,776,748	\$ 11,302,518	\$ 133,814	\$ 199,529	\$ 20,412,609
CASH AND CASH EQUIVALENTS					
Cash	\$ 2,303,448	\$ 1,637,107	\$ 133,814	\$ 104,427	\$ 4,178,796
Investments	6,473,300	9,665,411	-	3,611	16,142,322
Total Cash and Cash Equivalents	<u>\$ 8,776,748</u>	<u>\$ 11,302,518</u>	<u>\$ 133,814</u>	<u>\$ 108,038</u>	<u>\$ 20,321,118</u>

(continued)

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

City of Industry

Statement of Cash Flows Proprietary Funds For the Year Ended June 30, 2025

	Industry Public Utilities Commission		Civic Recreational Industrial Authority Industry Hills Expo Center Fund	Non-major Property and Housing Management Authority Fund	Total
	Water Fund	Electric Fund			
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES					
Operating income (loss)	\$ 142,635	\$ 560,194	\$ (1,222,426)	\$ (522,830)	\$ (1,042,427)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:					
Depreciation	781,233	1,090,904	556,260	148,433	2,576,830
Abandoned construction in progress	-	2,124,728	-	-	2,124,728
Leases	-	-	-	(67,830)	(67,830)
Changes in operating assets and liabilities:					
(Increase) decrease in:					
Accounts receivable	(136,130)	(1,910,080)	(74,579)	34,872	(2,085,917)
Prepaid items	-	-	1,578	-	1,578
Inventory of material & supplies	31,346	5,024	(80)	-	36,290
Deposits	-	(30,000)	-	-	(30,000)
Increase (decrease) in:					
Deposits	(125,792)	(440,671)	14,299	(126,779)	(678,943)
Customer deposits	39,946	555,714	(2,200)	-	593,460
Unearned revenue	(511,943)	-	(9,699)	32	(521,610)
Total Adjustments	78,660	1,395,619	485,579	(11,272)	1,948,586
Net Cash Provided by (Used for) Operating Activities	\$ 221,295	\$ 1,955,813	\$ (736,847)	\$ (534,102)	\$ 906,159

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

City of Industry

Statement of Fiduciary Net Position Fiduciary Funds June 30, 2025

	<u>Private-Purpose Trust Fund</u>
ASSETS	
Cash	\$ 4,605,316
Investments	147,151,478
Accounts, net	3,199,142
Accrued interest	834,599
Property held for sale or disposition	50,064,421
Restricted assets:	
Investments	35,438,449
Capital assets, net of depreciation	205,729,847
Total Assets	<u>447,023,252</u>
LIABILITIES	
Current liabilities:	
Accounts payable	<u>1,876,376</u>
Total Current Liabilities	<u>1,876,376</u>
NET POSITION	
Restricted for Successor Agency	<u>445,146,876</u>
Total Net Position	<u>\$ 445,146,876</u>

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

City of Industry

Statement of Changes in Fiduciary Net Position Fiduciary Funds For the Year Ended June 30, 2025

	<u>Private-Purpose Trust Fund</u>
ADDITIONS	
Interest income	\$ 8,103,407
Rental and other income	36,832,479
Other revenues	<u>1,838</u>
Total Additions	<u>44,937,724</u>
DEDUCTIONS	
General administration	103,980
Project expenses	<u>2,426,656</u>
Total Deductions	<u>2,530,636</u>
Change in Net Position	42,407,088
NET POSITION	
Beginning of Year	<u>402,739,788</u>
End of Year	<u><u>\$ 445,146,876</u></u>

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

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Industry (the City), California, have been prepared in accordance 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) Description of the Reporting Agency

The City is a municipal corporation governed by an elected five-member council of which the mayor is appointed by the members of the city council. The accompanying financial statements present the financial activities of the City, which is the primary government, and the financial activities of its component units, which are entities for which the City is financially accountable. Although legally separate entities, blended component units are in substance, part of the City's operations and are reported as an integral part of the City's financial statements. Blended component units, include the Civic-Recreational-Industrial Authority (CRIA), the Industry Public Utilities Commission (IPUC), the Industry Public Facilities Authority (IPFA), and the Industry Property and Housing Management Authority (the Housing Authority). They are reported as blended for the following reasons: (1) the governing board is substantively the same as the primary government, and there is a financial benefit or burden relationship between the primary government and the component unit; and (2) the component unit provides services entirely, or almost entirely, to the primary government or otherwise exclusively, or almost exclusively, benefits the primary government even though it does not provide services directly to it.

Blended Component Units

CRIA was established to develop and finance projects within the City and is governed by a commission of five members. Four members are appointed by the City Council and one member by the Council of the City of La Puente. The City transfers funds to CRIA to fund operations and capital projects. CRIA is represented by capital projects and proprietary funds.

IPUC was established to provide reliable utility service at reasonable rates to the residents and to assist in the promotion and stability for business owners in the City. IPUC manages the Industry Waterworks System and the Industry Electric System. The board that governs the IPUC consists of the council members of the City. The IPUC is reported as a proprietary fund.

IPFA was established for the purpose of establishing a vehicle to reduce local borrowing costs, accelerate construction, repair and maintenance of needed public capital improvements. The Board consists of all members of the City Council. IPFA receives all of its funding from payments received on bonds issued by the City which IPFA owns as investments. IPFA is reported as part of the debt service fund.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A) Description of the Reporting Agency (Continued)

The Housing Authority was established to manage the property and housing rental activity in the City. The Board consists of five members who are appointed by the City Council. The Housing Authority is reported as proprietary funds.

Fiduciary Fund

The City has elected to become the Successor Agency to the Industry Urban- Development Agency (SA to IUDA). The City and the SA to IUDA have separate Boards of Directors. However, individuals serving on the City's Council also serve on the SA to IUDA Board. The SA to IUDA is reported as private-purpose trust fund of the City that is fiduciary in nature and is reported in the statements of fiduciary net position and changes in fiduciary net position within the City's fiduciary funds.

Complete financial statements of CRIA, SA to IUDA and IPFA may be obtained from the finance department, which is located at 15625 Mayor Dave Way, City of Industry, California 91744. Separate financial statements are not prepared for IPUC and Housing Authority.

B) Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. 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.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The types of transactions reported as program revenues for the City are reported in three categories:

1. Charges for services,
2. Operating grants and contributions, and
3. Capital grants and contributions.

Charges for services include revenues from customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function. Grants and contributions include revenues restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C) Fund Financial Statements

The accounts of the City are organized on the basis of funds or account groups, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts, which are comprised of each fund's assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government are governmental and proprietary funds, which are presented after the government-wide financial statements. These statements display information about major funds individually and nonmajor funds in the aggregate for governmental and enterprise funds. Fiduciary statements include financial information for private purpose trust funds and custodial funds. Fiduciary funds of the City primarily represent assets held by the City in a trust or custodial capacity for other individuals or organizations.

The City reports the following major governmental funds:

General Fund - This is the City 's primary operating fund. It accounts for all activities of the general government, except those required to be accounted for in another fund.

City Capital Projects Funds - The Capital Projects Funds are used to account for financial resources to be used for the acquisition and construction of major capital projects (other than those financed by Proprietary Funds).

City Debt Service Fund - The Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt, principal, interest, and related costs.

Industry Public Facilities Authority Debt Service Fund - The Industry Public Facilities Authority Debt Service Fund is used to account for the accumulation of resources for, and the payment of the Authority 's long-term debt, principal, interest, and related costs.

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C) Fund Financial Statements (Continued)

The City reports the following major proprietary funds:

Water Enterprise Fund - This fund accounts for activities of providing water services to the public.

Electric Enterprise Fund - This fund accounts for activities of providing limited electrical services to the public.

Civic-Recreational-Industrial Authority Industry Hills Expo Center Enterprise Fund - This fund accounts for space rentals for events and equestrian activities to the general public.

Additionally, the City reports the following fund types:

Governmental Fund Types

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than special assessments, expendable trusts, or major capital projects), that are restricted to expenditures for special purposes.

Fiduciary Fund Types

The Private-Purpose Trust Fund is a fiduciary fund type used by the City to report trust arrangements under which the principal and income benefits other governments. This fund reports the assets, liabilities and activities of the Successor Agency of the Industry Urban-Development Agency.

D) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary and fiduciary funds.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D) Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)

Under the *economic resources measurement focus*, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activity are included on their statements of net position.

Operating statements present increases (revenues) and decreases (expenses) in total net position. Under the *accrual basis of accounting*, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange include property taxes, grants, entitlements, and donations. On an accrual basis, property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund 's principal ongoing operations. The principal operating revenues of the proprietary funds are utility charges for service and event revenues. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under the *current financial resources measurement focus*, only current assets, current liabilities, and deferred inflows of resources are generally included on their balance sheets. The reported fund balance is considered to be a measure of "available spendable resources."

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period. Noncurrent portions of long-term receivables are reported on the funds' balance sheets in spite of their spending measurement focus.

Under the *modified accrual basis of accounting* revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, except for principal and interest on general long-term liabilities, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities are reported as other financing sources.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D) Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)

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

E) Cash and Investments

For purposes of the statement of cash flows, the City considers all highly liquid investments purchased with an initial maturity of three months or less to be cash equivalents.

Short-term investments are reported at amortized cost, which approximates fair value. Investments that exceed more than one year in maturity and that are traded on a national exchange are valued at their quoted market price. Certain investments that exceed more than one year in maturity may be valued by pricing models that require inputs to the valuation methodology that include quoted prices of similar assets and certain observable inputs.

F) Accounts Receivable

Accounts receivable are stated at the amount management expects to collect from outstanding balances. A receivable balance is charged off in the period in which the receivable is deemed uncollectible. Management evaluates uncollectible amounts based on its assessment of the current status of individual accounts.

G) Interfund Transactions

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as due to/from other funds (i.e., current portion of interfund loans) and advances from/to other funds (i.e., noncurrent portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as internal balances.

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H) Inventories

Inventories of the Industry Hills Expo Center Enterprise Fund consist of food and beverages. Inventories of IPUC Enterprise Fund consist of materials and supplies. Inventories of operating supplies, including fuel are maintained and accounted for in the General Fund. The inventories are carried at the lower of cost or net realizable value on the first-in, first-out basis of accounting.

I) Prepaid Items

Prepaid items are payments made to vendors for services or insurance premiums that will benefit periods beyond the fiscal year ended.

J) Property Held for Sale or Disposition

Property held for sale or disposition is reported in the fiduciary fund financial statements at the lower of cost or net realizable value.

K) Restricted Assets

Certain proceeds of debt issues, as well as certain resources set aside for their repayment, are classified as restricted assets in the financial statements because their use is limited by applicable bond covenants.

L) Deferred Outflows and Inflows of Resources

In addition to assets, the statement of net position and governmental funds balance sheet will sometimes report 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 and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City has the following items that qualify for reporting in this category:

- Unamortized loss on bond defeasance reported in the government-wide statement of net position and the fiduciary funds financial statements. An unamortized loss on bond defeasance results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the life of the refunding debt.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L) Deferred Outflows and Inflows of Resources (Continued)

- Deferred outflow related to pensions equal to employer contributions made after the measurement date of the net pension liability. These amounts will be recognized in the next fiscal year.
- Deferred outflow related to OPEB for change in assumptions. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with OPEB through the plan.
- Deferred outflow related to OPEB for differences between actual and expected experiences. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with OPEB through the plan.
- Deferred outflow related to pensions resulting from the difference in projected and actual earnings on investments of the pension plan fiduciary net position. These amounts are amortized over five years.
- Deferred outflows related to pensions for the changes in employer 's proportion and differences between the employer 's contributions and the employer's proportionate share of contributions. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the plans.

In addition to liabilities, the statement of net position and governmental funds balance sheet will sometimes report 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 and will not be recognized as an inflow of resources (revenue) until that time. The City has the following items that qualify for reporting in this category:

- Deferred inflow related to OPEB resulting from the difference in projected and actual earnings on investments of the OPEB plan fiduciary net position. These amounts are amortized over five years.
- Deferred inflow related to pension and OPEB for differences between actual and expected experiences. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pension and OPEB through the plans.
- Deferred inflows related to pensions for the changes in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the plans.

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

M) Capital Assets and Depreciation

Capital assets, including infrastructure, are recorded at cost where historical records are available and at an estimated original cost where no historical records exist. Donated capital assets are reported at acquisition value on the date of donation. Generally capital asset purchases in excess of \$5,000 are capitalized if they have an expected useful life of three years or more. Capital assets include public domain (infrastructure) general capital assets consisting of certain improvements including roads, streets, sidewalks, medians, and storm drains.

If a cost does not extend an asset's useful life, increase its productivity or improve its operating efficiency the cost is regarded as repairs and maintenance and recognized as an expense as incurred; if it does, the cost is regarded as major renewals and betterments and capitalized.

Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method in the government-wide financial statements and in the fund financial statements of the proprietary fund types. Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective statement of net position.

The SA to IUDA has capital assets that are not depreciated as they will be transferred to another entity that will be responsible for the maintenance of the capital assets at which time depreciation will commence.

The range of lives used for depreciation purposes for each capital asset class is as follows:

Buildings and improvements	45 years
Equipment	3 to 10 years
Infrastructure	20 to 50 years

N) Unearned Revenue and Unavailable Revenue

Unavailable revenues arise when revenue susceptible to accrual does not meet both the "measurable" and "available" criteria for recognition in the current period. Unearned revenues also arise when resources are received by the government before it has a legal claim to them. In subsequent periods, when both revenue recognition criteria are met or when the government has a legal claim to the resources, unearned revenue reported as liabilities and unavailable revenue reported as deferred inflows of resources are removed from the balance sheet and revenues are recognized.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

O) Property Taxes

The valuation of property is determined as of March 1 each year and equal installments of taxes levied upon secured property become delinquent on the following 10th of December and April. Taxes on unsecured property are due when billed and become delinquent after August 31. If taxes are not paid on or before the date and time they become delinquent, a penalty of 10% is added. Unsecured property accrues an additional penalty of 1% per month beginning the first day of the third month following the delinquency date.

An initiative Constitutional Amendment, commonly known as the “Jarvis-Gann Initiative,” providing for, among other things, certain property tax limitations, was approved as Proposition 13 on the June 6, 1978, statewide election. The principal thrust of Proposition 13 is to limit the amount of ad valorem taxes on real property to 1% of “full cash value,” to define “full cash value” as the 1975-76 full cash value, to limit annual increases to two percent and to provide for reassessment after sale, transfer, or construction.

P) Bond Issuance Costs and Premiums/Discounts

Bond premiums and discounts in the government-wide and fiduciary funds financial statements are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are recognized as expense in the period incurred in the statement of changes in net position. In the governmental fund financial statements, governmental funds report bond premiums and discounts as other financial sources. Bond issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Q) Defined Benefit Pension Plan

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the plans and additions to/deductions from the plans’ fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

R) Other Postemployment Benefits (OPEB) Plan

For purposes of measuring the net OPEB liability (asset), deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the plans and additions to/deductions from the plans’ fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

S) Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick leave (compensated absences). All vacation pay and eligible sick leave pay is accrued when incurred in the government-wide financial statements. Compensated absences are reported in governmental funds only if they matured (i.e., unused reimbursable leave still outstanding following an employee's termination from employment). Typically, the General Fund has been used in prior years to liquidate the liability for compensated absences.

T) Net Position

Net position in the government-wide and proprietary fund financial statements is classified as following:

Net Investment in Capital Assets - This component of net position consists of capital assets, net of accumulated depreciation, and reduced by outstanding debt attributed to the acquisition of these assets, net of unspent debt proceeds, related deferred outflows and inflows of resources, and retention payable.

Restricted - This component of net position consists of assets, net of any related liabilities, which have had restrictions imposed on them by external creditors, grantors, contributors, or laws or regulations of other governments or laws through constitutional provisions or enabling legislations.

Unrestricted - This component of net position consists of amounts that do not meet the definition of net investment in capital assets or restricted net position.

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

U) Fund Balance

In the governmental fund financial statements, fund balances are classified in the following categories:

Nonspendable - items that cannot be spent because they are not in spendable form or items that are legally or contractually required to be maintained intact.

Restricted - restricted fund balances are amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; (b) imposed by law by constitutional provisions or enabling legislation.

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

U) Fund Balance (Continued)

Committed - committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the City imposes upon itself at its highest level of decision-making authority (the City Council) through resolutions and that remain binding unless removed in the same manner.

Assigned - assigned fund balances are amounts that are constrained by the City's intent to be used for specific purposes. The intent can be established at either the highest level of decision making, or by a body or an official designated for that purpose. The City Council is authorized for this purpose.

Unassigned - includes the residual balance for the government's general fund and includes all spendable amounts not contained in other classifications. In other funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

When both restricted and unrestricted resources are available in a fund, expenditures are to be paid first from restricted resources, and then unrestricted resources in the order of committed, assigned, then unassigned.

V) Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

W) Implementation of New GASB Pronouncement

The City adopted the following pronouncements:

GASB Statement No. 101 - Compensated Absences. The primary objective of this Statement is to establish accounting and financial reporting guidance for compensated absences, which are leave benefits that are attributable to services already rendered, relate to rights that accumulate, and are more likely than not to be used for time off or otherwise paid to employees. The Statement requires governments to recognize a liability for certain types of compensated absences, such as vacation, sick leave, and paid time off, when the leave is earned rather than when it is taken.

City of Industry

Notes to Financial Statements June 30, 2025

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

W) Implementation of New GASB Pronouncement (Continued)

The adoption of GASB Statement No. 101 did not result in a restatement of beginning net position, as the entity's existing policies and practices for compensated absences were consistent with the provisions of the Statement. The entity has updated its disclosures to conform with the new requirements.

GASB Statement No. 102 - Certain Risk Disclosures. The primary objective of this Statement is to provide users of financial statements with better insight into risks that could have a material impact on the government's ability to provide services or meet obligations. These risks include concentration in revenue sources, investments, or loans; constraints imposed by external parties or legislation; and other conditions that may expose the entity to significant vulnerabilities.

Upon evaluation, management determined that there were no concentrations, constraints, or vulnerabilities that met the disclosure criteria under GASB Statement No. 102 for the current fiscal year. The entity has incorporated the applicable disclosure considerations in accordance with the new requirements.

2) CASH AND INVESTMENTS

As of June 30, 2025, cash and cash investments are classified in the accompanying financial statements as follows:

	Government-Wide Statement of Net Position	Fiduciary Fund Statement of Net Position	Total
Cash and investments:			
Unrestricted cash and investments:			
Cash	\$ 14,950,077	\$ 4,605,316	\$ 19,555,393
Investments	361,541,999	147,151,478	508,693,477
Investments with fiscal agent	327,503,471	-	327,503,471
Restricted cash and investments:			
Investment	-	35,438,449	35,438,449
Investment in Section 115 Trust	6,226,595	-	6,226,595
Investment with fiscal agent	97,865,740	-	97,865,740
Total Cash and Investments	<u>\$ 808,087,882</u>	<u>\$ 187,195,243</u>	<u>\$ 995,283,125</u>

City of Industry

Notes to Financial Statements June 30, 2025

2) CASH AND INVESTMENTS (Continued)

As of June 30, 2025, cash and investments consisted of the following:

Cash and investments:	
Cash on hand	\$ 18,800
Deposits with financial institutions	19,536,593
Investments	544,131,926
Investment in Section 115 Trust - strategy 1 pool	6,226,595
Investments with fiscal agent	425,369,211
Total Cash and Investments	<u>\$ 995,283,125</u>

A) Demand Deposits

The carrying amount of the City's cash deposits was \$19,536,593 as of June 30, 2025. Bank balances are insured or collateralized with securities held by the pledging financial institutions in the City's name as discussed below. The California Government Code requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name. The market value of pledged securities must equal at least 110% of the City's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the City's total cash deposits. The City may waive collateral requirements for cash deposits, which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). The City, however, has not waived the collateralization requirements. As of June 30, 2025 City's deposits are federally insured or collateralized.

City of Industry

Notes to Financial Statements June 30, 2025

2) CASH AND INVESTMENTS (Continued)

B) Investments Authorized by the City's Investment Policy and California Government Code

Under provision of the City's Investment Policy, and in accordance with Section 53601 of the California Government Code, the City may invest in the following types of investments:

Authorized Investment Type	Maximum Maturity	Maximum Percentage Allowed	Maximum Investment in One Issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Government Sponsored Enterprise Securities	5 years	None	None
Money Market Funds (Composed Entirely of Security of U.S. Government and Agencies)	N/A	20%	None
Bankers Acceptances	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	30%	None
Non-Negotiable Certificates of Deposit	5 years	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Repurchase Agreements	1 year	None	None
Los Angeles County Investment Pool	N/A	None	None
Local Agency Bonds	5 years	None	None
U.S. Corporate Bonds/Notes	5 years	30%	None

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City of Industry

Notes to Financial Statements June 30, 2025

2) CASH AND INVESTMENTS (Continued)

C) Investments Authorized by Debt Agreements

Investments of debt proceeds held by a bond trustee are governed by provisions of the debt agreements rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by a bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage Allowed</u>	<u>Maximum Investment in One Issuer</u>
U.S. Treasury Obligations	None	None	None
U.S. Government Sponsored Enterprise Securities	None	None	None
Money Market Funds	None	None	None
Certificates of Deposit	None	None	None
Commercial Paper	None	None	None
Banker's Acceptances	18 Months	None	None
U.S. Corporate Bonds/Notes	None	None	None
Municipal Bonds	None	None	None
Noninvestment Grade Bonds	None	10%	None
Exchange Traded Funds	None	None	None
Mortgage-Backed Securities	None	None	None
Investment Contracts	None	None	None
LAIF	None	None	None
Foreign Government Bonds	None	None	None
Foreign Corporate Bonds/Notes	None	None	None

D) Risk Disclosures

Interest Rate Risk

Interest rate risk is the risk of changes in market interest rates that will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in the market interest rates. One of the ways that the City and its component units manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

City of Industry

Notes to Financial Statements June 30, 2025

2) CASH AND INVESTMENTS (Continued)

D) Risk Disclosures (Continued)

The City and its component units and fiduciary funds monitor the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio.

Investment Type	Amounts	Weighted Average Maturity
Investments - unrestricted:		
Money market funds	\$ 231,849,705	N/A
Commercial paper	163,170,277	10.08
LAIF	113,574,375	N/A
Investments - restricted:		
Commercial paper	18,642,673	0.21
Money market funds	22,019,029	N/A
U.S. Agencies	147,822,967	13.3
U.S. Treasury obligation	139,117,920	6.68
Section 115 Trust- strategy 1 pool	6,226,595	N/A
Investment held by fiscal agent:		
Money market funds	133,304,191	N/A
Total	\$ 975,727,732	

Credit Risk

Credit risk is generally 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 organization. Presented below is the minimum rating required by Section 53601 and Section 53635 of the California Government Code, Section 33603 of the Health and Safety Code, the City and its component unit's investment policy, or debt agreements, and the actual rating as of year-end for each investment type.

Investment Type	Minimum Legal Rating	Aaa/P-1	AA/Aa - A/A	Not Rated	Total as of June 30, 2025
Investments - unrestricted:					
Money market funds	N/A	\$ -	\$ -	\$ 231,849,705	\$ 231,849,705
Commercial paper	Aaa/P-1	92,374,338	70,795,939	-	163,170,277
LAIF	N/A	-	-	113,574,375	113,574,375
Investments - restricted:					
Commercial paper	N/A	-	-	18,642,673	18,642,673
Money market funds	N/A	-	-	22,019,029	22,019,029
U.S. Agencies	N/A	-	-	147,822,967	147,822,967
U.S. Treasury obligation	N/A	-	-	139,117,920	139,117,920
Section 115 Trust - strategy 1 pool	N/A	-	-	6,226,595	6,226,595
Investment held by fiscal agent:					
Money market funds	N/A	-	-	133,304,191	133,304,191
Total		\$ 92,374,338	\$ 70,795,939	\$ 812,557,455	\$ 975,727,732

City of Industry

Notes to Financial Statements June 30, 2025

2) CASH AND INVESTMENTS (Continued)

E) State of California Local Agency Investment Fund

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 fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based upon the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF. Currently, LAIF does not have an investment rating.

LAIF has a minimum \$5,000 transaction amount in increments of \$1,000 with a maximum of 15 transactions (combination of deposits and withdrawals) per month. LAIF requires a one-day prior notice for deposits and withdrawals of \$10 million or more.

F) Investment in City Bonds

As of June 30, 2025, the IPFA has investments in City bonds in the amounts totaling \$40,053,611. These investments are reported in the Industry Public Facilities Authority Debt Service Fund. These assets arise from interfund activity and have been eliminated from the government-wide financial statements.

G) Fair Value Measurement

The City categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the relative inputs used to measure the fair value of the investments. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are valued using a matrix pricing technique in where investments are valued based on the investments' relationship to benchmark quoted prices, and Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2025:

Investment Type	Measurement Input				Total
	Level 1	Level 2	Level 3	Uncategorized	
Investments - unrestricted:					
Money market funds	\$ -	\$ 231,849,705	\$ -	\$ -	\$ 231,849,705
Commercial paper	-	163,170,277	-	-	163,170,277
LAIF	-	-	-	113,574,375	113,574,375
Investments - restricted:					
Commercial paper	-	18,642,673	-	-	18,642,673
Money market funds	-	-	-	22,019,029	22,019,029
U.S. Agencies	-	147,822,967	-	-	147,822,967
U.S. Treasury obligation	-	139,117,920	-	-	139,117,920
Section 115 Trust - strategy 1 pool	-	-	-	6,226,595	6,226,595
Investment held by fiscal agent:					
Money market funds	-	133,304,191	-	-	133,304,191
Total	\$ -	\$ 833,907,733	\$ -	\$ 141,819,999	\$ 975,727,732

City of Industry

Notes to Financial Statements June 30, 2025

2) CASH AND INVESTMENTS (Continued)

H) Concentration of credit risk

The City is exposed to concentration of credit risk when deposits or investments are held with a single issuer in excess of policy limits. The City's investments in Federal Home Loan Banks represented 11% of the total investment portfolio.

3) ACCOUNTS RECEIVABLE

As of June 30, 2025, accounts receivable for governmental funds consisted of the following:

	General Fund	Capital Projects Funds	Nonmajor Governmental Funds	Total
Sales tax receivable	\$ 6,106,892	\$ -	\$ -	\$ 6,106,892
Measure W	959,985	-	1,626,979	2,586,964
Other	643,338	14	9,869	653,221
Total	<u>\$ 7,710,215</u>	<u>\$ 14</u>	<u>\$ 1,636,848</u>	<u>\$ 9,347,077</u>

4) NOTES RECEIVABLE

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

	Governmental Activities
Notes receivable:	
City of La Puente	\$ 1,128,980
San Gabriel Valley Water and Power LLC	20,000,000
Total Notes Receivable	<u>\$ 21,128,980</u>

City of Industry

Notes to Financial Statements June 30, 2025

4) NOTES RECEIVABLE (Continued)

A) City of La Puente Loan

In October 2015, The City entered into an agreement with the City of La Puente to mitigate noise, traffic and railroad impact and for other public purposes. As part of the agreement, the City of Industry agreed to lend to the City of La Puente, and the City of La Puente agreed to borrow and repay to the City, the loan in the amount of \$5,952,908 for La Puente to use in constructing a sound wall along the north side of Valley Boulevard and the railroad tracks on the south side of Valley Boulevard along with other public improvements. The City of La Puente has borrowed a total of \$1,801,762 of the original amount of the loan. The project has been completed and the City of La Puente does not plan on borrowing any additional funds. In October 2019, the loan agreement has been modified to pay off the remaining \$1,422,945 over 28 years. Beginning November 1, 2019, the annual payment will be \$53,287 including interest at 0.33%.

B) San Gabriel Valley Water and Power, LLC

The City entered into master lease agreement (the Lease) with San Gabriel Valley Water and Power, LLC (SGVWP) and leased properties to SGVWP for a period of twenty-five years for the development of solar projects. As part of the Lease, as further amended, the City agreed to advance \$20,000,000 for funding of the project development costs. As of June 30, 2025 the outstanding balance of the advance was in the amount of \$20,000,000. Also refer to Note 17 for more contingency disclosures.

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City of Industry

Notes to Financial Statements June 30, 2025

5) LEASE RECEIVABLE

The City, acting as lessor, leases land and buildings under long-term, noncancelable lease agreements. The leases expire at various dates through 2026 and provide various renewal options ranging from three months to six years. During the year ended June 30, 2025, the City recognized \$2,227,034 and \$255,734 in lease revenue and interest revenue, respectively, pursuant to these contracts.

Certain leases provide for increases in future minimum annual rental payments based on defined increases in the Consumer Price Index, subject to certain minimum increases.

Total future minimum lease payments to be received under lease agreements are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 1,710,413	\$ 192,104	\$ 1,902,517
2027	1,590,428	134,440	1,724,868
2028	1,221,977	76,902	1,298,879
2029	570,366	48,035	618,401
2030	573,552	25,596	599,148
2031 - 3032	516,180	10,052	526,232
Total	<u>\$ 6,182,916</u>	<u>\$ 487,129</u>	<u>\$ 6,670,045</u>

6) INDUSTRY CONVALESCENT HOSPITAL

During 1992, the City Council passed a resolution stating that periodic advances made to Industry Convalescent Hospital dba: El Encanto Healthcare and Habilitation Center in the past, as well as currently, are treated as loans. The note is payable on demand with simple interest at 6% per annum on the unpaid balance. As of June 30, 2025, the unpaid note balance amounted to \$35,739,364 and accrued interest amounted to \$36,498,144. As the collectability of this note and accrued interest is uncertain, the loan amounts are offset with allowance for doubtful account in the financial statements; and the City will recognize the collections on the note receivable as revenue as the amounts are collected.

The Hospital leased property from the Successor Agency (SA) to IUDA for \$1 a year, which was renewed annually, and at the time of renewal the lease may be terminated or the lease payment renegotiated by SA to IUDA. In November 2018, the SA to IUDA sold the property to the City. The City is currently working with the Hospital on the new lease agreement. During the June 30, 2025 the City incurred expenses on behalf of the Hospital totaling \$1,028,019 relating to contract labor, security, and repairs and maintenance.

City of Industry

Notes to Financial Statements June 30, 2025

7) PREPAID ITEMS

As of June 30, 2025, government-wide financial statements report the following prepaid items:

	Governmental Activities	Business-Type Activities	Total
Prepaid bond insurance	\$ 2,939,312	\$ -	\$ 2,939,312
Other prepaid items	551,243	317,467	868,710
Total	<u>\$ 3,490,555</u>	<u>\$ 317,467</u>	<u>\$ 3,808,022</u>

As of June 30, 2025, fund financial statements reported the following prepaid items:

	Governmental Funds			Enterprise Funds			Total
	General Fund	City Debt Service Fund	Total	IPUC Water Fund	IPUC Electric Fund	Industry Hills - Expo Center Fund	
Prepaid bond insurance	\$ -	\$ 2,939,312	\$ 2,939,312	\$ -	\$ -	\$ -	\$ -
Other prepaid items	551,243	-	551,243	302,353	6,040	9,074	317,467
Total	<u>\$ 551,243</u>	<u>\$ 2,939,312</u>	<u>\$ 3,490,555</u>	<u>\$ 302,353</u>	<u>\$ 6,040</u>	<u>\$ 9,074</u>	<u>\$ 317,467</u>

8) INTERFUND TRANSACTIONS

All interfund assets, liabilities, fund equity, revenues, expenditures, and operating transfers have been eliminated in the statement of net position and the statement of activities.

A) Due to/from Other Funds

Due to/from other funds consisted of the following as of June 30, 2025:

Due to Other Fund	Due from Other Funds			
	Governmental Funds			Total
	General Fund	City Capital Projects Fund	Nonmajor Funds	
Governmental funds:				
General Fund	\$ -	\$ 1,415,736	\$ 1,033,236	\$ 2,448,972
Nonmajor Funds	104,762	76,447	-	181,209
Enterprise funds:				
IPUC Water Fund	453,000	-	-	453,000
IPUC Electric Fund	453,000	-	-	453,000
Total	<u>\$ 1,010,762</u>	<u>\$ 1,492,183</u>	<u>\$ 1,033,236</u>	<u>\$ 3,536,181</u>

The majority of the interfund balances were a result of routine short-term borrowing or reimbursement of expenditures.

City of Industry

Notes to Financial Statements June 30, 2025

8) INTERFUND TRANSACTIONS (Continued)

B) Advances to/from Other Fund

Advances to/from other funds consisted of the following as of June 30, 2025:

	Advance to Other Funds
	Governmental Fund
Advance from Other Funds	General Fund
Governmental fund:	
Industry Public Facilities Authority	
Debt Service Fund	\$ 48,466,836
Total	\$ 48,466,836

On December 1, 2015, the IPFA entered into loan agreement with the City to borrow \$51,460,000 for the purchase of City of Industry Subordinate Sales Tax Revenue Bonds, Series 2015B (Taxable). The loan bears interest ranging from 2.75% to 7.75% annually, due February 1 and August 1 each year. The principal payments are due on February 1 each year and range from \$520,000 to \$3,905,000.

As of June 30, 2025, the total outstanding balance amounted to \$48,466,836 (principal of \$47,005,000 and accrued interest of \$1,461,836). Interest revenue for the City and interest expense for the IPFA in the amount of \$3,561,760 is eliminated in the statement of activities.

The repayment schedule for the advances is as following:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 680,000	\$ 3,527,898	\$ 4,207,898
2027	715,000	3,490,158	4,205,158
2028	755,000	3,448,330	4,203,330
2029	805,000	3,401,898	4,206,898
2030	860,000	3,349,976	4,209,976
2031 to 2035	5,275,000	15,756,466	21,031,466
2036 to 2040	7,505,000	13,526,702	21,031,702
2041 to 2045	10,810,000	10,227,688	21,037,688
2046 to 2050	15,695,000	5,344,012	21,039,012
2051	3,905,000	302,638	4,207,638
Total	\$ 47,005,000	\$ 62,375,766	\$ 109,380,766

City of Industry

Notes to Financial Statements June 30, 2025

8) INTERFUND TRANSACTIONS (Continued)

C) Transfers

Transfers in and transfers out for the year ended June 30, 2025, consisted of the following:

Transfers In	Transfers Out				Total
	Governmental Funds				
	General Fund	City Capital Projects Funds	City Debt Service Fund	Nonmajor Governmental Funds	
Governmental funds:					
General Fund	\$ -	\$ 27,152,041	\$ 33,060,000	\$ 488,000	\$ 60,700,041
Capital Projects Funds	27,145,389	-	-	-	27,145,389
City Debt Service Fund	35,965,381	2,922,441	-	-	38,887,822
IPFA Debt Service Fund	7,480	-	-	-	7,480
Nonmajor Governmental Funds	3,460,148	776,888	-	-	4,237,036
Proprietary funds:					
Expo Center Fund	-	-	-	1,499,889	1,499,889
IPHMA Fund	524,000	86,102	-	-	610,102
Total	<u>\$ 67,102,398</u>	<u>\$ 30,937,472</u>	<u>\$ 33,060,000</u>	<u>\$ 1,987,889</u>	<u>\$ 133,087,759</u>

The following transfers were made:

- \$27,145,389 Transfer to CIP fund project expenditures.
- \$35,965,381 Transfer to debt service funds to for debt service.
- \$7,480 Transfer to cover fiscal agent fees.
- \$4,237,036 Transfer to fund CRIA expenditures and capital projects.
- \$33,060,000 Transfer to general fund for excess proceeds from Sales Tax Bonds
- \$488,000 Transfer to fund prop A projects.
- \$2,922,441 Interest income earned on bond proceeds for projects funds transferred to Debt Service.
- \$610,102 Transfer to IPHMA Fund to cover housing project costs.
- \$1,499,889 Transfer to fund expo center operations.
- \$27,152,041 Capital projects funds to reimburse General Fund for project costs.

City of Industry

Notes to Financial Statements June 30, 2025

9) CAPITAL ASSETS

A) Governmental Activities

A summary of changes in capital asset activity for the year ended June 30, 2025, is as follows:

Capital Assets	Balance at July 1, 2024	Prior period Adjustment	Additions	Deletions	Transfer and Reclassification	Balance at June 30, 2025
Primary government:						
Governmental activities:						
Capital assets, not being depreciated:						
Land	\$ 110,604,835	\$ -	\$ -	\$ -	\$ -	\$ 110,604,835
Construction in progress	32,671,161	13,880,861	26,122,643	-	(10,112,424)	62,562,241
Total capital assets, not being depreciated	143,275,996	13,880,861	26,122,643	-	(10,112,424)	173,167,076
Capital assets, being depreciated:						
Buildings and improvements	120,670,145	-	-	-	-	120,670,145
Machinery and equipment	1,926,746	-	-	-	-	1,926,746
Furniture and fixtures	4,581,832	-	-	-	-	4,581,832
Infrastructure	343,029,178	-	-	-	10,112,424	353,141,602
Subscription asset	-	-	450,116	-	-	450,116
Total capital assets, being depreciated	470,207,901	-	450,116	-	10,112,424	480,770,441
Less accumulated depreciation/amortization:						
Buildings and improvements	(79,749,182)	-	(2,912,844)	-	-	(82,662,026)
Machinery and equipment	(1,947,336)	-	(1,137)	-	-	(1,948,473)
Furniture and fixtures	(4,546,569)	-	-	-	-	(4,546,569)
Infrastructure	(114,740,654)	-	(12,088,824)	-	-	(126,829,478)
Subscription asset	-	-	(127,797)	-	-	(127,797)
Total accumulated depreciation/amortization	(200,983,741)	-	(15,130,602)	-	-	(216,114,343)
Total capital assets, being depreciated/amortized, net	269,224,160	-	(14,680,486)	-	10,112,424	264,656,098
Total Governmental Activities	\$ 412,500,156	\$ 13,880,861	\$ 11,442,157	\$ -	\$ -	\$ 437,823,174

Depreciation expense was charged to the primary government in the governmental activities in the amount of \$15,130,602 to the following functions:

General government	\$ 740,018
Support services	2,009,802
Community development	134,617
Community services	1,344,030
Public safety	3,093,718
Public works	7,808,417
Total depreciation expense	<u>\$ 15,130,602</u>

City of Industry

Notes to Financial Statements June 30, 2025

9) CAPITAL ASSETS (Continued)

B) Business-Type Activities

A summary of changes in capital asset activity for the year ended June 30, 2025, is as follows:

Capital Assets	Balance at July 1, 2024	Additions	Deletions	Transfer and Reclassification	Balance at June 30, 2025
Business-type activities:					
Capital assets, not being depreciated:					
Land	\$ 6,764,880	\$ -	\$ -	\$ -	\$ 6,764,880
Water rights	441,200	-	-	-	441,200
Construction in progress	14,552,172	2,872,966	(2,124,728)	(1,236,785)	14,063,625
Total capital assets, not being depreciated	<u>21,758,252</u>	<u>2,872,966</u>	<u>(2,124,728)</u>	<u>(1,236,785)</u>	<u>21,269,705</u>
Capital assets, being depreciated:					
Buildings and improvements	55,193,845	-	-	-	55,193,845
Equipment, furniture and fixtures	1,322,648	-	-	-	1,322,648
Infrastructure	33,782,414	-	-	1,236,785	35,019,199
Source of supply - electric	4,495,494	-	-	-	4,495,494
Total capital assets, being depreciated	<u>94,794,401</u>	<u>-</u>	<u>-</u>	<u>1,236,785</u>	<u>96,031,186</u>
Less accumulated depreciation:					
Buildings and improvements	(41,444,252)	(421,692)	-	-	(41,865,944)
Equipment, furniture and fixtures	(1,317,792)	(13,642)	-	-	(1,331,434)
Infrastructure	(4,657,242)	(2,060,868)	-	-	(6,718,110)
Source of supply - electric	(2,230,676)	(80,628)	-	-	(2,311,304)
Total accumulated depreciation	<u>(49,649,962)</u>	<u>(2,576,830)</u>	<u>-</u>	<u>-</u>	<u>(52,226,792)</u>
Total capital assets, being depreciated, net	45,144,439	(2,576,830)	-	1,236,785	43,804,394
Total Business-type Activities	<u>\$ 66,902,691</u>	<u>\$ 296,136</u>	<u>\$ (2,124,728)</u>	<u>\$ -</u>	<u>\$ 65,074,099</u>

Depreciation expense for business activities in the amount of \$2,576,830 were charged to the following activities:

Water	\$ 781,233
Electric	1,090,904
CRIA Expo Center	556,260
IPHMA	148,433
Total Depreciation Expense	<u>\$ 2,576,830</u>

C) Private-Purpose Trust Fund

The SA to IUDA has the following assets held for sale or disposition.

	Balance at July 1, 2024	Transfer	Additions	Deletions	Balance at June 30, 2025
Property held for sale or disposition:					
Land	<u>\$ 50,064,421</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 50,064,421</u>

City of Industry

Notes to Financial Statements June 30, 2025

9) CAPITAL ASSETS (Continued)

C) Private-Purpose Trust Fund (Continued)

In addition, the SA to IUDA has the following capital assets as of June 30, 2025:

	Balance at July 1, 2024	Transfer	Additions	Deletions	Balance at June 30, 2025
Capital assets, being depreciated:					
Construction in progress	\$ 197,302,255	\$ -	\$ 8,266,079	\$ -	\$ 205,568,334
Infrastructure	166,310	-	-	-	166,310
Less accumulated depreciation:	(4,797)	-	-	-	(4,797)
Capital Assets, Net	<u>\$ 197,463,768</u>	<u>\$ -</u>	<u>\$ 8,266,079</u>	<u>\$ -</u>	<u>\$ 205,729,847</u>

10) UNEARNED REVENUE

Reclaimed Water Sales

The City purchases 10,000-acre feet of reclaimed water from LA County Sanitation District annually. The City also entered into separate joint use and development agreements with the Rowland Water District (RWD) and the Upper San Gabriel Valley Water District (SGVWD). The purpose of the agreements is to sell 3,400- and 2,500-acre feet of reclaimed water to RWD and SGVWD, respectively. Under the agreements, RWD and SGVWD had the option to pay their allocated shares of cost in advance or over 20 years. On July 15, 2009, RWD paid its allocated share of cost in advance in the amount of \$5,958,516. Subsequently, SGVWD also paid its allocable share of cost in advance in the amount of \$4,280,345 on November 10, 2012. Both advances are to be amortized and recognized as revenue over 20 years. As of June 30, 2025, total unearned revenue from the sale of reclaimed water to RWD and SGVWD was in the amount of \$2,689,824.

Civic-Recreational-Industrial Authority

Unearned revenue for CRIA are for event rental fees collected prior to the event. As of June 30, 2025, unearned revenue for CRIA was in the amount of \$120,841.

City of Industry

Notes to Financial Statements June 30, 2025

11) LONG-TERM LIABILITIES

A summary of changes in the governmental activities long-term liabilities for the year ended June 30, 2025, is as follows:

	Balance at July 1, 2024	Additions	Deletions	Balance at June 30, 2025	Amount Due in One Year	Amount Due in More Than One Year
Governmental activities:						
Bonds payable:						
City of Industry:						
Sales tax revenue bonds	\$ 332,940,000	\$ -	\$ (5,865,000)	\$ 327,075,000	\$ 6,060,000	\$ 321,015,000
Deferred amounts:						
Unamortized premium/discounts	(4,826,355)	-	279,881	(4,546,474)	279,881	(4,826,355)
Total bonds payable	328,113,645	-	(5,585,119)	322,528,526	6,339,881	316,188,645
Compensated absences	235,566	492,619	-	728,185	541,881	186,304
Subscription liability	-	360,080	(146,886)	213,194	102,114	111,080
Total long-term liabilities	\$ 328,349,211	\$ 852,699	\$ (5,732,005)	\$ 323,469,905	\$ 6,983,876	\$ 316,486,029

A) City of Industry Sales Tax Revenue Bonds

	Balance at July 1, 2024	Additions	Deletions	Balance at June 30, 2025	Amount Due in One Year
Sales tax revenue bonds:					
2015 Sales tax revenue refunding bonds, Series A	\$ 321,795,000	\$ -	\$ (2,270,000)	\$ 319,525,000	\$ 2,345,000
2015 Sales tax revenue refunding bonds, Series B	47,650,000	-	(645,000)	47,005,000	680,000
2017 Sales tax refunding revenue bonds	11,145,000	-	(3,595,000)	7,550,000	3,715,000
Elimination of City bonds issued to PFA	(47,650,000)	-	645,000	(47,005,000)	(680,000)
Total sales tax revenue bonds	\$ 332,940,000	\$ -	\$ (5,865,000)	\$ 327,075,000	\$ 6,060,000

2015 Taxable Sales Tax Revenue Refunding Bonds, Series A

On December 3, 2015, the City issued \$336,570,000 Senior Sales Tax Revenue Refunding Bonds, Series A (Taxable) to: (1) refund its 2005 and 2008 Sales Tax Revenue Bonds, (2) to finance certain improvements and expenditures of the City, (3) purchase a surety for the reserve fund for the bonds, (4) purchase a municipal bond insurance policy for the bonds, and (5) pay certain costs of issuance of the bonds. The 2005 Taxable Sales Tax Revenue Bonds and 2008 Taxable Sales Tax Revenue Bonds were fully redeemed on December 13, 2015.

City of Industry

Notes to Financial Statements June 30, 2025

11) LONG-TERM LIABILITIES (Continued)

A) City of Industry Sales Tax Revenue Bonds (Continued)

Principal ranges from \$2,200,000 to \$21,875,000 maturing annually through January 1, 2051. The bonds bear interest at rates ranging from 3.250% to 5.125%, due semiannually on January 1 and July 1. Debt service requirement to maturity is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 2,345,000	\$ 15,910,962	\$ 18,255,962
2027	2,435,000	15,825,956	18,260,956
2028	7,270,000	15,728,556	22,998,556
2029	7,560,000	15,437,756	22,997,756
2030	7,870,000	15,125,906	22,995,906
2031 to 2035	45,010,000	69,982,202	114,992,202
2036 to 2040	57,260,000	57,726,976	114,986,976
2041 to 2045	73,515,000	41,471,244	114,986,244
2046 to 2050	94,385,000	20,600,194	114,985,194
2051	21,875,000	1,121,094	22,996,094
Total	<u>\$ 319,525,000</u>	<u>\$ 268,930,846</u>	<u>\$ 588,455,846</u>

2015 Taxable Sales Tax Revenue Refunding Bonds, Series B

On December 3, 2015, the City issued \$51,460,000 Subordinate Sales Tax Revenue Bonds, Series 2015B (Taxable) to finance working capital expenditures and/or project costs. Principal ranges from \$615,000 to \$3,905,000 maturing annually through February 1, 2051. The bonds bear interest at rates ranging from 5.000% to 7.750%, due semiannually on February 1 and August 1.

Debt service requirement to maturity is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 680,000	\$ 3,527,896	\$ 4,207,896
2027	715,000	3,490,156	4,205,156
2028	755,000	3,448,330	4,203,330
2029	805,000	3,401,898	4,206,898
2030	860,000	3,349,976	4,209,976
2031 to 2035	5,275,000	15,756,461	21,031,461
2036 to 2040	7,505,000	13,526,700	21,031,700
2041 to 2045	10,810,000	10,227,686	21,037,686
2046 to 2050	15,695,000	5,344,022	21,039,022
2051	3,905,000	302,642	4,207,642
Total	<u>\$ 47,005,000</u>	<u>\$ 62,375,767</u>	<u>\$ 109,380,767</u>

City of Industry

Notes to Financial Statements June 30, 2025

11) LONG-TERM LIABILITIES (Continued)

A) City of Industry Sales Tax Revenue Bonds (Continued)

2017 Senior Taxable Sales Tax Revenue Refunding Bonds

On April 11, 2017, the City issued \$34,340,000 Senior Sales Tax Revenue Refunding Bonds (Taxable) to: (1) defease its 2010 Sales Tax Revenue Bonds, (2) purchase a surety for the reserve fund for the bonds, (3) purchase a municipal bond insurance policy for the bonds, and (4) pay certain costs of issuance of the bonds.

2017 Senior Taxable Sales Tax Revenue Refunding Bonds

Principal ranges from \$3,715,000 to \$3,835,000 maturing annually through January 1, 2027. The bonds bear interest at rates ranging from 2.750% to 3.500%, due semiannually on January 1 and July 1. Debt service requirement to maturity is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 3,715,000	\$ 259,606	\$ 3,974,606
2027	3,835,000	134,226	3,969,226
Total	<u>\$ 7,550,000</u>	<u>\$ 393,832</u>	<u>\$ 7,943,832</u>

Revenue Pledged

The sales tax revenue bonds are secured by sales tax revenues received by the City until the bonds are paid off in fiscal year 2051. Principal and interest payments outstanding as of June 30, 2025 on the bonds amounted to \$705,780,445. Annual principal and interest payments on the sales tax revenue bonds are expected to require 68% of the sales tax revenues. For the year ended June 30, 2025, total sales tax revenues received to pay for these bonds amounted to \$35,979,850. Principal and interest paid on the bonds during the year ended June 30, 2025, amounted to \$26,438,616.

B) Compensated Absences

As of June 30, 2025 compensated absences totaled to \$728,185, which will be liquidated by the General Fund.

City of Industry

Notes to Financial Statements June 30, 2025

11) LONG-TERM LIABILITIES (Continued)

C) Subscription Liability

As of June 30, 2025, the City had 2 active subscriptions. The subscriptions have payments that range from \$49,214 to \$111,080 and interest rates that range from 3.37% to 3.78%. As of June 30, 2025, the subscription liability is \$213,194 with a value of the right to use asset of \$450,116 with accumulated amortization of \$127,797.

Estimated future subscription liability requirements are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 102,114	\$ 6,722	\$ 108,836
2027	111,080	3,177	114,257
Total	<u>\$ 213,194</u>	<u>\$ 9,899</u>	<u>\$ 223,093</u>

12) DEFINED BENEFIT PENSION PLAN

A) General Information About the Pension Plan

Plan Description

The City contributes to CalPERS, a cost-sharing multiple-employer defined benefit pension plan, for its miscellaneous employees. CalPERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. CalPERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by State statute and City ordinance. Copies of CalPERS's annual financial report may be obtained from its executive office at 400 P Street, Sacramento, California 95814.

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 5 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.

City of Industry

Notes to Financial Statements June 30, 2025

12) DEFINED BENEFIT PENSION PLAN (Continued)

A) General Information About the Pension Plan (Continued)

The Plans' provisions and benefits in effect as of June 30, 2025 are summarized as follows:

	Classic Tier 1	Classic Tier 2	PEPRA
Benefit formula	2% @ 55	2% @ 60	2% @ 62
Benefit vesting schedule	5 years of service	5 years of service	5 years of 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 percentage of eligible compensation	1.426% to 2.418%	1.426% to 2.418%	1.000 to 2.500%
Required employee contribution rates	8.00%	7.00%	8.25%
Required employer contribution rates:			
Normal cost rate	17.62%	11.94%	8.63%

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) 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. The total plan contributions are determined through CalPERS' annual actuarial valuation process. 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 employer 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 employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer contributions to the Plan for the fiscal year ended June 30, 2025 were \$502,190.

B) Pension Liabilities, Pension Expenses, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Net Pension Liability

The City's net pension liability for the 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. A summary of principal assumptions and methods used to determine the net pension liability is as follows.

12) DEFINED BENEFIT PENSION PLAN (Continued)

B) Pension Liabilities, Pension Expenses, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The collective total pension liability for the June 30, 2024 measurement period was determined by an actuarial valuation as of June 30, 2023, with update procedures used to roll forward the total pension liability to June 30, 2024. The collective total pension liability was based on the following assumptions:

	<u>Miscellaneous</u>
Valuation date	June 30, 2023
Measurement date	June 30, 2024
Actuarial cost method	Entry-age actuarial cost method
Asset valuation method	Fair value of assets
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Salary increases	Varies by entry age and service
Mortality rate table	Derived using CalPERS' membership data for all funds
Post retirement benefit increase	Contract COLA up to 2.30% until purchasing power protection allowance floor on purchasing power applies, 2.30% thereafter

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

Long-Term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which 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 of 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.

City of Industry

Notes to Financial Statements June 30, 2025

12) DEFINED BENEFIT PENSION PLAN (Continued)

B) Pension Liabilities, Pension Expenses, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

The expected real rates of return by asset class are as follows:

<u>Asset Class</u>	<u>Assumed Asset Allocation</u>	<u>Real Return</u> ^{1,2}
Global equity - cap-weighted	30.00%	4.54%
Global equity - non-weighted	12.00%	3.84%
Private equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed securities	5.00%	0.50%
Investment grade corporates	10.00%	1.56%
High yield	5.00%	2.27%
Emerging market debt	5.00%	2.48%
Private debt	5.00%	3.57%
Real assets	15.00%	3.21%
Leverage	-5.00%	-0.59%
Total	<u>100.00%</u>	

¹ An expected inflation of 2.30% used for this period

² Figures are based on the 2021-22 Asset Liability Management study

Discount Rate

The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members 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, the 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.

City of Industry

Notes to Financial Statements June 30, 2025

12) DEFINED BENEFIT PENSION PLAN (Continued)

B) Pension Liabilities, Pension Expenses, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

Pension Plan Fiduciary Net Position

Information about the pension plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS audited financial statements, which are publicly available reports that can be obtained at CalPERS website, at www.calpers.ca.gov. The plan's fiduciary net position and additions to/deductions from the plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

C) Proportionate Share of Net Pension Liability

The following table shows the City's proportionate share of the Plan's net pension liability over the measurement period.

Measurement date	Proportionate share of Miscellaneous Plan		
	Total Pension Liability (a)	Fiduciary Net Position (b)	Net Pension Liability/(Asset) (c) = (a) - (b)
Balance at: 6/30/2023	\$ 34,763,885	\$ 31,670,282	\$ 3,093,603
Balance at: 6/30/2024	37,368,876	34,355,302	3,013,574
Net change	\$ 2,604,991	\$ 2,685,020	\$ (80,029)

City of Industry

Notes to Financial Statements June 30, 2025

12) DEFINED BENEFIT PENSION PLAN (Continued)

C) Proportionate Share of Net Pension Liability (Continued)

The City's proportion of the net pension liability was determined by CalPERS using the output from the Actuarial Valuation System and the fiduciary net position, as provided in the CalPERS Public Agency Cost-Sharing Allocation Methodology Report, which is a publicly available report that can be obtained at CalPERS website, at www.calpers.ca.gov. The City's proportionate share of the net pension liability for the miscellaneous Plan as of the June 30, 2023 and 2024 measurement dates was as follows:

	<u>Miscellaneous</u>
Proportion - June 30, 2023	0.06187%
Proportion - June 30, 2024	<u>0.06231%</u>
Change - increase	<u>0.00044%</u>

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 of the Plan as of the measurement date, calculated using the discount rate of 6.9 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.9 percent) or 1 percentage-point higher (7.9 percent) than the current rate:

	<u>Discount Rate</u>	<u>Current Discount Rate</u>	<u>Discount Rate</u>
	-1% (5.90%)	(6.90%)	+1% (7.90%)
Net pension liability/(asset)	<u>\$ 8,056,145</u>	<u>\$ 3,013,574</u>	<u>\$ (1,137,203)</u>

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, 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.

City of Industry

Notes to Financial Statements June 30, 2025

12) DEFINED BENEFIT PENSION PLAN (Continued)

C) Proportionate Share of Net Pension Liability (Continued)

The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lives (EARSL) of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period

D) Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions

As of the start of the measurement period (July 1, 2023), the City's net pension liability was \$3,093,603. For the measurement period ending June 30, 2024 (the measurement date), the City incurred a pension expense of \$1,717,928.

As of June 30, 2025, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	\$ 77,455	\$ -
Differences between actual and expected experience	250,385	-
Net differences between projected and actual earnings on Plan investments	173,488	-
Change in proportionate share of contributions		1,383,988
Change in employers proportion	1,465,825	
Pension contributions subsequent to measurement date	502,190	-
Total	<u>\$ 2,469,343</u>	<u>\$ 1,383,988</u>

City of Industry

Notes to Financial Statements June 30, 2025

12) DEFINED BENEFIT PENSION PLAN (Continued)

D) Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions (Continued)

The amounts above are net of outflows and inflows recognized in the 2023-24 measurement period expense. Contributions subsequent to the measurement date of \$502,190 reported with deferred outflows of resources will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal Year Ending June 30,	Deferred Outflows/(Inflows) of Resources
2026	\$ 562,266
2027	166,089
2028	(85,738)
2029	(59,452)
2030	-
Thereafter	-
Total	<u>\$ 583,165</u>

E) Payable to the Pension Plan

As of June 30, 2025, the City had no outstanding amount of contributions to the pension plan required for the year ended.

13) DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or an unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property or rights (until paid or made available to the employees or other beneficiary) are solely the property and rights of the participant and are not subject to the claims of the City's general creditors.

Investments are managed by the plan's trustee under one of several investment options, or a combination thereof. The choice of the investment options is made by the participants. Plan assets are held in trust for the exclusive benefit of the participant and their beneficiaries; and therefore, are not included in the accompanying financial statements. As of June 30, 2025, the plan had investments in the amount of \$3,030,613.

City of Industry

Notes to Financial Statements June 30, 2025

14) OTHER POSTEMPLOYMENT BENEFITS

A) General Information about the OPEB Plan

Plan Description

The City provides other postemployment benefits (OPEB) through the California Employer's Retiree Benefit Trust Fund (CERBT), an agent multiple-employer defined benefit plan to provide postemployment medical benefits. Specifically, the City offers postretirement medical, dental and vision benefits to all employees who retire from the City. The plan does not provide a publicly available financial report.

Benefits provided by the plan are as follows:

	General Employees	Management
Benefit types provided	Medical, dental and vision	Medical, dental and vision
Duration of benefits	Lifetime	Lifetime
Required services	15 years**	15 years*
Minimum age	50	50
Dependent coverage	Yes	Yes
City contribution percentage	100.00%	100.00%
City cap	None	None

* Elected and appointed officials qualify for City-paid coverage after eight or more years.

** 25 years for those hired April 26, 1990 to June 30, 2012; 10 years for those hired prior to April 26, 1990.

Employees Covered by Benefit Term

At the June 30, 2023, valuation date, the following employees were covered by the benefit term:

Active employees	30
Inactive employees receiving benefits	31
Total	<u>61</u>

Contribution

The obligation of the City to contribute to the plan is established and may be amended by the City Council. Employees are not required to contribute to the plan.

B) Net OPEB Liability (Asset)

The City's net OPEB liability (asset) was measured as of June 30, 2024, and the total OPEB liability used to calculate the net OPEB liability (asset) was determined by an actuarial valuation as of June 30, 2023.

City of Industry

Notes to Financial Statements June 30, 2025

14) OTHER POSTEMPLOYMENT BENEFITS (Continued)

B) Net OPEB Liability (Asset) (Continued)

Actuarial Assumptions

Total OPEB liability in the June 30, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified.

Actuarial cost method	Entry age actuarial cost method
Actuarial assumptions:	
Inflation	2.50%
Discount rate	6.75%
Healthcare cost trend	4.00%
Payroll increase	2.75%
Mortality rate table	2021 CalPERS mortality for miscellaneous and school employees
Retirement rate:	
Hired before January 1, 2013	2021 CalPERS 2.7% @ 55 rates for miscellaneous employees
Hired before December 31, 2012	2021 CalPERS 2.0% @ 62 rates for miscellaneous employees
Service requirement:	
General employees:	
Hired before April 26, 1990	100% at 10 years of service
Hired April 26, 1990 to June 30, 2012	100% at 25 years of service
Hired July 1, 2012 or Later	100% at 15 years of service
Elected and appointed officials	100% at 8 years of service
Management	100% at 15 years of service
Participation rate:	
< 65 non-Medicare participation	% at 100%
> 65 Medicare participation	% at 100%
Turnover	2021 CalPERS turnover for miscellaneous employees

City of Industry

Notes to Financial Statements June 30, 2025

14) OTHER POSTEMPLOYMENT BENEFITS (Continued)

B) Net OPEB Liability (Asset) (Continued)

Discount Rate

The discount rate of 6.75% was used in the valuation. It was assumed that contributions would be sufficient to fully fund the obligation over a period not to exceed 30 years. The City used historic 27-year real rates of return for each asset class along with the assumed long-term inflation assumption to set the discount rate. The City offset the expected investment return by investment expenses of 25 basis points. The following is the assumed asset allocation and assumed rate of return:

Asset Class	Percentage of Portfolio	Assumed Gross Return
All equities	49.00%	7.25%
All fixed income	23.00%	4.25%
Real estate investment trusts	20.00%	7.25%
All commodities	3.00%	7.55%
Treasury Inflation Protection Securities (TIPS)	5.00%	3.00%
	100.00%	

The City looked at rolling periods of time for all asset classes in combination to appropriately reflect correlation between asset classes. That means that the average returns for any asset class don't necessarily reflect the averages over time individually, but reflect the return for the asset class for the portfolio average. The City used geometric means.

C) Change in the Net OPEB Liability (Asset)

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability (Asset)
Balance at June 30, 2023 (measurement date)	\$ 9,303,809	\$ 11,495,220	\$ (2,191,411)
Changes recognized for the measurement period:			
Service cost	316,670	-	316,670
Interest on total OPEB liability	618,960	1,274,015	(655,055)
Experience gains	137,517	-	137,517
Administrative expenses	-	(3,769)	3,769
Benefit payments	(722,251)	(722,251)	-
Net change during measurement period 2023 to 2024	350,896	547,995	(197,099)
Balance at June 30, 2024 (measurement date)	\$ 9,654,705	\$ 12,043,215	\$ (2,388,510)

City of Industry

Notes to Financial Statements June 30, 2025

14) OTHER POSTEMPLOYMENT BENEFITS (Continued)

C) Change in the Net OPEB Liability (Asset) (Continued)

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

The following presents the net OPEB asset of the City, as well as what the City's net OPEB asset would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current discount rate:

	Healthcare Cost Trend Rate 1% lower	Current Healthcare Trend Rate	Healthcare Cost Trend Rate 1% higher
Net OPEB (asset)	<u>\$ (3,498,170)</u>	<u>\$ (2,388,510)</u>	<u>\$ (1,037,397)</u>

Sensitivity of the Net OPEB Asset to Changes in the Healthcare Cost Trend Rates

The following presents the net OPEB liability (asset) of the City, as well as what the City's net OPEB liability (asset) would be if it were calculated using healthcare cost trend rates that are one percentage point lower or one percentage point higher than the current healthcare cost trend rates:

	Healthcare Cost Trend Rate 1% lower	Current Healthcare Trend Rate	Healthcare Cost Trend Rate 1% higher
Net OPEB (asset)	<u>\$ (3,498,170)</u>	<u>\$ (2,388,510)</u>	<u>\$ (1,037,397)</u>

D) OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2025, the City recognized OPEB expense in the amount of \$348,020. As of June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between actual and expected experience	\$ 445,918	\$ -
Change in assumptions	481,529	-
Net differences between projected and actual earnings on Plan investments	199,826	-
Total	<u>\$ 1,127,273</u>	<u>\$ -</u>

City of Industry

Notes to Financial Statements June 30, 2025

14) OTHER POSTEMPLOYMENT BENEFITS (Continued)

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

The amounts reported as deferred outflows and deferred inflows of resources related to OPEB will be recognized in the future OPEB expense as follows:

Year Ending June 30,	Deferred Outflows/(Inflows) of Resources
2026	\$ 400,492
2027	716,023
2028	17,701
2029	(21,675)
2030	14,732
Thereafter	-
Total	<u>\$ 1,127,273</u>

15) SELF-INSURANCE PLAN

The City established a Self-insurance Plan (the Plan) to pay for liability claims against the City and its component units. The Plan is administered by an insurance committee which is responsible for approving all claims of \$25,000 or less and for making provision to have sufficient funds available to pay approved claims and legal and investigative expenses. The insurance committee has vested this responsibility to the City Manager. Potential liability for claims in excess of \$250,000 up to \$10,000,000 is covered by excess liability insurance policies. As of June 30, 2025, there are approximately \$426,701 in pending liability claims and litigation outstanding against the City and its component units. This balance is included in the accrued liabilities of the general fund in the governmental balance sheet. Based on information presently available, the City believes that there are substantial defenses to such litigation and disputes and that, in any event, the ultimate liability, if any, resulting there from will not have a material effect on the financial position of the City and its component units.

Changes in the liability since June 30, 2023, resulted from the following:

	<u>Liability</u>
Liability at June 30, 2023	\$ 1,906,396
Estimates during the year	(555,769)
Claim payments during the year	-
Liability at June 30, 2024	<u>1,350,627</u>
Estimates during the year	(923,926)
Claim payments during the year	-
Liability at June 30, 2025	<u>\$ 426,701</u>

16) COMMITMENTS AND CONTINGENCIES

San Gabriel Valley Water and Power, LLC

On or about May 17, 2016, the City entered into the Lease with SGVWP. The Lease was ratified by the City Council on or about October 12, 2017. Among the Lease's various provisions, the City provided SGVWP with a \$20 million loan (Note 4) for SGVWP to analyze the feasibility of constructing a "solar farm" and other necessary public infrastructure improvements. The Lease potentially included two separate and adjacent properties. Under Section 25.3 of the Lease, repayment on the loan would be triggered "upon commencement of construction of the first project pursuant to the Lease." In January 2018, SGVWP failed to comply with certain material provisions of the Lease. The City gave SGVWP written notice of its obligations under the Lease and requested immediate compliance. On or about May 23, 2018, under Section 17.2.1 of the Lease, because SGVWP had failed to cure its default, the City informed SGVWP that the lease was null and void and of no further force or effect. During the year ended June 30, 2020, the City filed the lawsuit against SGVWP. At this time, given the termination of the Lease and the litigation, it is unknown whether SGVWP will repay the loan.

17) JOINT GOVERNED ORGANIZATION - TRES HERMANOS CONSERVATION AUTHORITY

The Tres Hermanos Ranch (the Ranch) consists of approximately 2,445 acres of largely undeveloped property. Approximately 1,750 acres are within the City of Chino Hills (Chino Hills) and 695 acres are within the City of Diamond Bar (Diamond Bar). The Ranch was acquired by the IUDA in 1978 and owned by SA to IUDA due to the dissolution of the IUDA. On January 19, 1999, Chino Hills and Diamond Bar entered into a certain Joint Exercise of Powers (1999 Agreement) for the purpose to coordinate the overall development and conservation of the Ranch. The City was made an ex-officio nonvoting member in 1999. As previously discussed in Note 4B, the City entered into a master lease agreement with SGVWP for the development of the solar project located at the Ranch with the plan to purchase the Ranch from SA to IUDA. Litigation was brought against the development of the solar project by Chino Hills and Diamond Bar. The three cities later entered into a settlement agreement dated February 4, 2019, where: (1) Chino Hills and Diamond Bar collectively contribute 10% of the City's \$41,650,000 purchase price for the Ranch from SA to IUDA, (2) preserve the Ranch as environmental, scientific, educational, and recreational resources, and (3) transfer the ownership of the Ranch to a re-constituted Tres Hermanos Conservation Authority (the Authority).

On February 6, 2019, the three cities entered into Amended and Restated Tres Hermanos Conservation Authority Joint Powers Agreement (the Agreement) which superseded the 1999 Agreement in its entirety. The general purpose of the Authority is to coordinate the overall conservation, use and potential improvement of the Ranch through collaboration by its members. The board consist of seven voting directors where three appointed by the City and two each appointed by Chino Hills and Diamond Bar. Each member city pays an equal one-third share of the cost for the reasonable annual and recurring maintenance of the Ranch. Any costs over the annual maintenance cost will be allocated and invoiced separately to the member cities based on the benefits provided.

City of Industry

Notes to Financial Statements June 30, 2025

17) JOINT GOVERNED ORGANIZATION - TRES HERMANOS CONSERVATION AUTHORITY (Continued)

In addition, the City is responsible for a onetime remediation work for the Arnold Reservoir dam. After the completion of the one-time remediation work, the City will not be responsible for any future repair, maintenance or other work to the Arnold Reservoir dam.

In February 2019, Chino Hills and Diamond Bar collectively contributed \$4,165,000, and the City contributed the remaining \$37,485,000 toward the purchase of the Ranch for the Authority. The financial statement of the Authority can be obtained at 14000 City Center Drive, Chino Hills, California.

18) TRANSACTIONS WITH RELATED PARTIES

The related party transactions of the City are summarized as follows:

<u>Service Provided by Vendor</u>	<u>Related Parties</u>	<u>Expenditures for the Year Ended June 30, 2025</u>
Landscaping services	City Council Member	\$ 2,940,182

<u>Other Related Party Transactions</u>	<u>Related Parties</u>	<u>Amount for the Year Ended June 30, 2025</u>
Tenant of the City's (Housing Authority) properties	City Council Members, Commissioners, and Board Members	\$ 81,060

City of Industry

Notes to Financial Statements June 30, 2025

19) EXCESS OF EXPENDITURES OVER APPROPRIATIONS

During the year ended June 30, 2025, expenditures in excess of appropriations are as follows:

	<u>Appropriation</u>	<u>Expenditures</u>	<u>Variance</u>
General Fund:			
Community development	\$ 2,852,000	\$ 3,418,817	\$ (566,817)
Public works	14,601,500	17,015,999	(2,414,499)
City Debt Service Fund:			
General administration	8,200	15,900	(7,700)
Interest and fiscal charges	19,928,800	20,057,464	(128,664)
Proposition A Sales Tax Special Revenue Fund:			
Public works	424,000	631,513	(207,513)

20) PRIOR PERIOD RESTATEMENT

During the current year, the City identified an error in the prior year presentation of Construction in Progress (CIP) within the governmental activities. The error related solely to the reporting of the CIP balance in the government-wide financial statements and did not affect the underlying accounting records or the City's internal capital asset tracking. The City's trial balance and subsidiary records were correct; however, the amount reported in the prior-year financial statements was understated due to a reporting oversight.

In accordance with GASB Statement No. 100, the City has corrected this error by restating beginning net position for governmental activities as follows:

	<u>Governmental Activities</u>
Net position, beginning of year, as previously reported	\$ 904,209,339
Restatement- correction of an error	<u>13,880,861</u>
Net position, beginning of year, as restated	<u><u>\$ 918,090,200</u></u>

City of Industry

Required Supplementary Information Schedule of the City's Proportional Share of the Plan's Net Pension Liability and Related Ratios (Unaudited) Last Ten Years

Measurement period	California Public Employees' Retirement System (CalPERS) Miscellaneous Classic Plan				
	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020
Reporting period	June 30, 2025	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021
Employer's proportion of the collective net pension liability (asset) ¹	0.062310%	0.061870%	0.047134%	-0.189058%	0.006036%
Employer's proportionate share of the collective net pension liability (asset) ¹	\$ 3,013,574	\$ 3,093,603	\$ 2,205,521	\$ (3,589,831)	\$ 656,759
Plan's covered payroll	\$ 3,405,056	\$ 3,071,627	\$ 2,840,527	\$ 2,615,700	\$ 2,376,701
Employer's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	88.50%	100.72%	-108.91%	-137.24%	27.63%
Plan's proportionate share of the fiduciary net position as a percentage of the Plan's total pension liability	78.08%	76.21%	76.68%	88.29%	75.10%

City of Industry

Required Supplementary Information Schedule of the City's Proportional Share of the Plan's Net Pension Liability and Related Ratios (Unaudited) (Continued) Last Ten Years

Measurement period	California Public Employees' Retirement System (CalPERS) Miscellaneous Classic Plan				
	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015
Reporting period	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016
Employer's proportion of the collective net pension liability (asset) ¹	0.000381%	-0.001493%	0.090690%	0.090886%	0.092292%
Employer's proportionate share of the collective net pension liability (asset) ¹	\$ 39,088	\$ (143,883)	\$ 8,994,206	\$ 7,864,480	\$ 6,331,815
Plan's covered payroll	\$ 1,730,895	\$ 1,680,481	\$ 2,072,156	\$ 1,936,492	\$ 1,988,262
Employer's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	2.26%	-8.56%	434.05%	406.12%	318.46%
Plan's proportionate share of the fiduciary net position as a percentage of the Plan's total pension liability	75.26%	75.26%	73.31%	74.06%	78.40%

City of Industry

Required Supplementary Information Schedule of Contributions – Pension (Unaudited) Last Ten Years

Fiscal Year Ended	California Public Employees' Retirement System (CalPERS) Miscellaneous Classic Plan				
	June 30, 2025	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021
Actuarially determined contribution	\$ 502,190	\$ 355,699	\$ 388,075	\$ 308,625	\$ 291,851
Contributions in relation to the actuarially determined contributions	(502,190)	(355,699)	(388,075)	(308,625)	(291,851)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 3,676,515	\$ 3,405,056	\$ 3,071,627	\$ 2,840,527	\$ 2,615,700
Contributions as a percentage of covered payroll	13.66%	10.45%	12.63%	10.87%	11.16%

Notes to Schedule:

Changes in Benefit Terms: There were no changes to benefit terms that applied to all members of the Public Agency Pool. However, individual employers in the Plan may have provided a benefit improvement to their employees such as Golden Handshakes, service purchases, and other prior service costs. Employers that have done so may need to report this information as a separate liability in their financial statement as CalPERS considers such amounts to be separately financed employer-specific liabilities. These employers should consult with their auditors. Additionally, the figures above do not include any liability impact that occurred after the June 30, 2023, valuation date, unless the liability impact is deemed to be material to the Public Agency Pool.

Change in Assumptions: There were no assumption changes in 2023 or 2024. 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, and 7.65% for measurement dates June 30, 2015, through June 30, 2016.

City of Industry

Required Supplementary Information Schedule of Contributions – Pension (Unaudited) (Continued) Last Ten Years

Fiscal Year Ended	California Public Employees' Retirement System (CalPERS) Miscellaneous Classic Plan				
	<u>June 30, 2020</u>	<u>June 30, 2019</u>	<u>June 30, 2018</u>	<u>June 30, 2017</u>	<u>June 30, 2016</u>
Actuarially determined contribution	\$ 245,590	\$ 195,741	\$ 640,586	\$ 567,355	\$ 534,918
Contributions in relation to the actuarially determined contributions	<u>(245,590)</u>	<u>(195,741)</u>	<u>(9,206,926)</u>	<u>(567,355)</u>	<u>(534,918)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (8,566,340)</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 2,376,701	\$ 1,730,895	\$ 1,680,481	\$ 2,072,156	\$ 1,936,492
Contributions as a percentage of covered payroll	10.33%	11.31%	38.12%	27.38%	27.62%

City of Industry

Required Supplementary Information Schedule of Changes Net Other Postemployment Benefits Liability (Asset) and Related Ratios (Unaudited) Last Ten Years*

Reporting period	Measurement Period Ended						
	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
	June 30, 2025	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019
Total OPEB liability:							
Service cost	\$ 316,670	\$ 300,540	\$ 292,496	\$ 228,121	\$ 222,016	\$ 268,372	\$ 261,189
Interest on total OPEB liability	618,960	572,363	552,005	453,854	438,946	638,477	619,722
Changes in assumptions	-	490,295	-	609,924	-	-	-
Differences between expected and actual experience	137,517	53,713	46,166	975,729	105,870	(3,185,366)	95,803
Benefit payments	(722,251)	(714,841)	(594,910)	(560,106)	(550,184)	(825,116)	(579,992)
Actual minus expected benefit payments	-	-	-	-	-	171,949	(95,803)
Net change in Total OPEB Liability	350,896	702,070	295,757	1,707,522	216,648	(2,931,684)	300,919
Total OPEB liability, beginning of year	9,303,809	8,601,739	8,305,982	6,598,460	6,381,812	9,313,496	9,012,577
Total OPEB liability, end of year	9,654,705	9,303,809	8,601,739	8,305,982	6,598,460	6,381,812	9,313,496
OPEB fiduciary net position:							
Investment income	1,274,015	764,125	(1,838,972)	3,120,564	401,157	715,105	904,934
Contributions - employers	-	84,863	13,631	31,285	-	-	-
Benefit payments	(722,251)	(714,841)	(594,910)	(560,106)	(550,184)	(825,116)	(579,992)
Administrative expenses	(3,769)	(3,328)	(3,509)	(4,270)	(5,586)	(2,471)	(20,767)
Other	-	-	-	-	-	-	2,091
Net change in OPEB fiduciary net position	547,995	130,819	(2,423,760)	2,587,473	(154,613)	(112,482)	306,266
Total fiduciary net position, beginning of year	11,495,220	11,364,401	13,788,161	11,200,688	11,355,301	11,467,783	11,161,517
Total fiduciary net position, end of year (a)	12,043,215	11,495,220	11,364,401	13,788,161	11,200,688	11,355,301	11,467,783
Net OPEB asset	\$ (2,388,510)	\$ (2,191,411)	\$ (2,762,662)	\$ (5,482,179)	\$ (4,602,228)	\$ (4,973,489)	\$ (2,154,287)
Plan's fiduciary net position as a percentage of the total OPEB asset	124.74%	123.55%	132.12%	166.00%	169.75%	177.93%	123.13%
Covered-employee payroll	\$ 3,405,056	\$ 3,071,627	\$ 2,840,527	\$ 2,615,700	\$ 2,376,701	\$ 1,730,895	\$ 1,680,481
Net OPEB asset as a percentage of covered-employee payroll	70.15%	71.34%	97.26%	209.59%	193.64%	287.34%	128.19%

Notes to schedule:

Benefit Changes:

There were no changes in benefits.

Changes in Assumptions:

From fiscal year June 30 2024 to June 30 2025:

There were no changes in assumptions.

*Historical information is presented only for measurement periods for which GASB 75 is applicable. Additional years of information will be presented as they become available.

City of Industry

Required Supplementary Information Budgetary Comparison Schedule – General Fund (Unaudited) For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes	\$ 50,512,000	\$ 48,544,000	\$ 52,505,518	\$ 3,961,518
Intergovernmental	351,000	419,000	374,968	(44,032)
Charges for services	210,000	300,000	315,978	15,978
License and permits	2,414,000	2,414,000	2,337,729	(76,271)
Fines, forfeitures, and penalties	354,000	354,000	250,075	(103,925)
Use of money and property	25,087,000	30,087,000	37,580,431	7,493,431
Other revenue	2,568,000	2,568,000	5,982,226	3,414,226
Total Revenues	81,496,000	84,686,000	99,346,925	14,660,925
EXPENDITURES				
Current:				
Legislative	1,048,000	1,055,000	979,962	75,038
General administration	8,984,000	8,468,500	6,830,782	1,637,718
Support services	5,742,000	6,124,000	4,515,992	1,608,008
Community development	2,723,000	2,852,000	3,418,817	(566,817)
Community services	12,146,000	12,472,000	11,049,678	1,422,322
Public safety	15,307,000	15,312,000	14,512,798	799,202
Public works	14,406,500	14,601,500	17,015,999	(2,414,499)
Capital outlay	-	-	206,877	(206,877)
Debt service:				
Principal retirement	-	-	146,886	(146,886)
Interest and fiscal charges	-	-	6,317	(6,317)
Total Expenditures	60,356,500	60,885,000	58,684,108	2,200,892
Excess (Deficiency) of Revenues Over (Under) Expenditures	21,139,500	23,801,000	40,662,817	16,861,817
OTHER FINANCING USES				
Transfers in	12,640,000	22,360,000	60,700,041	38,340,041
Transfers out	(39,100,900)	(2,557,600)	(67,102,398)	(64,544,798)
Subscription acquisition	-	-	360,080	360,080
Proceeds from sale of capital assets	-	-	210,687	210,687
Total Other Financing Uses	(26,460,900)	19,802,400	(5,831,590)	(25,633,990)
Net Change in Fund Balance	(5,321,400)	43,603,400	34,831,227	(8,772,173)
FUND BALANCE				
Beginning of Year	686,573,410	686,573,410	686,573,410	-
End of Year	\$ 681,252,010	\$ 730,176,810	\$ 721,404,637	\$ (8,772,173)

City of Industry

Note to Required Supplementary Information For the Year Ended June 30, 2025

The City Council adopts an annual budget, submitted by the City Manager prior to June 30. The appropriated budget is prepared by fund, function and department. All annual appropriations lapse at the end of the fiscal year. The City Council has the legal authority to amend the budget at any time during the fiscal year. There were no amendments to the budget during the year. The City Manager has the authority to make adjustments to the operating budget within a fund. Transfers of operating budgets between funds or from appropriated reserve accounts, use of unappropriated fund balances, cancellation of appropriation and all changes in capital improvement project budgets require the approval of the City Council.

The annual budget is prepared on a basis consistent with generally accepted accounting principles and is adopted for all governmental type funds other than the Tax Override Debt Service Fund and the Proposition C-AQMD Grant Special Revenue Fund.

The City maintains budgetary controls to ensure compliance with legal provisions embodied in the appropriated budget approved by the City Council. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) for the operating budget is at the fund level.

Excess Expenditures over Appropriations

	<u>Appropriation</u>	<u>Expenditures</u>	<u>Variance</u>
General Fund:			
Community development	\$ 2,852,000	\$ 3,418,817	\$ (566,817)
Public works	14,601,500	17,015,999	(2,414,499)

City of Industry

Supplementary Information Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual City Capital Projects Fund – Major Fund For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 672,000	\$ 672,000	\$ -	\$ (672,000)
Use of money and property	5,544,000	5,544,000	4,585,001	(958,999)
Other revenue	1,008,000	1,008,000	-	(1,008,000)
Total Revenues	7,224,000	7,224,000	4,585,001	(2,638,999)
EXPENDITURES				
Current:				
Community services	25,000	26,000	390	25,610
Capital outlay	46,565,000	47,129,500	26,379,301	20,750,199
Total Expenditures	46,590,000	47,155,500	26,379,691	20,775,809
Excess (Deficiency) of Revenues Over (Under) Expenditures	(39,366,000)	(39,931,500)	(21,794,690)	18,136,810
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	27,145,389	27,145,389
Transfers out	(5,450,000)	(5,450,000)	(30,937,472)	(25,487,472)
Total Other Financing Sources (Uses)	(5,450,000)	(5,450,000)	(3,792,083)	1,657,917
Net Change in Fund Balance	(44,816,000)	(45,381,500)	(25,586,773)	19,794,727
FUND BALANCE				
Beginning of Year	115,401,598	115,401,598	115,401,598	-
End of Year	\$ 70,585,598	\$ 70,020,098	\$ 89,814,825	\$ 19,794,727

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 City Debt Service Fund – Major Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	\$ -	\$ 2,000,000	\$ 2,656,822	\$ 656,822
Total Revenues	-	2,000,000	2,656,822	656,822
EXPENDITURES				
Current:				
General administration	8,200	8,200	15,900	(7,700)
Debt service:				
Principal	6,510,000	6,510,000	6,510,000	-
Interest and fiscal charges	19,928,800	19,928,800	20,057,464	(128,664)
Total Expenditures	26,447,000	26,447,000	26,583,364	(136,364)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(26,447,000)	(24,447,000)	(23,926,542)	520,458
OTHER FINANCING SOURCES (USES)				
Transfers in	36,968,000	-	38,887,822	38,887,822
Transfers out	(12,640,000)	(22,360,000)	(33,060,000)	(10,700,000)
Total Other Financing Sources (Uses)	24,328,000	(22,360,000)	5,827,822	28,187,822
Net Change in Fund Balance	(2,119,000)	(46,807,000)	(18,098,720)	28,708,280
FUND BALANCE				
Beginning of Year	65,571,556	65,571,556	65,571,556	-
End of Year	\$ 63,452,556	\$ 18,764,556	\$ 47,472,836	\$ 28,708,280

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 Industry Public Facilities Authority Debt Service Fund – Major Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	\$ 3,562,000	\$ 3,562,000	\$ 3,411,352	\$ (150,648)
Total Revenues	<u>3,562,000</u>	<u>3,562,000</u>	<u>3,411,352</u>	<u>(150,648)</u>
EXPENDITURES				
Debt service:				
Interest and fiscal charges	<u>3,571,200</u>	<u>3,571,200</u>	<u>3,555,533</u>	<u>15,667</u>
Total Expenditures	<u>3,571,200</u>	<u>3,571,200</u>	<u>3,555,533</u>	<u>15,667</u>
Deficiency of Revenues Under Expenditures	<u>(9,200)</u>	<u>(9,200)</u>	<u>(144,181)</u>	<u>(134,981)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	<u>9,200</u>	<u>9,200</u>	<u>7,480</u>	<u>(1,720)</u>
Total Other Financing Sources (Uses)	<u>9,200</u>	<u>9,200</u>	<u>7,480</u>	<u>(1,720)</u>
Net Change in Fund Balance	-	-	(136,701)	(136,701)
FUND BALANCE (DEFICIT)				
Beginning of Year	<u>(6,816,687)</u>	<u>(6,816,687)</u>	<u>(6,816,687)</u>	-
End of Year	<u>\$ (6,816,687)</u>	<u>\$ (6,816,687)</u>	<u>\$ (6,953,388)</u>	<u>\$ (136,701)</u>

City of Industry

**Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025**

	Special Revenue Funds				
	State Gas Tax	Measure R Local Return	Proposition A - Sales Tax	Proposition C - Sales Tax	Proposition C - AQMD Grants
ASSETS					
Cash	\$ -	\$ -	\$ 29,728	\$ 10,596	\$ -
Investments	-	-	1,542,530	-	-
Accounts receivable, net	9,398	-	-	-	471
Accrued interest	-	-	17,992	-	-
Due from funds	-	-	-	-	-
Total Assets	<u>\$ 9,398</u>	<u>\$ -</u>	<u>\$ 1,590,250</u>	<u>\$ 10,596</u>	<u>\$ 471</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ -	\$ -	\$ 66,324	\$ -	\$ -
Due to other funds	-	-	135,852	1,687	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>202,176</u>	<u>1,687</u>	<u>-</u>
FUND BALANCES (DEFICIT)					
Restricted for transportation and roads	9,398	-	1,388,074	8,909	471
Unassigned	-	-	-	-	-
Total Fund Balances	<u>9,398</u>	<u>-</u>	<u>1,388,074</u>	<u>8,909</u>	<u>471</u>
Total Liabilities and Fund Balances	<u>\$ 9,398</u>	<u>\$ -</u>	<u>\$ 1,590,250</u>	<u>\$ 10,596</u>	<u>\$ 471</u>

(continued)

City of Industry

Supplementary Information Combining Balance Sheet Nonmajor Governmental Funds June 30, 2025

	Special Revenue Funds			Capital Projects Fund Authority Capital Projects Fund	Debt Service Fund Tax Override Fund	Total
	Measure M	Measure W	CARB Grant			
ASSETS						
Cash	\$ -	\$ 100,737	\$ 297,141	\$ 280,035	\$ 2,161	\$ 720,398
Investments	-	2,180,242	764,211	92,659	-	4,579,642
Accounts receivable, net	-	1,626,979	-	-	-	1,636,848
Accrued interest	-	22,203	7,105	1,015	-	48,315
Due from funds	-	1,033,236	-	-	-	1,033,236
Total Assets	\$ -	\$ 4,963,397	\$ 1,068,457	\$ 373,709	\$ 2,161	\$ 8,018,439
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ -	\$ 79,105	\$ 34,998	\$ 375,093	\$ -	\$ 555,520
Due to other funds	-	43,670	-	-	-	181,209
Total Liabilities	-	122,775	34,998	375,093	-	736,729
FUND BALANCES (DEFICIT)						
Restricted for transportation and roads	-	4,840,622	1,033,459	-	2,161	7,283,094
Unassigned	-	-	-	(1,384)	-	(1,384)
Total Fund Balances	-	4,840,622	1,033,459	(1,384)	2,161	7,281,710
Total Liabilities and Fund Balances	\$ -	\$ 4,963,397	\$ 1,068,457	\$ 373,709	\$ 2,161	\$ 8,018,439

(concluded)

City of Industry

Supplementary Information Combining Statement of Revenues, Expenditures and Changes in Fund Balances Nonmajor Governmental Funds For the Year Ended June 30, 2025

	Special Revenue Funds				
	State Gas Tax	Measure R Local Return	Proposition A - Sales Tax	Proposition C - Sales Tax	Proposition C - AQMD Grants
REVENUES					
Taxes	\$ -	\$ 6,969	\$ -	\$ -	\$ -
Intergovernmental	28,782	-	11,204	9,293	-
Use of money and property	-	-	84,827	-	-
Other	-	-	-	-	-
Total Revenues	28,782	6,969	96,031	9,293	-
EXPENDITURES					
Current:					
Public works	26,614	6,969	631,513	9,293	-
Total Expenditures	26,614	6,969	631,513	9,293	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,168	-	(535,482)	-	-
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	352,148	-	-
Transfers out	-	-	(488,000)	-	-
Total Other Financing Sources (Uses)	-	-	(135,852)	-	-
Net Change in Fund Balances	2,168	-	(671,334)	-	-
FUND BALANCES (DEFICIT)					
Beginning of year	7,230	-	2,059,408	8,909	471
End of year	\$ 9,398	\$ -	\$ 1,388,074	\$ 8,909	\$ 471

(continued)

City of Industry

Supplementary Information Combining Statement of Revenues, Expenditures and Changes in Fund Balances Nonmajor Governmental Funds For the Year Ended June 30, 2025

	Special Revenue Funds			Capital Projects Fund	Debt Service Fund	Total
	Measure M	Measure W	CARB Grant	Authority Capital Projects Fund	Tax Override Fund	
REVENUES						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,969
Intergovernmental	7,895	1,626,979	354,201	-	-	2,038,354
Use of money and property	-	96,973	27,315	4,141	-	213,256
Other	-	-	-	4	-	4
Total Revenues	7,895	1,723,952	381,516	4,145	-	2,258,583
EXPENDITURES						
Current:						
Public works	7,895	212,433	376,670	2,190,163	-	3,461,550
Total Expenditures	7,895	212,433	376,670	2,190,163	-	3,461,550
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	1,511,519	4,846	(2,186,018)	-	(1,202,967)
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	3,884,888	-	4,237,036
Transfers out	-	-	-	(1,499,889)	-	(1,987,889)
Total Other Financing Sources (Uses)	-	-	-	2,384,999	-	2,249,147
Net Change in Fund Balances	-	1,511,519	4,846	198,981	-	1,046,180
FUND BALANCES (DEFICIT)						
Beginning of year	-	3,329,103	1,028,613	(200,365)	2,161	6,235,530
End of year	\$ -	\$ 4,840,622	\$ 1,033,459	\$ (1,384)	\$ 2,161	\$ 7,281,710

(concluded)

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 State Gas Tax Special Revenue Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 28,000	\$ 28,000	\$ 28,782	\$ 782
Total Revenues	<u>28,000</u>	<u>28,000</u>	<u>28,782</u>	<u>782</u>
EXPENDITURES				
Current:				
Public works	<u>28,000</u>	<u>28,000</u>	<u>26,614</u>	<u>1,386</u>
Total Expenditures	<u>28,000</u>	<u>28,000</u>	<u>26,614</u>	<u>1,386</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	2,168	2,168
FUND BALANCE				
Beginning of Year	<u>7,230</u>	<u>7,230</u>	<u>7,230</u>	<u>-</u>
End of Year	<u>\$ 7,230</u>	<u>\$ 7,230</u>	<u>\$ 9,398</u>	<u>\$ 2,168</u>

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 Measure R Local Return Special Revenue Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes	\$ 8,000	\$ 8,000	\$ 6,969	\$ (1,031)
Total Revenues	<u>8,000</u>	<u>8,000</u>	<u>6,969</u>	<u>(1,031)</u>
EXPENDITURES				
Current:				
Public works	<u>8,000</u>	<u>8,000</u>	<u>6,969</u>	<u>1,031</u>
Total Expenditures	<u>8,000</u>	<u>8,000</u>	<u>6,969</u>	<u>1,031</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	-	-
FUND BALANCE				
Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 Proposition A Sales Tax Special Revenue Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 13,000	\$ 13,000	\$ 11,204	\$ (1,796)
Use of money and property	18,000	100,000	84,827	(15,173)
Total Revenues	<u>31,000</u>	<u>113,000</u>	<u>96,031</u>	<u>(16,969)</u>
EXPENDITURES				
Current:				
Public works	369,000	424,000	631,513	(207,513)
Total Expenditures	<u>369,000</u>	<u>424,000</u>	<u>631,513</u>	<u>(207,513)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(338,000)</u>	<u>(311,000)</u>	<u>(535,482)</u>	<u>(224,482)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	352,148	352,148
Transfers out	-	-	(488,000)	(488,000)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(135,852)</u>	<u>(135,852)</u>
Net Change in Fund Balances	(338,000)	(311,000)	(671,334)	(360,334)
FUND BALANCE				
Beginning of Year	<u>2,059,408</u>	<u>2,059,408</u>	<u>2,059,408</u>	<u>-</u>
End of Year	<u>\$ 1,721,408</u>	<u>\$ 1,748,408</u>	<u>\$ 1,388,074</u>	<u>\$ (360,334)</u>

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 Proposition C Sales Tax Special Revenue Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 11,000	\$ 11,000	\$ 9,293	\$ (1,707)
Total Revenues	11,000	11,000	9,293	(1,707)
EXPENDITURES				
Current:				
Public works	11,000	11,000	9,293	1,707
Total Expenditures	11,000	11,000	9,293	1,707
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	-	-
FUND BALANCE				
Beginning of Year	8,909	8,909	8,909	-
End of Year	\$ 8,909	\$ 8,909	\$ 8,909	\$ -

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 Measure M Special Revenue Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 9,000	\$ 9,000	\$ 7,895	\$ (1,105)
Total Revenues	<u>9,000</u>	<u>9,000</u>	<u>7,895</u>	<u>(1,105)</u>
EXPENDITURES				
Current:				
Public works	<u>9,000</u>	<u>9,000</u>	<u>7,895</u>	<u>1,105</u>
Total Expenditures	<u>9,000</u>	<u>9,000</u>	<u>7,895</u>	<u>1,105</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	-	-
FUND BALANCE				
Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

City of Industry

**Supplementary Information
Schedule of Revenues, Expenditures and Changes in Fund Balances –
Budget and Actual
Measure W Special Revenue Fund
For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 1,600,000	\$ 1,600,000	\$ 1,626,979	\$ 26,979
Use of money and property	55,000	55,000	96,973	41,973
Total Revenues	<u>1,655,000</u>	<u>1,655,000</u>	<u>1,723,952</u>	<u>68,952</u>
EXPENDITURES				
Current:				
Public works	<u>2,695,000</u>	<u>1,945,000</u>	<u>212,433</u>	<u>1,732,567</u>
Total Expenditures	<u>2,695,000</u>	<u>1,945,000</u>	<u>212,433</u>	<u>1,732,567</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,040,000)	(290,000)	1,511,519	1,801,519
FUND BALANCE				
Beginning of Year	<u>3,329,103</u>	<u>3,329,103</u>	<u>3,329,103</u>	-
End of Year	<u>\$ 2,289,103</u>	<u>\$ 3,039,103</u>	<u>\$ 4,840,622</u>	<u>\$ 1,801,519</u>

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 CARB Tax Special Revenue Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 440,000	\$ 440,000	\$ 354,201	\$ (85,799)
Use of money and property	49,000	49,000	27,315	(21,685)
Total Revenues	<u>489,000</u>	<u>489,000</u>	<u>381,516</u>	<u>(107,484)</u>
EXPENDITURES				
Current:				
Public works	250,000	450,000	376,670	73,330
Total Expenditures	<u>250,000</u>	<u>450,000</u>	<u>376,670</u>	<u>73,330</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	239,000	39,000	4,846	(34,154)
FUND BALANCE				
Beginning of Year	<u>1,028,613</u>	<u>1,028,613</u>	<u>1,028,613</u>	<u>-</u>
End of Year	<u><u>\$ 1,267,613</u></u>	<u><u>\$ 1,067,613</u></u>	<u><u>\$ 1,033,459</u></u>	<u><u>\$ (34,154)</u></u>

City of Industry

**Supplementary Information
 Schedule of Revenues, Expenditures and Changes in Fund Balances –
 Budget and Actual
 CRIA Capital Projects Fund
 For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	\$ 4,000	\$ 4,000	\$ 4,141	\$ 141
Other revenue	-	-	4	4
Total Revenues	4,000	4,000	4,145	145
EXPENDITURES				
Current:				
Public works	2,442,000	2,687,896	2,190,163	497,733
Total Expenditures	2,442,000	2,687,896	2,190,163	497,733
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,438,000)	(2,683,896)	(2,186,018)	497,878
OTHER FINANCING SOURCES (USES)				
Transfers in	6,156,700	6,581,400	3,884,888	(2,696,512)
Transfers out	(4,923,300)	(5,148,000)	(1,499,889)	3,648,111
Total Other Financing Sources (Uses)	1,233,400	1,433,400	2,384,999	951,599
Net Change in Fund Balance	(1,204,600)	(1,250,496)	198,981	1,449,477
FUND BALANCE (DEFICIT)				
Beginning of Year	(200,365)	(200,365)	(200,365)	-
End of Year	\$ (1,404,965)	\$ (1,450,861)	\$ (1,384)	\$ 1,449,477

City of Industry

Supplementary Information

Schedule of Long-Term Debt – City of Industry Only

\$336,570,000 Taxable Sales Tax Refunding Bonds, Series 2015A

For the Year Ended June 30, 2025

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service
July 1, 2025	\$ -	3.500%	\$ 7,955,481	\$ 7,955,481	\$ -
January 1, 2026	2,345,000	3.625%	7,955,481	10,300,481	18,255,962
July 1, 2026	-	3.625%	7,912,978	7,912,978	-
January 1, 2027	2,435,000	4.000%	7,912,978	10,347,978	18,260,956
July 1, 2027	-	4.000%	7,864,278	7,864,278	-
January 1, 2028	7,270,000	4.000%	7,864,278	15,134,278	22,998,556
July 1, 2028	-	4.000%	7,718,878	7,718,878	-
January 1, 2029	7,560,000	4.125%	7,718,878	15,278,878	22,997,756
July 1, 2029	-	4.125%	7,562,953	7,562,953	-
January 1, 2030	7,870,000	4.250%	7,562,953	15,432,953	22,995,906
July 1, 2030	-	4.250%	7,395,716	7,395,716	-
January 1, 2031	8,205,000	4.625%	7,395,716	15,600,716	22,996,432
January 1, 2021	-	4.625%	7,205,975	7,205,975	-
January 1, 2032	8,585,000	4.625%	7,205,975	15,790,975	22,996,950
July 1, 2032	-	4.625%	7,007,447	7,007,447	-
January 1, 2033	8,985,000	4.625%	7,007,447	15,992,447	22,999,894
July 1, 2033	-	4.625%	6,799,669	6,799,669	-
January 1, 2034	9,400,000	4.625%	6,799,669	16,199,669	22,999,338
July 1, 2034	-	4.625%	6,582,294	6,582,294	-
January 1, 2035	9,835,000	5.125%	6,582,294	16,417,294	22,999,588
July 1, 2035	-	5.125%	6,330,272	6,330,272	-
January 1, 2036	10,335,000	5.125%	6,330,272	16,665,272	22,995,544
July 1, 2036	-	5.125%	6,065,438	6,065,438	-
January 1, 2037	10,865,000	5.125%	6,065,438	16,930,438	22,995,876
July 1, 2037	-	5.125%	5,787,022	5,787,022	-
January 1, 2038	11,425,000	5.125%	5,787,022	17,212,022	22,999,044
July 1, 2038	-	5.125%	5,494,256	5,494,256	-
January 1, 2039	12,010,000	5.125%	5,494,256	17,504,256	22,998,512
July 1, 2039	-	5.125%	5,186,500	5,186,500	-
January 1, 2040	12,625,000	5.125%	5,186,500	17,811,500	22,998,000
July 1, 2040	-	5.125%	4,862,984	4,862,984	-
January 1, 2041	13,270,000	5.125%	4,862,984	18,132,984	22,995,968
July 1, 2041	-	5.125%	4,522,941	4,522,941	-
January 1, 2042	13,950,000	5.125%	4,522,941	18,472,941	22,995,882
July 1, 2042	-	5.125%	4,165,472	4,165,472	-
January 1, 2043	14,665,000	5.125%	4,165,472	18,830,472	22,995,944
July 1, 2043	-	5.125%	3,789,681	3,789,681	-
January 1, 2044	15,420,000	5.125%	3,789,681	19,209,681	22,999,362
July 1, 2044	-	5.125%	3,394,544	3,394,544	-
January 1, 2045	16,210,000	5.125%	3,394,544	19,604,544	22,999,088
July 1, 2045	-	5.125%	2,979,163	2,979,163	-
January 1, 2046	17,040,000	5.125%	2,979,163	20,019,163	22,998,326
July 1, 2046	-	5.125%	2,542,513	2,542,513	-
January 1, 2047	17,910,000	5.125%	2,542,513	20,452,513	22,995,026
July 1, 2047	-	5.125%	2,083,568	2,083,568	-
January 1, 2048	18,830,000	5.125%	2,083,568	20,913,568	22,997,138
July 1, 2048	-	5.125%	1,601,050	1,601,050	-
January 1, 2049	19,795,000	5.125%	1,601,050	21,396,050	22,997,100
July 1, 2049	-	5.125%	1,093,803	1,093,803	-
January 1, 2050	20,810,000	5.125%	1,093,803	21,903,803	22,997,606
July 1, 2050	-	5.125%	560,547	560,547	-
January 1, 2051	21,875,000	5.125%	560,547	22,435,547	22,996,094
	<u>\$ 319,525,000</u>		<u>\$ 268,930,846</u>	<u>\$ 588,455,848</u>	<u>\$ 588,455,848</u>

City of Industry

Supplementary Information

Schedule of Long-Term Debt – City of Industry Only

\$51,460,000 Taxable Sales Tax Refunding Bonds, Series 2015 B

For the Year Ended June 30, 2025

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service
August 1, 2025	\$ -	5.550%	\$ 1,763,948	\$ 1,763,948	\$ -
February 1, 2026	680,000	5.550%	1,763,948	2,443,948	4,207,896
August 1, 2026	-	5.850%	1,745,078	1,745,078	-
February 1, 2027	715,000	5.850%	1,745,078	2,460,078	4,205,156
August 1, 2027	-	6.150%	1,724,165	1,724,165	-
February 1, 2028	755,000	6.150%	1,724,165	2,479,165	4,203,330
August 1, 2028	-	6.450%	1,700,949	1,700,949	-
February 1, 2029	805,000	6.450%	1,700,949	2,505,949	4,206,898
August 1, 2029	-	6.750%	1,674,988	1,674,988	-
February 1, 2030	860,000	6.750%	1,674,988	2,534,988	4,209,976
August 1, 2030	-	7.000%	1,645,962	1,645,962	-
February 1, 2031	915,000	7.000%	1,645,962	2,560,962	4,206,924
February 1, 2021	-	7.250%	1,613,937	1,613,937	-
February 1, 2032	980,000	7.250%	1,613,938	2,593,938	4,207,875
August 1, 2032	-	7.250%	1,578,412	1,578,412	-
February 1, 2033	1,050,000	7.250%	1,578,412	2,628,412	4,206,824
August 1, 2033	-	7.250%	1,540,350	1,540,350	-
February 1, 2034	1,125,000	7.250%	1,540,350	2,665,350	4,205,700
August 1, 2034	-	7.250%	1,499,569	1,499,569	-
February 1, 2035	1,205,000	7.250%	1,499,569	2,704,569	4,204,138
August 1, 2035	-	7.250%	1,455,887	1,455,887	-
February 1, 2036	1,295,000	7.250%	1,455,887	2,750,887	4,206,774
August 1, 2036	-	7.500%	1,408,943	1,408,943	-
February 1, 2037	1,390,000	7.500%	1,408,943	2,798,943	4,207,886
August 1, 2037	-	7.500%	1,356,819	1,356,819	-
February 1, 2038	1,490,000	7.500%	1,356,819	2,846,819	4,203,638
August 1, 2038	-	7.500%	1,300,945	1,300,945	-
February 1, 2039	1,605,000	7.500%	1,300,945	2,905,945	4,206,890
August 1, 2039	-	7.500%	1,240,756	1,240,756	-
February 1, 2040	1,725,000	7.500%	1,240,756	2,965,756	4,206,512
August 1, 2040	-	7.500%	1,176,068	1,176,068	-
February 1, 2041	1,855,000	7.500%	1,176,068	3,031,068	4,207,136
August 1, 2041	-	7.750%	1,106,506	1,106,506	-
February 1, 2042	1,995,000	7.750%	1,106,506	3,101,506	4,208,012
August 1, 2042	-	7.750%	1,029,200	1,029,200	-
February 1, 2043	2,150,000	7.750%	1,029,200	3,179,200	4,208,400
August 1, 2043	-	7.750%	945,888	945,888	-
February 1, 2044	2,315,000	7.750%	945,888	3,260,888	4,206,776
August 1, 2044	-	7.750%	856,181	856,181	-
February 1, 2045	2,495,000	7.750%	856,181	3,351,181	4,207,362
August 1, 2045	-	7.750%	759,500	759,500	-
February 1, 2046	2,685,000	7.750%	759,500	3,444,500	4,204,000
August 1, 2046	-	7.750%	655,457	655,457	-
February 1, 2047	2,900,000	7.750%	655,457	3,555,457	4,210,914
August 1, 2047	-	7.750%	543,082	543,082	-
February 1, 2048	3,120,000	7.750%	543,082	3,663,082	4,206,164
August 1, 2048	-	7.750%	422,183	422,183	-
February 1, 2049	3,365,000	7.750%	422,183	3,787,183	4,209,366
August 1, 2049	-	7.750%	291,789	291,789	-
February 1, 2050	3,625,000	7.750%	291,789	3,916,789	4,208,578
August 1, 2050	-	7.750%	151,321	151,321	-
February 1, 2051	3,905,000	7.750%	151,321	4,056,321	4,207,642
	<u>\$ 47,005,000</u>		<u>\$ 62,375,767</u>	<u>\$ 109,380,767</u>	<u>\$ 109,380,767</u>

City of Industry

Supplementary Information
Schedule of Long-Term Debt – City of Industry Only
\$34,340,000 Taxable Sales Tax Refunding Bonds, Series 2017
For the Year Ended June 30, 2025

<u>Period Ending</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Annual Debt Service</u>
July 1, 2025	\$ -	3.250%	\$ 129,803	\$ 129,803	\$ -
January 1, 2026	3,715,000	3.375%	129,803	3,844,803	3,974,606
July 1, 2026	-	3.375%	67,113	67,113	-
January 1, 2027	<u>3,835,000</u>	3.500%	<u>67,113</u>	<u>3,902,113</u>	<u>3,969,226</u>
	<u>\$ 7,550,000</u>		<u>\$ 393,832</u>	<u>\$ 7,943,832</u>	<u>\$ 7,943,832</u>