



Robert Jweinat, Chair
Mark Armstrong, Vice Chair

City of San Ramon Finance Committee Agenda

San Ramon City Hall
Training Room, First Floor
7000 Bollinger Canyon Road

April 29, 2026
4:00 PM
Special Meeting

Agenda Questions: Please contact the City Clerk's Office at
(925) 973-2539 or cityclerk@sanramon.ca.gov.

Please refer to the end of the agenda to review options for participation in the meeting.
This agenda is posted in accordance with Government Code Section 54954.2(a).

1. Call to Order/Roll Call

2. New Business

2.1. Review of Reserve Study and Preliminary FY 2026/27 Operating and Capital Budgets for Landscaping & Lighting District No. 1984-1

Recommendation: Review the staff report and Reserve Study for the Landscaping & Lighting District No. 1984-1 and provide comments regarding staff's recommendations for FY 2026/27.

Staff Report by Gary Manuel

2.2. Review of Reserve Study and Preliminary FY 2026/27 Operating and Capital Budgets for The Preserve Landscaping and Lighting District.

Recommendation: Review the staff report for The Preserve Landscaping and Lighting District and provide comments regarding staff's recommendations for the FY 2026/27 assessment.

Staff Report by Gary Manuel

2.3. City of San Ramon Quarterly Investment Report (Period Ending March 31, 2026)

Recommendation: Receive Report

Staff Report by Jennifer Wakeman, Finance Director

2.4. PARS Pension Stabilization Trust Statements for the Quarter Ended March 31, 2026

Recommendation: Review and accept the PARS Pension Stabilization Trust Statements for the quarter ended March 31, 2026.

Staff Report by Jennifer Wakeman, Finance Director

2.5. California Employers' Benefit Trust (CERBT) Statement for the Quarter Ended March 31, 2026

Recommendation: Review and accept the CERBT Statement for the quarter ended March 31, 2026.

Staff Report by Jennifer Wakeman, Finance Director

2.6. FY26 Budget to Actual Analysis: July 2025 — January 2026

Recommendation: Review the budget to actual analysis covering the first 9 months of FY26 and provide feedback on the content.

Staff Report by Yuliya Elbo, Budget Program Manager

3. Adjournment

How to View or Participate in the Meeting

The public is invited to participate in the meeting using any of the following methods:

In Person:

Members of the public can provide in-person comments at the meeting. To make a request for disability-related accommodation to participate in the meeting, please contact the City Clerk's Office 48 hours in advance of the meeting at cityclerk@sanramon.ca.gov.

Written Communication by Email:

Public comments may be submitted via e-mail to cityclerk@sanramon.ca.gov at least 2 hours prior to the start time of the meeting. Please include "Public Comment" in the subject line. In the body of the email please include your name and the item you wish to comment on. Written public comment will not be read aloud during the meeting.

Attendee Conduct:

There will be zero tolerance for any person addressing the Committee making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Chair, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Committee unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Committee or the specific agenda item in which you are speaking.

While the City of San Ramon ensures the First Amendment rights of its citizens, we do not accept nor endorse any offensive or hateful comments made during our meetings. The City of San Ramon celebrates the diversity of our community, and we strive to be a welcoming and open community for all.



**Finance Committee Staff Report
Item No. 2.1.**

Date: April 29, 2026

To: Finance Committee/City Manager

From: Brian Bornstein, Department Director
Gary Manuel, Program Manager

Subject: Review of Reserve Study and Preliminary FY 2026/27 Operating and Capital Budgets for Landscaping & Lighting District No. 1984-1

Executive Summary:

The following report provides a preliminary review of the proposed Landscaping & Lighting District No. 1984-1 Reserve Study, Operating, and Capital Budgets for FY 2026/27. Recommendations for each Zone regarding an assessment increase, decrease, or no change are based on reserve fund levels and 10-year funding projections that include estimates for annual operating expenses and capital projects.

Recommendation:

Staff recommends that the Finance Committee review the staff report and Reserve Study for the Landscaping & Lighting District No. 1984-1 and provide comments regarding the following staff recommendations for FY 2026/27. A summary of assessment rate changes and action items is provided below:

Zone 1 - Citywide Lighting - Increase the maximum assessment cap by allowable CPI (2%) from \$35.98 to \$36.70, and increase the assessment from \$35.98 to \$36.70, an increase of \$0.72.

Zone 2 - Citywide Landscaping - Increase the maximum assessment cap by allowable CPI (2%) from \$77.73 to \$79.28, and increase the assessment from \$77.73 to \$79.28, an increase of \$1.55 per unit.

Zone 3 – Canyon Lakes – Increase the assessment from \$80 to \$90 per unit, an increase of \$10 per unit (maximum Zone 3 assessment rate is \$110).

Zone 5 – Summerwood Loop – Increase the assessment from \$130 to \$140 per unit, an increase of \$10 per unit (maximum Zone 5 assessment rate is \$160).

Zone 17 – Henry Ranch – Increase the assessment from \$275 to \$300 per unit, an increase of \$25 per unit (maximum Zone 17 assessment rate is \$375).

Zone 19 - Glass House - Increase the maximum assessment cap by the allowable CPI (2%) and increase the assessment rate from \$16,118.06 to \$16,440.42, an increase of \$322.36 (the maximum Zone 19 assessment rate is \$16,440.42).

There are no recommended increases or decreases in assessments for Special Zones 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18 for FY 2026/27.

Background:

Zone Funding

Landscaping & Lighting District No. 1984-1 (District) includes two Citywide Zones and 17 Special Zones. Property owners in each Zone pay an annual assessment that funds the maintenance of public landscaping and street lighting within the Zone.

The assessment rates differ by Zone, as they are based on the cost to maintain landscaping and amenities specific to each Zone, divided by the number of units in that Zone. Assessment revenues from a Zone may only be spent on services for that Zone. Any unspent revenues in each fiscal year are held in a reserve fund specific to each Zone.

In accordance with Proposition 218, the maximum assessment rate for each Zone can only be increased through a majority vote of the property owners within that Zone. Property owners set a maximum assessment rate, and the City has the authority to raise or lower the assessment rate up to that maximum, depending on the Zone's projected expenditures for each upcoming fiscal year. If there are cost savings in one fiscal year, they are allocated back to the reserve fund for that Zone. To set a new maximum rate for a Zone, the City must mail ballots to all property owners within the Zone, and a simple majority of the returned ballots must approve the new rate.

FY 2026/27 Landscaping & Lighting District No. 1984-1 Reserve Study

Each year, staff perform a Reserve Study to 1) assess the adequacy of the reserve funds for each of the Zones, 2) set aside reserves for anticipated renovation and replacements, and 3) set aside reserves for unanticipated emergency repairs or damage due to unforeseen circumstances (e.g., heavy frost or major vandalism). The Reserve Study projects the costs of infrequent capital expenditures (e.g., planting renovations, painting, and replacement of equipment such as irrigation controllers). It assesses the District's ability to fund these expenditures from projected Zone reserves.

The FY 2026/27 Reserve Study projects revenues and expenditures for each Zone for 30 years, beginning with FY 2026/27. The first ten (10) years are provided in Attachment A – DRAFT FY 2026/27 Landscaping & Lighting District No. 1984-1 Reserve Study.

Recommended FY 2026/27 CPI Increase for Citywide Zones 1 and 2 Assessments

In the spring of 2006, property owners approved a ballot that allows for an annual adjustment in the maximum assessment rates for the two (2) Citywide Zones - Citywide Lighting (Zone 1) and Citywide Landscaping (Zone 2) - based on the CPI, not to exceed

+2%. Since then, the maximum assessment rates for Zones 1 and 2 have been raised by the allowable CPI and are currently at the maximum allowable rates, as voted on by property owners.

The February 2026 CPI increase was 2.5%. Staff is recommending that the FY 2026/27 maximum rates for Zones 1 and 2 be increased by the allowable CPI. The preliminary FY 2026/27 budget and Reserve Study assume that the maximum assessment rate will be approved. The current and proposed assessments for Zones 1 and 2 are as follows:

Zone	Current Assessment Rate	Current Maximum Rate	Proposed Assessment Rate	Proposed Maximum Rate
1	\$35.98	\$35.98	\$36.70	\$36.70
2	\$77.73	\$77.73	\$79.28	\$79.28
Zones 1 & 2 Combined	\$113.71	\$113.71	\$115.98	\$115.98

The maximum allowable increase would be 2.0% or \$2.27 per unit per year for Zones 1 and 2 combined, or \$0.72 for Zone 1 and \$1.55 for Zone 2. The combined proposed maximum rate for FY 2026/27 for Zones 1 and 2 is \$115.98.

Raising the maximum assessment rate for Zone 1 is needed to cover increased electricity costs and plan for future re-lamping of streetlights. Staff recommends increasing the assessment rate to the maximum allowed rate of \$36.70 for FY 2026/27.

Raising the maximum assessment rate for Zone 2 is based on the current backlog of CIP projects for irrigation, landscaping, and tree removal/replacement improvements on major arterial roadways, as well as increased utility and contract costs. This work is shown in the Reserve Study program, which is updated annually over the next 10-15 years. Staff recommends increasing the assessment rate to the maximum allowed rate of \$79.28 for FY 2026/27.

Recommended Assessments for FY 2026/27

The current maximum rates for Zones 3 and 6 through 12 were set through a mailed ballot election in May 1997. The current maximum rate for Zone 4 was set through a mailed ballot election in May 2023, when property owners approved a new maximum rate, which shall be increased annually by the February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers (CPI). The maximum rate for Zone 5 was set through a special ballot election in July 1997. Zones 13 through 19 were created after 1997, and their maximum assessment rates were established through property owner balloting at the time of their creation.

During the formation and balloting process for Zones 18 (Old Ranch Summit) and 19 (Glass House), property owners approved increasing the maximum rate by up to 2% each year based on changes in CPI. The current CPI for February 2026 is 2.5%. The Zone 18

maximum assessment limit is not proposed to be increased, given its already high level relative to actual needs. The Zone 19 assessment limit is proposed to be increased by 2%.

The table below details the maximum rates, as well as current and proposed assessment rates for each Zone in FY 2026/27:

Assessment Rates Current and Proposed					
Zone	Maximum Assessment Rate	Current Assessment FY 2025/26	Proposed Assessment FY 2026/27	Change	
3 - Canyon Lakes	\$110	\$80	\$90	+\$10 Increase	
4 - Vista San Ramon***	\$415	\$300	\$300	-	
5 - Summerwood Loop	\$160	\$130	\$140	+\$10 Increase	
6 - West Branch*	\$380	\$380	\$380	-	At Max Assessment
7 - Bent Creek*	\$445	\$445	\$445	-	At Max Assessment
8 - Deerwood*	\$115	\$115	\$115	-	At Max Assessment
9 - Country View	\$100	\$80	\$80	-	
10 - Old Ranch Estates*	\$380	\$380	\$380	-	At Max Assessment
11 - Village Parkway*	\$110	\$110	\$110	-	At Max Assessment
12 - El Nido*	\$125	\$125	\$125	-	At Max Assessment
13 - Crown Ridge	\$1,000	\$780	\$780	-	
14 - Four Oaks*	\$175	\$175	\$175	-	At Max Assessment
15 - Circle E	\$300	\$235	\$235	-	
16 - Thomas Ranch	\$100	\$85	\$85	-	
17 - Henry Ranch	\$375	\$275	\$300	+\$25 Increase	
18 - Old Ranch Summit	\$1,858	\$400	\$400	-	
19 - Glass House**	\$16,440	\$16,118	\$16,440	+\$322 Increase	At Max Assessment

* Special zones that are/will be at maximum assessment rate FY 2026/27

** 2% maximum annual increase

*** Annual Max Assessment Rate increase equivalent to the February CPI

It should be noted that staff may increase assessments in future years for Special Zones 3, 4, 5, 9, 13, 15, 16, 17, and 18, all of which are not at their maximum assessment rate. These increases can be accomplished by Council action without balloting property owners, as the Zones are not at their maximum assessment rates.

Underfunded Zones

The FY 2026/27 Reserve Study identifies that the following nine (9) Zones are estimated to have negative fund balances within the next ten (10) years unless service levels are reduced, assessment rates are increased, or property owners approve increases to their maximum assessments. Eight (8) of the nine (9) Zones are at their maximum assessment rate. Citywide Lighting (Zone 1) and Glass House (Zone 19) expenditures increase annually at rates exceeding the allowable 2% CPI cap.

Zone	Projected Negative Balance FY
Zone 1 – Citywide Lighting	FY 32/33
Zone 5 – Summerwood Loop	FY 34/35
*Zone 6 – West Branch	FY 33/34
*Zone 7 – Bent Creek	FY 31/32
*Zone 10 – Old Ranch Estates	FY 33/34
*Zone 11 – Village Parkway	FY 32/33
*Zone 12 – El Nido	FY 33/34
*Zone 14 – Four Oaks	FY 31/32
Zone 19 – Glass House	FY 31/32

*At Maximum Assessment Rate

Rising utility and contract costs are the main factors contributing to operational deficiencies. Other contributing factors to increasing costs for all Zones are aging landscaping and irrigation infrastructure.

FY Zone Fund Balance

Zone	2024/25 (LY)	2025/26 (CY)	2025/26 (CY)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
1 Citywide Lighting	\$ 857,762	\$ 629,976	\$ 799,979	\$ 650,041	\$ 559,642	\$ 461,845	\$ 348,989	\$ 220,091	\$ 74,383	\$ (119,218)	\$ (301,579)	\$ (518,627)
2 Citywide Landscaping	\$ 526,999	\$ 797,668	\$ 790,189	\$ 707,108	\$ 815,173	\$ 896,757	\$ 981,166	\$ 1,030,250	\$ 1,076,260	\$ 1,037,009	\$ 1,032,917	\$ 1,001,408
3 Canyon Lakes	\$ 847,755	\$ 589,706	\$ 907,811	\$ 806,871	\$ 776,498	\$ 726,717	\$ 690,489	\$ 637,121	\$ 611,128	\$ 561,363	\$ 504,208	\$ 432,086
4 Vista San Ramon	\$ 31,461	\$ 77,058	\$ 73,751	\$ 64,695	\$ 77,824	\$ 83,174	\$ 77,479	\$ 84,929	\$ 90,975	\$ 93,814	\$ 96,891	\$ 98,400
5 Summerwood Loop	\$ 45,206	\$ 40,253	\$ 31,504	\$ 23,774	\$ 21,025	\$ 25,543	\$ 27,522	\$ 26,857	\$ 23,436	\$ 17,146	\$ 7,865	\$ (4,532)
6 West Branch	\$ 154,303	\$ 212,400	\$ 212,441	\$ 201,383	\$ 196,421	\$ 182,227	\$ 158,117	\$ 123,683	\$ 78,498	\$ 22,117	\$ (322,423)	\$ (950,946)
7 Bent Creek	\$ 164,487	\$ 203,152	\$ 146,813	\$ 123,274	\$ 106,332	\$ 83,502	\$ 50,777	\$ 12,892	\$ (32,930)	\$ (86,975)	\$ (149,542)	\$ (220,940)
8 Deerwood	\$ 52,479	\$ 99,015	\$ 86,449	\$ 81,073	\$ 82,140	\$ 84,394	\$ 83,400	\$ 79,011	\$ 71,072	\$ 59,419	\$ 43,885	\$ 24,289
9 Country View	\$ 48,018	\$ 16,674	\$ 44,192	\$ 31,897	\$ 30,677	\$ 32,429	\$ 31,849	\$ 32,415	\$ 32,356	\$ 29,898	\$ 28,517	\$ 26,438
10 Old Ranch Estates	\$ 25,850	\$ 57,415	\$ 57,670	\$ 55,422	\$ 54,081	\$ 50,803	\$ 38,793	\$ 31,573	\$ 22,267	\$ 9,042	\$ (4,686)	\$ (20,757)
11 Village Parkway	\$ 53,514	\$ 69,432	\$ 51,382	\$ 46,948	\$ 41,957	\$ 36,637	\$ 29,188	\$ 20,946	\$ 11,141	\$ (297)	\$ (13,443)	\$ (28,374)
12 El Nido	\$ 45,027	\$ 39,804	\$ 48,768	\$ 42,879	\$ 38,650	\$ 34,481	\$ 28,645	\$ 22,502	\$ 15,308	\$ 7,020	\$ (2,409)	\$ (13,025)
13 Crown Ridge	\$ 105,907	\$ 149,782	\$ 117,222	\$ 105,434	\$ 101,639	\$ 93,137	\$ 85,717	\$ 78,389	\$ 69,841	\$ 56,203	\$ 40,852	\$ 21,910
14 Four Oaks	\$ 23,590	\$ 21,314	\$ 24,327	\$ 20,623	\$ 17,588	\$ 13,921	\$ 9,679	\$ 4,840	\$ (625)	\$ (6,740)	\$ (13,535)	\$ (21,039)
15 Circle E	\$ 50,831	\$ 45,537	\$ 62,098	\$ 57,581	\$ 53,609	\$ 48,884	\$ 43,749	\$ 39,976	\$ 39,510	\$ 35,717	\$ 32,035	\$ 26,654
16 Thomas Ranch	\$ 20,416	\$ 21,253	\$ 24,542	\$ 22,564	\$ 21,892	\$ 22,456	\$ 23,204	\$ 23,414	\$ 23,063	\$ 22,127	\$ 20,581	\$ 18,398
17 Henry Ranch	\$ 89,343	\$ 66,992	\$ 93,733	\$ 64,223	\$ 62,990	\$ 59,710	\$ 60,277	\$ 62,093	\$ 62,560	\$ 61,626	\$ 59,236	\$ 55,335
18 Old Ranch Summit	\$ 50,421	\$ 26,444	\$ 37,764	\$ 34,611	\$ 30,948	\$ 23,432	\$ 26,085	\$ 24,772	\$ 25,456	\$ 21,597	\$ 20,155	\$ 17,587
19 Glass House	\$ 13,707	\$ 18,925	\$ 11,848	\$ 9,034	\$ 7,035	\$ 5,631	\$ 3,973	\$ 2,046	\$ (166)	\$ (2,677)	\$ (5,506)	\$ (8,669)

Potential Ballot Initiatives

The FY 2026/27 Reserve Study shows that, at current assessment rates, West Branch (Zone 6) will achieve a negative fund balance in FY 2033/34. Public outreach efforts are detailed below.

The fund for Zone 6 is only solvent due to savings in utility costs from the Step Fountain being out of operation, reduced landscape contract costs, and deferring landscape/irrigation renovation projects. Public outreach to Zone 6 has begun in order to describe pending Zone expenditures related to fountain maintenance/repair and landscape enhancement projects. Residents are currently being informed about ongoing maintenance and funding issues outlined in the Reserve Study to prepare for a possible Zone increase.

Recent work in Zone 6 is limited to reactive landscape, irrigation, and fountain maintenance, with limited plant infill using operating budget funds. Planned work includes component upgrades to the Reflection Fountain, such as tablet feeders, display pumps, and motors. This work is necessary to maintain the equipment and fountain infrastructure.

In January 2026, a survey was mailed to all 704 homes within the Zone (631.75 parcels). As of April 8, 2026, only 83 responses have been received. A preliminary review of the data indicates that property owners want the Step Fountain to remain operational and for the landscape to be renovated without an increase to their annual assessment. An in-person meeting with residents is scheduled for April 16, 2026. At the meeting, staff will discuss survey results, revenue, and expenditures.

Step Fountain Background

In March 2022, a valve failed in the Step Fountain equipment vault, resulting in flooding. The motor and other electrical components were damaged and needed to be replaced. As described below under Capital Improvement Projects, the replacement cost for these components is approximately \$110,000 (FY 2024/25 dollars). Based on feedback from the Finance Committee in FY 2024/25, rather than committing these funds to fountain repair, staff will prioritize maintenance for the Reflections Fountain and develop alternatives for the current Step Fountain site. After the initial outreach to residents in Zone 6, staff requested that Gates and Associates, one of the City's on-call Landscape Architecture consultants, prepare landscape renderings of the Step Fountain site. The renderings will be presented to Zone 6 residents during follow-up outreach.

The initial cost estimate from Gates and Associates to transform the Step Fountain site into a landscaped area is approximately \$682,840 (FY 2024/25 dollars).

Zone Projects

The following are the proposed new Zone-specific projects that will fall under either CIPs or Infrastructure Maintenance Fund (IMF). Amounts shown represent the funding requests for FY 2026/27:

CIP 300001 – Citywide Lighting Zone Improvements – Zone 1 - \$0

As part of the City Village – Summerhill Homes project (SD 9576), 11 new streetlamps will be installed on Norris Canyon Road, Camino Ramon, and Executive Parkway. Eleven (11) existing streetlights will also be converted to LEDs. PG&E will own all new streetlamp heads, and all improvements will be constructed and paid for by the developer.

CIP 300002 – Citywide Landscaping Zone Improvements – Zone 2 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300003 – Canyon Lakes Zone Improvements – Zone 3 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300004 – Vista San Ramon Zone Improvements – Zone 4 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300005 – Summerwood Loop Zone Improvements – Zone 5 - \$0

There are no new improvement projects scheduled for FY 2026/27.

CIP 300006 – West Branch Zone Improvements – Zone 6 - 0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements and Zone outreach.

CIP 300007 – Bent Creek Zone Improvements – Zone 7 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300008 – Deerwood Zone Improvements – Zone 8 - \$3,500

Work for FY 2026/27 includes retaining wall improvements and painting.

CIP 300009 – Country View Zone Improvements – Zone 9 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300010 – Old Ranch Estates Zone Improvements – Zone 10 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300011 – Village Parkway Zone Improvements – Zone 11 - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

CIP 300012 – El Nido Zone Improvements – Zone 12 - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

CIP 300013 – Crown Ridge Zone Improvements – Zone 13 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300014 – Four Oaks Zone Improvements – Zone 14 - \$0

There are no new improvement projects scheduled for FY 2026/27.

CIP 300015 – Circle E Zone Improvements – Zone 15 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300016 – Thomas Ranch Zone Improvements – Zone 16 - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

CIP 300017 – Henry Ranch Improvements – Zone 17 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300018 – Old Ranch Summit Zone Improvements – Zone 18 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements and Water Quality Control Pond improvements.

CIP 300019 – Glass House Zone Improvements – Zone 19 - \$1,000

Work for FY 2026/27 includes replacing dead/dying plant material and broken/rotted fence pickets.

CIP 300021 – Re-lamping – Zone 1 - \$0

There are no new improvement projects scheduled for FY 2026/27. There are sufficient parts available for re-lamping, so no new purchases are anticipated this fiscal year.

CIP 905530 – Bollinger Canyon Rd/Iron Horse Trail Bicycle Pedestrian Overcrossing – Zone 1 - \$0

There are no new improvement projects scheduled for FY 2026/27 other than scheduled maintenance and inspections.

New Development

As part of the City Village – Summerhill Homes project (SD 9576), a total of eleven (11) new streetlamps will be installed on Norris Canyon Road, Camino Ramon, and Executive Parkway.

Eleven existing streetlights will also be converted to LEDs. PG&E. will own all new streetlamp heads. All improvements will be constructed and paid for by the developer.

Fiscal Impact:

The Engineer's Report will be the basis for the FY 2026/27 Landscaping & Lighting District 1984-1 Operating and Capital Budgets and assessment rates. The associated costs, as well as revenues from these levies, will be presented to the City Council for review and will be included in the proposed FY 2026/27 Operating Budget and Capital Budget of the Five-Year Capital Improvement Program.

Alternative Option(s):

Do not re-establish the District and fund services through other City sources, or modify the scope of services, such as eliminating certain zone improvements.

Next Steps:

1. City Council approves the Engineer's Report for FY 2026/27, adopts a Resolution of Intention to levy and collect assessments for FY 2026/27, and sets a Public Hearing – May 26, 2026
2. Conduct Public Hearing and adopt a Resolution confirming the diagram and assessments and levying the assessments for FY 2026/27 – June 9, 2026
3. File the final Engineer's Report, together with the assessment roll and the assessment diagram, with the Contra Costa County Assessor's Office by August 10, 2026

Attachment(s):

- A. DRAFT FY 2026/27 Landscaping & Lighting District No. 1984-1 Reserve Study
- B. DRAFT FY 2026/27 Landscaping & Lighting District No. 1984-1 Engineer's Report

FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 1 - CITYWIDE LIGHTING												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 857,762	\$ 629,976	\$ 799,979	\$ 559,642	\$ 559,642	\$ 461,845	\$ 348,989	\$ 220,091	\$ 74,383	\$ (119,218)	\$ (301,579)	\$ (518,627)
REVENUES												
Assessment Revenue	935,202	954,028	954,028	973,119	992,475	1,012,362	1,032,514	1,053,196	1,074,143	1,095,620	1,117,628	1,139,901
Return Funding - CIP	600	-	-	-	-	-	-	-	-	-	-	-
Interest/Finance Adjustment	40,267	-	-	23,578	-	-	-	-	-	-	-	-
Damage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	976,068	954,028	954,028	996,697	992,475	1,012,362	1,032,514	1,053,196	1,074,143	1,095,620	1,117,628	1,139,901
EXPENDITURES												
Personnel	145,456	225,892	225,892	215,984	226,783	238,122	250,028	262,530	275,656	289,439	303,911	319,107
Contracts	96,929	28,540	59,080	28,540	29,396	30,278	31,186	32,122	33,086	34,078	35,101	36,154
Utilities	511,809	657,000	657,000	657,000	676,710	697,011	717,922	739,459	761,643	784,492	808,027	832,268
Materials & Supplies	13,546	22,900	22,900	22,900	22,900	22,900	22,900	22,900	22,900	22,900	22,900	22,900
Other	-	-	-	-	-	-	-	-	-	-	-	-
Indirect Costs	113,917	117,936	117,936	110,947	113,166	115,429	117,738	120,093	122,494	124,944	127,443	129,992
Assessment Collection Fee	24,363	21,158	21,158	21,158	21,317	21,477	21,638	21,800	21,963	22,128	22,294	22,461
LED Project Financing Lease Pmt	29,831	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	935,851	1,073,426	1,103,966	1,056,529	1,090,272	1,125,218	1,161,412	1,198,904	1,237,743	1,277,982	1,319,676	1,362,882
Net Increase (Decrease) in Fund Balance	40,218	(119,398)	(149,938)	(59,832)	(97,797)	(112,856)	(128,898)	(145,708)	(163,600)	(182,362)	(202,048)	(222,980)
Fund Balance w/o Project Costs	897,979	510,578	650,041	499,810	461,845	348,989	220,091	74,383	(89,218)	(301,579)	(503,627)	(741,608)
% of Operating Costs	96%	48%	59%	47%	42%	31%	19%	6%	-7%	-24%	-38%	-54%
IMPROVEMENT PROJECTS												
CIP 300001 - Signal/Street Light Pole Painting	48,000	-	-	-	-	-	-	-	15,000	-	-	-
CIP 300021 - Street Light Pole Relamping	50,000	-	-	-	-	-	-	-	15,000	-	15,000	-
CIP 905530 - IHT Overcrossing	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	98,000	-	-	-	-	-	-	-	30,000	-	15,000	-
Net Increase (Decrease) in Fund Balance	(57,782)	(119,398)	(149,938)	(59,832)	(97,797)	(112,856)	(128,898)	(145,708)	(193,600)	(182,362)	(217,048)	(222,980)
FUND BALANCE - JUNE 30	\$ 799,979	\$ 510,578	\$ 650,041	\$ 499,810	\$ 461,845	\$ 348,989	\$ 220,091	\$ 74,383	\$ (119,218)	\$ (301,579)	\$ (518,627)	\$ (741,608)
% of Operating Costs	85%	48%	59%	47%	42%	31%	19%	6%	-10%	-24%	-39%	-54%
LEVY INFORMATION												
Total Special Assessment	935,202	954,028	954,028	973,119	992,475	1,012,362	1,032,514	1,053,196	1,074,143	1,095,620	1,117,628	1,139,901
Total Parcels Levied	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50	26,515.50
Assessment Rate	35.27	35.98	35.98	36.70	37.43	38.18	38.94	39.72	40.51	41.32	42.15	42.99
Maximum Assessment Rate	35.27	35.98	35.98	36.70	37.43	38.18	38.94	39.72	40.51	41.32	42.15	42.99

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 2 - CITYWIDE LANDSCAPING												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 526,999	\$ 797,668	\$ 790,189	\$ 815,173	\$ 815,173	\$ 897,828	\$ 983,330	\$ 1,033,527	\$ 1,080,674	\$ 1,042,582	\$ 1,039,673	\$ 1,009,370
REVENUES												
Assessment Revenue	1,978,138	1,934,020	1,934,020	1,972,586	2,012,147	2,052,454	2,093,508	2,135,309	2,178,105	2,221,647	2,266,184	2,311,468
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Finance Adjustment	62,820	-	-	31,214	-	-	-	-	-	-	-	-
Damage Reimbursement	5,255	-	-	-	-	-	-	-	-	-	-	-
Electric Vehicle Charging Station	-	800	800	800	-	-	-	-	-	-	-	-
Fostoria Revenue (Town of Danville)	16,298	11,409	11,409	11,409	11,637	11,870	12,107	12,349	12,596	12,848	13,105	13,367
Total Revenues	2,062,510	1,946,229	1,946,229	2,016,009	2,023,784	2,064,324	2,105,616	2,147,658	2,190,701	2,234,495	2,279,290	2,324,836
EXPENDITURES												
Personnel - Public Services	345,746	420,799	420,799	417,361	438,229	460,141	483,148	507,305	532,670	559,304	587,269	616,632
Personnel - Engineering	24,309	32,386	32,386	19,305	20,270	21,284	22,348	23,465	24,639	25,871	27,164	28,522
Contracts	384,600	462,245	462,245	403,783	415,896	428,373	441,225	454,461	468,095	482,138	496,602	511,500
Utilities	422,306	425,250	439,550	453,750	467,363	481,383	495,825	510,700	526,021	541,801	558,055	574,797
Materials & Supplies	1,000	16,500	17,050	17,050	17,050	17,050	17,050	17,050	17,050	17,050	17,050	17,050
Other	705	650	650	650	650	650	650	650	650	650	650	650
Indirect Costs	169,193	167,751	167,751	155,134	158,237	161,401	164,629	167,922	171,280	174,706	178,200	181,764
Transfers Out to Special Zones - 30% Arterial Share	340,310	380,579	391,379	387,053	394,794	402,690	410,744	418,959	427,338	435,885	444,602	453,494
Total Expenditures	1,688,170	1,906,160	1,931,810	1,854,086	1,912,489	1,972,972	2,035,618	2,100,512	2,167,743	2,237,404	2,309,593	2,384,410
Net Increase (Decrease) in Fund Balance	374,340	40,069	14,419	161,923	111,295	91,352	69,998	47,146	22,958	(2,909)	(30,303)	(59,575)
Fund Balance w/o Project Costs	901,339	837,737	804,608	977,096	926,468	989,180	1,053,327	1,080,674	1,103,632	1,039,673	1,009,370	949,795
% of Operating Costs	53%	44%	42%	53%	48%	50%	52%	51%	51%	46%	44%	40%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300002 - Irrigation	-	-	-	-	6,800	-	6,800	-	21,800	-	-	-
CIP 300002 - Landscaping/Trees	72,000	72,000	72,000	-	15,000	-	8,500	-	31,000	-	-	-
CIP 300002 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	72,000	72,000	72,000	-	21,800	-	15,300	-	52,800	-	-	-
Transfers OUT to Special Zones - 30% Arterial Share	39,150	16,500	25,500	3,990	6,840	5,850	4,500	-	8,250	-	-	-
Total Improvement Projects (Including Transfers OUT)	111,150	88,500	97,500	3,990	28,640	5,850	19,800	-	61,050	-	-	-
Net Increase (Decrease) in Fund Balance	263,190	(48,431)	(83,081)	157,933	82,655	85,502	50,198	47,146	(38,092)	(2,909)	(30,303)	(59,575)
FUND BALANCE - JUNE 30	\$ 790,189	\$ 749,237	\$ 707,108	\$ 973,106	\$ 897,828	\$ 983,330	\$ 1,033,527	\$ 1,080,674	\$ 1,042,582	\$ 1,039,673	\$ 1,009,370	\$ 949,795
% of Operating Costs	47%	39%	37%	52%	47%	50%	51%	51%	48%	46%	44%	40%
LEVY INFORMATION												
Total Special Assessment	1,896,200	1,934,020	1,934,020	1,972,586	2,012,147	2,052,454	2,093,508	2,135,309	2,178,105	2,221,647	2,266,184	2,311,468
Total Parcels Levied	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25	24,881.25
Assessment Rate	76.21	77.73	77.73	79.28	80.87	82.49	84.14	85.82	87.54	89.29	91.08	92.90
Maximum Assessment Rate	76.21	77.73	77.73	79.28	80.87	82.49	84.14	85.82	87.54	89.29	91.08	92.90

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 3 - CANYON LAKES												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 847,755	\$ 589,706	\$ 907,811	\$ 776,498	\$ 776,498	\$ 726,717	\$ 690,489	\$ 637,121	\$ 611,128	\$ 561,363	\$ 504,208	\$ 432,086
REVENUES												
Assessment Revenue	240,940	240,940	240,940	271,058	271,058	301,175	301,175	331,293	331,293	331,293	331,293	331,293
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	30,642	-	-	20,580	-	-	-	-	-	-	-	-
Damage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-
HOA Contribution to Landscape Renovation	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	94,731	108,116	127,016	128,033	130,594	128,706	126,780	129,315	128,902	131,480	134,109	136,791
Total Revenues	366,313	349,056	367,956	419,670	401,651	429,881	427,955	460,608	460,194	462,772	465,402	468,084
EXPENDITURES												
Personnel	75,613	120,346	120,346	103,576	108,755	114,193	119,902	125,897	132,192	138,802	145,742	153,029
Contracts	26,376	79,848	79,848	74,268	76,496	78,791	81,155	83,589	86,097	88,680	91,340	94,080
Utilities	103,638	123,500	186,500	194,500	200,335	206,345	212,535	218,911	225,479	232,243	239,210	246,387
Materials & Supplies	3,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700
Indirect Costs	40,930	42,002	42,002	45,732	46,647	47,580	48,531	49,502	50,492	51,502	52,532	53,582
Total Expenditures	250,257	374,396	437,396	426,776	440,932	455,608	470,823	486,600	502,960	519,926	537,524	555,779
Net Increase (Decrease) in Fund Balance	116,056	(25,340)	(69,440)	(7,106)	(39,281)	(25,728)	(42,869)	(25,992)	(42,766)	(57,154)	(72,123)	(87,695)
Fund Balance w/o Project Costs	963,811	564,366	838,371	769,393	737,217	700,989	647,621	611,128	568,363	504,208	432,086	344,391
% of Operating Costs	385%	151%	192%	180%	167%	154%	138%	126%	113%	97%	80%	62%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300003 - Irrigation	25,000	5,000	5,000	-	5,000	-	5,000	-	-	-	-	-
CIP 300003 - Landscaping/Trees	55,000	40,000	40,000	-	10,000	15,000	10,000	-	10,000	-	-	-
CIP 300003 - Other Improvements												
Total Improvement Projects	80,000	45,000	45,000	-	15,000	15,000	15,000	-	10,000	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	(24,000)	(13,500)	(13,500)	-	(4,500)	(4,500)	(4,500)	-	(3,000)	-	-	-
Total Improvement Projects (Including Transfer IN)	56,000	31,500	31,500	-	10,500	10,500	10,500	-	7,000	-	-	-
Net Increase (Decrease) in Fund Balance	60,056	(56,840)	(100,940)	(7,106)	(49,781)	(36,228)	(53,369)	(25,992)	(49,766)	(57,154)	(72,123)	(87,695)
FUND BALANCE - JUNE 30	\$ 907,811	\$ 532,866	\$ 806,871	\$ 769,393	\$ 726,717	\$ 690,489	\$ 637,121	\$ 611,128	\$ 561,363	\$ 504,208	\$ 432,086	\$ 344,391
% of Operating Costs	363%	142%	184%	180%	165%	152%	135%	126%	112%	97%	80%	62%
	\$ 280,704.14											
LEVY INFORMATION												
Total Special Assessment	240,940	240,940	240,940	271,058	271,058	301,175	301,175	331,293	331,293	331,293	331,293	331,293
Total Parcels Levied	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75	3,011.75
Assessment Rate	80	80	80	90	90	100	100	110	110	110	110	110
Maximum Assessment Rate	110	110	110	110	110	110	110	110	110	110	110	110

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 4 - VISTA SAN RAMON												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 31,461	\$ 77,058	\$ 73,751	\$ 77,824	\$ 77,824	\$ 83,174	\$ 77,479	\$ 84,929	\$ 90,975	\$ 93,814	\$ 96,891	\$ 98,400
REVENUES												
Assessment Revenue	63,434	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	4,366	-	-	1,867	-	-	-	-	-	-	-	-
Damage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	6,362	9,071	9,071	6,981	7,121	7,263	7,408	7,556	7,708	7,862	8,019	8,179
Total Revenues	74,162	57,371	57,371	57,148	55,421	55,563	55,708	55,856	56,008	56,162	56,319	56,479
EXPENDITURES												
Personnel	6,178	9,537	9,537	8,632	9,064	9,517	9,993	10,492	11,017	11,568	12,146	12,753
Contracts	6,124	10,755	10,755	10,275	10,583	10,901	11,228	11,565	11,912	12,269	12,637	13,016
Utilities	14,331	18,100	18,100	18,800	19,364	19,945	20,543	21,160	21,794	22,448	23,122	23,815
Materials & Supplies	450	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Indirect Costs	4,788	5,035	5,035	4,706	4,800	4,896	4,994	5,094	5,196	5,300	5,406	5,514
Total Expenditures	31,871	44,927	44,927	43,913	45,311	46,759	48,258	49,810	51,419	53,084	54,810	56,599
Net Increase (Decrease) in Fund Balance	42,290	12,444	12,444	13,235	10,110	8,804	7,451	6,046	4,589	3,077	1,509	(119)
Fund Balance w/o Project Costs	73,751	89,502	86,195	91,059	87,934	91,979	84,929	90,975	95,564	96,891	98,400	98,281
% of Operating Costs	231%	199%	192%	207%	194%	197%	176%	183%	186%	183%	180%	174%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300004 - Irrigation	-	6,500	6,500	-	-	6,000	-	-	-	-	-	-
CIP 300004 - Landscaping/Trees	-	15,000	15,000	-	-	8,500	-	-	-	-	-	-
CIP 300004 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300004 - Irrigation	-	-	-	6,800	6,800	-	-	-	-	-	-	-
CIP 300004 - Landscaping/Trees	-	-	-	-	-	-	-	-	2,500	-	-	-
CIP 300004 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	-	21,500	21,500	6,800	6,800	14,500	-	-	2,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(2,040)	(2,040)	-	-	-	(750)	-	-	-
Total Improvement Projects (Including Transfer IN)	-	21,500	21,500	4,760	4,760	14,500	-	-	1,750	-	-	-
Net Increase (Decrease) in Fund Balance	42,290	(9,056)	(9,056)	8,475	5,350	(5,696)	7,451	6,046	2,839	3,077	1,509	(119)
FUND BALANCE - JUNE 30	\$ 73,751	\$ 68,002	\$ 64,695	\$ 86,299	\$ 83,174	\$ 77,479	\$ 84,929	\$ 90,975	\$ 93,814	\$ 96,891	\$ 98,400	\$ 98,281
% of Operating Costs	231%	151%	144%	197%	184%	166%	176%	183%	182%	183%	180%	174%
LEVY INFORMATION												
Total Special Assessment	63,434	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300
Total Parcels Levied	161	161	161	161	161	161	161	161	161	161	161	161
Assessment Rate	394	300	300	300	300	300	300	300	300	300	300	300
Maximum Assessment Rate	394	405	405	415	425	436	447	458	469	481	493	505

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 5 - SUMMERWOOD LOOP												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 45,206	\$ 40,253	\$ 31,504	\$ 23,774	\$ 21,025	\$ 25,543	\$ 27,522	\$ 26,857	\$ 23,436	\$ 17,146	\$ 7,865	\$ (4,532)
REVENUES												
Assessment Revenue	50,520	54,730	54,730	58,940	67,360	67,360	67,360	67,360	67,360	67,360	67,360	67,360
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	2,848	-	-	1,618	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	23,900	22,847	22,847	24,312	24,798	25,294	25,800	26,316	26,842	27,379	27,927	28,485
Total Revenues	77,268	77,577	77,577	84,870	92,158	92,654	93,160	93,676	94,202	94,739	95,287	95,845
EXPENDITURES												
Personnel	20,850	24,864	24,864	25,357	26,625	27,956	29,354	30,822	32,363	33,981	35,680	37,464
Contracts	15,739	20,876	21,226	19,162	19,737	20,329	20,939	21,567	22,214	22,880	23,567	24,274
Utilities	22,202	23,170	29,170	29,970	30,869	31,795	32,749	33,731	34,743	35,786	36,859	37,965
Materials & Supplies	1,241	1,100	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Indirect Costs	8,438	8,897	8,897	9,078	9,260	9,445	9,634	9,826	10,023	10,223	10,428	10,636
Total Expenditures	68,470	78,907	85,307	84,717	87,640	90,675	93,825	97,096	100,493	104,020	107,684	111,489
Net Increase (Decrease) in Fund Balance	8,798	(1,330)	(7,730)	153	4,518	1,979	(665)	(3,420)	(6,291)	(9,281)	(12,397)	(15,644)
Fund Balance w/o Project Costs	54,004	38,923	23,774	23,927	25,543	27,522	26,857	23,436	17,146	7,865	(4,532)	(20,176)
% of Operating Costs	79%	49%	28%	28%	29%	30%	29%	24%	17%	8%	-4%	-18%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300005 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300005 - Landscaping/Trees	22,500	-	-	-	-	-	-	-	-	-	-	-
CIP 300005 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300005 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300005 - Landscaping/Trees	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300005 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	22,500	-	-	-	-	-	-	-	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	22,500	-	-	-	-	-	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	(13,702)	(1,330)	(7,730)	153	4,518	1,979	(665)	(3,420)	(6,291)	(9,281)	(12,397)	(15,644)
FUND BALANCE - JUNE 30	\$ 31,504	\$ 38,923	\$ 23,774	\$ 23,927	\$ 25,543	\$ 27,522	\$ 26,857	\$ 23,436	\$ 17,146	\$ 7,865	\$ (4,532)	\$ (20,176)
% of Operating Costs	46%	49%	28%	28%	29%	30%	29%	24%	17%	8%	-4%	-18%
LEVY INFORMATION												
Total Special Assessment	50,520	54,730	54,730	58,940	67,360	67,360	67,360	67,360	67,360	67,360	67,360	67,360
Total Parcels Levied	421	421	421	421	421	421	421	421	421	421	421	421
Assessment Rate	120	130	130	140	160	160	160	160	160	160	160	160
Maximum Assessment Rate	160	160	160	160	160	160	160	160	160	160	160	160

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 6 - WEST BRANCH												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 154,303	\$ 212,400	\$ 212,441	\$ 201,383	\$ 196,421	\$ 182,227	\$ 158,117	\$ 123,683	\$ 78,498	\$ 22,117	\$ (322,423)	\$ (950,946)
REVENUES												
Assessment Revenue	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	10,665	-	-	5,554	-	-	-	-	-	-	-	-
Other Revenue (Damage Reimbursement)	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	87,787	92,656	92,656	90,295	92,101	93,943	95,822	97,738	99,693	101,687	103,721	105,795
Total Revenues	338,517	332,721	332,721	335,914	332,166	334,008	335,887	337,803	339,758	341,752	343,786	345,860
EXPENDITURES												
Personnel-Landscape	67,348	82,866	82,866	81,965	86,063	90,366	94,885	99,629	104,610	109,841	115,333	121,100
Personnel-Aquatics	12,817	13,314	13,314	13,625	14,306	15,022	15,773	16,561	17,389	18,259	19,172	20,130
Contracts	70,173	95,596	95,596	89,890	92,587	95,364	98,225	101,172	104,207	107,333	110,553	113,870
Utilities	91,796	104,300	104,300	104,500	107,635	110,864	114,190	117,616	121,144	124,778	128,522	132,377
Materials & Supplies	700	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150	9,150
Indirect Costs	37,545	38,553	38,553	35,901	36,619	37,351	38,098	38,860	39,638	40,430	41,239	42,064
Total Expenditures	280,379	343,779	343,779	335,031	346,360	358,118	370,321	382,988	396,139	409,792	423,969	438,691
Net Increase (Decrease) in Fund Balance	58,138	(11,058)	(11,058)	883	(14,194)	(24,110)	(34,434)	(45,185)	(56,381)	(68,040)	(80,183)	(92,831)
Fund Balance w/o Project Costs	212,441	201,342	201,383	202,266	182,227	158,117	123,683	78,498	22,117	(45,923)	(402,606)	(1,043,778)
% of Operating Costs	76%	59%	59%	60%	53%	44%	33%	20%	6%	-11%	-95%	-238%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300006 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300006 - Landscaping/Trees	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300006 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300006 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300006 - Landscaping/Trees	-	-	-	-	-	-	-	-	-	13,500	25,000	-
CIP 300006 - Fountains	-	-	-	-	-	-	-	-	-	263,000	523,340	-
CIP 300006 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	-	-	-	-	-	-	-	-	-	276,500	548,340	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	-	-	-	-	-	-	-	-	-	276,500	548,340	-
Net Increase (Decrease) in Fund Balance	58,138	(11,058)	(11,058)	883	(14,194)	(24,110)	(34,434)	(45,185)	(56,381)	(344,540)	(628,523)	(92,831)
FUND BALANCE - JUNE 30	\$ 212,441	\$ 201,342	\$ 201,383	\$ 202,266	\$ 182,227	\$ 158,117	\$ 123,683	\$ 78,498	\$ 22,117	\$ (322,423)	\$ (950,946)	\$ (1,043,778)
% of Operating Costs	76%	59%	59%	60%	53%	44%	33%	20%	6%	-79%	-224%	-238%
LEVY INFORMATION												
Total Special Assessment	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065	240,065
Total Parcels Levied	631.75	631.75	631.75	631.75	631.75	631.75	631.75	631.75	631.75	631.75	631.75	631.75
Assessment Rate	380	380	380	380	380	380	380	380	380	380	380	380
Maximum Assessment Rate	380	380	380	380	380	380	380	380	380	380	380	380

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 7 - BENT CREEK												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 164,487	\$ 203,152	\$ 146,813	\$ 123,274	\$ 106,332	\$ 83,502	\$ 50,777	\$ 12,892	\$ (32,930)	\$ (86,975)	\$ (149,542)	\$ (220,940)
REVENUES												
Assessment Revenue	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	11,582	-	-	6,579	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	17,177	25,376	25,376	24,468	24,957	25,457	25,966	26,485	27,015	27,555	28,106	28,668
Total Revenues	229,899	226,516	226,516	232,187	226,097	226,597	227,106	227,625	228,155	228,695	229,246	229,808
EXPENDITURES												
Personnel	46,408	41,216	41,216	42,404	44,524	46,750	49,088	51,542	54,119	56,825	59,667	62,650
Contracts	66,709	86,124	86,124	78,339	80,689	83,110	85,603	88,171	90,816	93,541	96,347	99,238
Utilities	76,225	88,000	88,000	88,000	90,640	93,359	96,160	99,045	102,016	105,077	108,229	111,476
Materials & Supplies	1,400	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700
Indirect Costs	28,230	28,015	28,015	25,857	26,374	26,902	27,440	27,988	28,548	29,119	29,702	30,296
Total Expenditures	218,972	250,055	250,055	241,300	248,928	256,821	264,991	273,447	282,200	291,262	300,644	310,359
Net Increase (Decrease) in Fund Balance	10,926	(23,539)	(23,539)	(9,113)	(22,830)	(30,225)	(37,885)	(45,822)	(54,046)	(62,567)	(71,398)	(80,551)
Fund Balance w/o Project Costs	175,413	179,613	123,274	114,161	83,502	53,277	12,892	(32,930)	(86,975)	(149,542)	(220,940)	(301,491)
% of Operating Costs	80%	72%	49%	47%	34%	21%	5%	-12%	-31%	-51%	-73%	-97%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300007 - Irrigation	5,000	-	-	-	-	-	-	-	-	-	-	-
CIP 300007 - Landscaping/Trees	-	-	-	-	-	2,500	-	-	-	-	-	-
CIP 300007 - Other Improvements	7,500	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300007 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300007 - Landscaping/Trees	20,000	-	-	-	-	-	-	-	-	-	-	-
CIP 300007 - Other Improvements	3,000	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	35,500	-	-	-	-	2,500	-	-	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	(6,900)	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	28,600	-	-	-	-	2,500	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	(17,674)	(23,539)	(23,539)	(9,113)	(22,830)	(32,725)	(37,885)	(45,822)	(54,046)	(62,567)	(71,398)	(80,551)
FUND BALANCE - JUNE 30	\$ 146,813	\$ 179,613	\$ 123,274	\$ 114,161	\$ 83,502	\$ 50,777	\$ 12,892	\$ (32,930)	\$ (86,975)	\$ (149,542)	\$ (220,940)	\$ (301,491)
% of Operating Costs	67%	72%	49%	47%	34%	20%	5%	-12%	-31%	-51%	-73%	-97%
LEVY INFORMATION												
Total Special Assessment	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140	201,140
Total Parcels Levied	452	452	452	452	452	452	452	452	452	452	452	452
Assessment Rate	445	445	445	445	445	445	445	445	445	445	445	445
Maximum Assessment Rate	445	445	445	445	445	445	445	445	445	445	445	445

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 8 - DEERWOOD												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 52,479	\$ 99,015	\$ 86,449	\$ 81,073	\$ 82,140	\$ 84,394	\$ 83,400	\$ 79,011	\$ 71,072	\$ 59,419	\$ 43,885	\$ 24,289
REVENUES												
Assessment Revenue	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	5,097	-	-	2,471	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	31,394	33,971	33,971	31,364	33,579	34,251	34,936	35,635	36,347	37,074	37,816	38,572
Total Revenues	109,976	107,456	107,456	107,320	107,064	107,736	108,421	109,120	109,832	110,559	111,301	112,057
EXPENDITURES												
Personnel	26,933	52,550	52,550	44,135	46,342	48,659	51,092	53,646	56,329	59,145	62,102	65,207
Contracts	4,500	10,112	10,112	8,584	8,842	9,107	9,380	9,661	9,951	10,250	10,557	10,874
Utilities	32,362	36,100	36,100	36,100	37,183	38,298	39,447	40,631	41,850	43,105	44,398	45,730
Materials & Supplies	-	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
Indirect Costs	12,211	12,670	12,670	10,828	11,045	11,265	11,491	11,721	11,955	12,194	12,438	12,687
Total Expenditures	76,006	112,832	112,832	101,047	104,811	108,730	112,810	117,059	121,485	126,094	130,896	135,899
Net Increase (Decrease) in Fund Balance	33,970	(5,376)	(5,376)	6,273	2,254	(994)	(4,389)	(7,939)	(11,652)	(15,535)	(19,595)	(23,841)
Fund Balance w/o Project Costs	86,449	93,639	81,073	87,346	84,394	83,400	79,011	71,072	59,419	43,885	24,289	448
% of Operating Costs	114%	83%	72%	86%	81%	77%	70%	61%	49%	35%	19%	0%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300008 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300008 - Landscaping/Trees	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300008 - Other Improvements	-	-	-	3,500	-	-	-	-	-	-	-	-
Total Improvement Projects	-	-	-	3,500	-	-	-	-	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(1,050)	-	-	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	-	-	-	2,450	-	-	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	33,970	(5,376)	(5,376)	3,823	2,254	(994)	(4,389)	(7,939)	(11,652)	(15,535)	(19,595)	(23,841)
FUND BALANCE - JUNE 30	\$ 86,449	\$ 93,639	\$ 81,073	\$ 84,896	\$ 84,394	\$ 83,400	\$ 79,011	\$ 71,072	\$ 59,419	\$ 43,885	\$ 24,289	\$ 448
% of Operating Costs	114%	83%	72%	84%	81%	77%	70%	61%	49%	35%	19%	0%
LEVY INFORMATION												
Total Special Assessment	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485	73,485
Total Parcels Levied	639	639	639	639	639	639	639	639	639	639	639	639
Assessment Rate	115	115	115	115	115	115	115	115	115	115	115	115
Maximum Assessment Rate	115	115	115	115	115	115	115	115	115	115	115	115

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 9 - COUNTRY VIEW												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 48,018	\$ 16,674	\$ 44,192	\$ 31,897	\$ 30,677	\$ 32,429	\$ 31,849	\$ 32,415	\$ 32,356	\$ 29,898	\$ 28,517	\$ 26,438
REVENUES												
Assessment Revenue	-	14,720	14,720	14,720	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400
Return Funding - CIP				-	-	-	-	-	-	-	-	-
Interest	1,469	-	-	1,115	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	9,682	4,301	4,301	6,894	7,032	7,173	7,316	7,462	7,612	7,764	7,919	8,077
Total Revenues	11,151	19,021	19,021	22,729	25,432	25,573	25,716	25,862	26,012	26,164	26,319	26,477
EXPENDITURES												
Personnel	2,574	2,957	2,957	2,962	3,110	3,266	3,429	3,600	3,780	3,969	4,168	4,376
Contracts	6,666	8,006	8,006	6,926	7,134	7,348	7,568	7,795	8,029	8,270	8,518	8,774
Utilities	3,137	9,800	9,800	9,800	10,094	10,397	10,709	11,030	11,361	11,702	12,053	12,414
Materials & Supplies	-	830	830	830	830	830	830	830	830	830	830	830
Indirect Costs	2,599	2,723	2,723	2,463	2,512	2,563	2,614	2,666	2,719	2,774	2,829	2,886
Total Expenditures	14,976	24,316	24,316	22,981	23,680	24,403	25,150	25,922	26,720	27,545	28,398	29,280
Net Increase (Decrease) in Fund Balance	(3,825)	(5,295)	(5,295)	(252)	1,752	1,170	566	(59)	(708)	(1,381)	(2,079)	(2,803)
Fund Balance w/o Project Costs	44,192	11,379	38,897	31,646	32,429	33,599	32,415	32,356	31,648	28,517	26,438	23,635
% of Operating Costs	295%	47%	160%	138%	137%	138%	129%	125%	118%	104%	93%	81%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300009 - Irrigation	-	5,000	5,000	-	-	-	-	-	-	-	-	-
CIP 300009 - Landscaping/Trees	-	5,000	5,000	-	-	2,500	-	-	2,500	-	-	-
CIP 300009 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	-	10,000	10,000	-	-	2,500	-	-	2,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	(3,000)	(3,000)	-	-	(750)	-	-	(750)	-	-	-
Total Improvement Projects (Including Transfer IN)	-	7,000	7,000	-	-	1,750	-	-	1,750	-	-	-
Net Increase (Decrease) in Fund Balance	(3,825)	(12,295)	(12,295)	(252)	1,752	(580)	566	(59)	(2,458)	(1,381)	(2,079)	(2,803)
FUND BALANCE - JUNE 30	\$ 44,192	\$ 4,379	\$ 31,897	\$ 31,646	\$ 32,429	\$ 31,849	\$ 32,415	\$ 32,356	\$ 29,898	\$ 28,517	\$ 26,438	\$ 23,635
% of Operating Costs	295%	18%	131%	138%	137%	131%	129%	125%	112%	104%	93%	81%
LEVY INFORMATION												
Total Special Assessment	14,720	14,720	14,720	14,720	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400
Total Parcels Levied	184	184	184	184	184	184	184	184	184	184	184	184
Assessment Rate	80	80	80	80	100	100	100	100	100	100	100	100
Maximum Assessment Rate	100	100	100	100	100	100	100	100	100	100	100	100

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 10 - OLD RANCH ESTATES												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 25,850	\$ 57,415	\$ 57,670	\$ 55,422	\$ 54,081	\$ 50,803	\$ 38,793	\$ 31,573	\$ 22,267	\$ 9,042	\$ (4,686)	\$ (20,757)
REVENUES												
Assessment Revenue	47,600	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680
Return Funding - CIP	50,000	-	-	-	-	-	-	-	-	-	-	-
Interest	2,954	-	-	1,341	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	2,537	3,126	3,126	2,895	3,189	3,252	3,317	3,384	3,451	3,520	3,591	3,663
Total Revenues	103,091	54,806	54,806	55,916	54,869	54,932	54,997	55,064	55,131	55,200	55,271	55,343
EXPENDITURES												
Personnel	14,777	16,476	16,476	16,897	17,742	18,629	19,560	20,538	21,565	22,644	23,776	24,965
Contracts	15,928	21,028	21,028	19,600	20,188	20,794	21,417	22,060	22,722	23,403	24,106	24,829
Utilities	9,662	8,250	12,250	12,350	12,721	13,102	13,495	13,900	14,317	14,747	15,189	15,645
Materials & Supplies	535	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
Indirect Costs	5,369	5,950	5,950	6,025	6,146	6,268	6,394	6,522	6,652	6,785	6,921	7,059
Total Expenditures	46,271	53,054	57,054	56,222	58,146	60,143	62,217	64,370	66,606	68,929	71,341	73,847
Net Increase (Decrease) in Fund Balance	56,820	1,752	(2,248)	(306)	(3,277)	(5,211)	(7,219)	(9,306)	(11,475)	(13,728)	(16,070)	(18,505)
Fund Balance w/o Project Costs	82,670	59,167	55,422	55,116	50,803	45,593	31,573	22,267	10,792	(4,686)	(20,757)	(39,261)
% of Operating Costs	179%	112%	97%	98%	87%	76%	51%	35%	16%	-7%	-29%	-53%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300010 - Irrigation	-	-	-	-	-	6,800	-	-	-	-	-	-
CIP 300010 - Landscaping/Trees	25,000	-	-	-	-	-	-	-	-	-	-	-
CIP 300010 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300010 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300010 - Landscaping/Trees	-	-	-	-	-	-	-	-	2,500	-	-	-
CIP 300010 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	25,000	-	-	-	-	6,800	-	-	2,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-	-	-	-	-	(750)	-	-	-
Total Improvement Projects (Including Transfer IN)	25,000	-	-	-	-	6,800	-	-	1,750	-	-	-
Net Increase (Decrease) in Fund Balance	31,820	1,752	(2,248)	(306)	(3,277)	(12,011)	(7,219)	(9,306)	(13,225)	(13,728)	(16,070)	(18,505)
FUND BALANCE - JUNE 30	\$ 57,670	\$ 59,167	\$ 55,422	\$ 55,116	\$ 50,803	\$ 38,793	\$ 31,573	\$ 22,267	\$ 9,042	\$ (4,686)	\$ (20,757)	\$ (39,261)
% of Operating Costs	125%	112%	97%	98%	87%	65%	51%	35%	14%	-7%	-29%	-53%
LEVY INFORMATION												
Total Special Assessment	47,600	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680	51,680
Total Parcels Levied	136	136	136	136	136	136	136	136	136	136	136	136
Assessment Rate	350	380	380	380	380	380	380	380	380	380	380	380
Maximum Assessment Rate	380	380	380	380	380	380	380	380	380	380	380	380

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 11 - VILLAGE PARKWAY												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 53,514	\$ 69,432	\$ 51,382	\$ 46,948	\$ 41,957	\$ 36,637	\$ 29,188	\$ 20,946	\$ 11,141	\$ (297)	\$ (13,443)	\$ (28,374)
REVENUES												
Assessment Revenue	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510
Return Funding - CIP	5,977	-	-	-	-	-	-	-	-	-	-	-
Interest	3,380	-	-	1,906	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	7,918	13,757	13,757	13,485	13,755	14,030	14,310	14,597	14,889	15,186	15,490	15,800
Total Revenues	43,785	40,267	40,267	41,901	40,265	40,540	40,820	41,107	41,399	41,696	42,000	42,310
EXPENDITURES												
Personnel	16,873	18,856	18,856	19,385	20,354	21,372	22,441	23,563	24,741	25,978	27,277	28,640
Contracts	8,107	13,176	13,176	12,204	12,570	12,947	13,336	13,736	14,148	14,572	15,009	15,460
Utilities	5,457	6,900	6,900	6,900	7,107	7,320	7,540	7,766	7,999	8,239	8,486	8,741
Materials & Supplies	150	750	750	750	750	750	750	750	750	750	750	750
Indirect Costs	4,830	5,019	5,019	4,709	4,803	4,899	4,997	5,097	5,199	5,303	5,409	5,517
Total Expenditures	35,417	44,701	44,701	43,948	45,585	47,289	49,063	50,911	52,837	54,842	56,931	59,108
Net Increase (Decrease) in Fund Balance	8,368	(4,434)	(4,434)	(2,047)	(5,320)	(6,749)	(8,243)	(9,805)	(11,438)	(13,146)	(14,931)	(16,798)
Fund Balance w/o Project Costs	61,882	64,998	46,948	44,902	36,637	29,888	20,946	11,141	(297)	(13,443)	(28,374)	(45,173)
% of Operating Costs	175%	145%	105%	102%	80%	63%	43%	22%	-1%	-25%	-50%	-76%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300011 - Irrigation	15,000	-	-	-	-	-	-	-	-	-	-	-
CIP 300011 - Landscaping/Trees	-	-	-	1,000	-	1,000	-	-	-	-	-	-
CIP 300011 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	15,000	-	-	1,000	-	1,000	-	-	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	(4,500)	-	-	(300)	-	(300)	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	10,500	-	-	700	-	700	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	(2,132)	(4,434)	(4,434)	(2,747)	(5,320)	(7,449)	(8,243)	(9,805)	(11,438)	(13,146)	(14,931)	(16,798)
FUND BALANCE - JUNE 30	\$ 51,382	\$ 64,998	\$ 46,948	\$ 44,202	\$ 36,637	\$ 29,188	\$ 20,946	\$ 11,141	\$ (297)	\$ (13,443)	\$ (28,374)	\$ (45,173)
% of Operating Costs	145%	145%	105%	101%	80%	62%	43%	22%	-1%	-25%	-50%	-76%
LEVY INFORMATION												
Total Special Assessment	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510	26,510
Total Parcels Levied	241	241	241	241	241	241	241	241	241	241	241	241
Assessment Rate	110	110	110	110	110	110	110	110	110	110	110	110
Maximum Assessment Rate	110	110	110	110	110	110	110	110	110	110	110	110

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 12 - EL NIDO												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 45,027	\$ 39,804	\$ 48,768	\$ 42,879	\$ 38,650	\$ 34,481	\$ 28,645	\$ 22,502	\$ 15,308	\$ 7,020	\$ (2,409)	\$ (13,025)
REVENUES												
Assessment Revenue	17,380	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750
Return Funding - CIP	7,568	-	-	-	-	-	-	-	-	-	-	-
Interest	2,079	-	-	1,224	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	7,001	10,550	11,450	10,281	10,487	10,696	10,910	11,128	11,351	11,578	11,810	12,046
Total Revenues	34,028	30,300	31,200	31,255	30,237	30,446	30,660	30,878	31,101	31,328	31,560	31,796
EXPENDITURES												
Personnel	7,953	9,529	9,529	9,633	10,115	10,620	11,151	11,709	12,294	12,909	13,555	14,232
Contracts	4,648	9,737	9,737	5,673	5,843	6,018	6,199	6,385	6,577	6,774	6,977	7,186
Utilities	8,688	10,300	13,300	13,700	14,111	14,534	14,970	15,419	15,882	16,359	16,849	17,355
Materials & Supplies	150	700	700	700	700	700	700	700	700	700	700	700
Indirect Costs	3,598	3,823	3,823	3,565	3,636	3,709	3,783	3,859	3,936	4,015	4,095	4,177
Total Expenditures	25,037	34,089	37,089	33,271	34,405	35,582	36,804	38,072	39,389	40,756	42,176	43,650
Net Increase (Decrease) in Fund Balance	8,991	(3,789)	(5,889)	(2,016)	(4,169)	(5,136)	(6,144)	(7,194)	(8,288)	(9,428)	(10,616)	(11,855)
Fund Balance w/o Project Costs	54,018	36,015	42,879	40,863	34,481	29,345	22,502	15,308	7,020	(2,409)	(13,025)	(24,880)
% of Operating Costs	216%	106%	116%	123%	100%	82%	61%	40%	18%	-6%	-31%	-57%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300012 - Irrigation	7,500	-	-	-	-	-	-	-	-	-	-	-
CIP 300012 - Landscaping/Trees	-	-	-	1,000	-	1,000	-	-	-	-	-	-
CIP 300012 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	7,500	-	-	1,000	-	1,000	-	-	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	(2,250)	-	-	(300)	-	(300)	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	5,250	-	-	700	-	700	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	3,741	(3,789)	(5,889)	(2,716)	(4,169)	(5,836)	(6,144)	(7,194)	(8,288)	(9,428)	(10,616)	(11,855)
FUND BALANCE - JUNE 30	\$ 48,768	\$ 36,015	\$ 42,879	\$ 40,163	\$ 34,481	\$ 28,645	\$ 22,502	\$ 15,308	\$ 7,020	\$ (2,409)	\$ (13,025)	\$ (24,880)
% of Operating Costs	195%	106%	116%	121%	100%	81%	61%	40%	18%	-6%	-31%	-57%
LEVY INFORMATION												
Total Special Assessment	17,380	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750	19,750
Total Parcels Levied	158	158	158	158	158	158	158	158	158	158	158	158
Assessment Rate	110	125	125	125	125	125	125	125	125	125	125	125
Maximum Assessment Rate	125	125	125	125	125	125	125	125	125	125	125	125

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 13 - CROWN RIDGE												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 105,907	\$ 149,782	\$ 117,222	\$ 105,434	\$ 101,639	\$ 93,137	\$ 85,717	\$ 78,389	\$ 69,841	\$ 56,203	\$ 40,852	\$ 21,910
REVENUES												
Assessment Revenue	81,120	81,120	81,120	81,120	81,120	83,200	88,400	88,400	88,400	88,400	88,400	88,400
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	8,042	-	-	4,437	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	19,770	21,182	21,182	20,160	20,563	20,974	21,394	21,822	22,258	22,703	23,158	23,621
Total Revenues	108,932	102,302	102,302	105,717	101,683	104,174	109,794	110,222	110,658	111,103	111,558	112,021
EXPENDITURES												
Personnel	21,862	17,214	17,214	17,225	18,086	18,991	19,940	20,937	21,984	23,083	24,237	25,449
Contracts	28,699	36,630	36,630	31,626	32,575	33,552	34,559	35,595	36,663	37,763	38,896	40,063
Utilities	26,415	42,000	42,000	42,000	43,260	44,558	45,895	47,271	48,690	50,150	51,655	53,204
Materials & Supplies	850	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800
Indirect Costs	13,290	12,446	12,446	11,240	11,465	11,694	11,928	12,167	12,410	12,658	12,911	13,169
Total Expenditures	91,116	111,090	111,090	104,891	108,186	111,594	115,121	118,770	122,547	126,455	130,499	134,686
Net Increase (Decrease) in Fund Balance	17,815	(8,788)	(8,788)	826	(6,503)	(7,420)	(5,327)	(8,549)	(11,888)	(15,351)	(18,942)	(22,665)
Fund Balance w/o Project Costs	123,722	140,994	108,434	106,261	95,137	85,717	80,389	69,841	57,953	40,852	21,910	(755)
% of Operating Costs	136%	127%	98%	101%	88%	77%	70%	59%	47%	32%	17%	-1%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300013 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300013 - Landscaping/Trees	3,000	3,000	3,000	-	2,000	-	2,000	-	-	-	-	-
CIP 300013 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300013 - Irrigation	5,000	-	-	-	-	-	-	-	-	-	-	-
CIP 300013 - Landscaping/Trees	-	-	-	-	-	-	-	-	2,500	-	-	-
CIP 300013 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	8,000	3,000	3,000	-	2,000	-	2,000	-	2,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	(1,500)	-	-	-	-	-	-	-	(750)	-	-	-
Total Improvement Projects (Including Transfer IN)	6,500	3,000	3,000	-	2,000	-	2,000	-	1,750	-	-	-
Net Increase (Decrease) in Fund Balance	11,315	(11,788)	(11,788)	826	(8,503)	(7,420)	(7,327)	(8,549)	(13,638)	(15,351)	(18,942)	(22,665)
FUND BALANCE - JUNE 30	\$ 117,222	\$ 137,994	\$ 105,434	\$ 106,261	\$ 93,137	\$ 85,717	\$ 78,389	\$ 69,841	\$ 56,203	\$ 40,852	\$ 21,910	\$ (755)
% of Operating Costs	129%	124%	95%	101%	86%	77%	68%	59%	46%	32%	17%	-1%
LEVY INFORMATION												
Total Special Assessment	81,120	81,120	81,120	81,120	81,120	83,200	88,400	88,400	88,400	88,400	88,400	88,400
Total Parcels Levied	104	104	104	104	104	104	104	104	104	104	104	104
Assessment Rate	780	780	780	780	780	800	850	850	850	850	850	850
Maximum Assessment Rate	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY													
ZONE 14 - FOUR OAKS													
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated	
FUND BALANCE - JULY 1	\$ 23,590	\$ 21,314	\$ 24,327	\$ 20,623	\$ 17,588	\$ 13,921	\$ 9,679	\$ 4,840	\$ (625)	\$ (6,740)	\$ (13,535)	\$ (21,039)	
REVENUES													
Assessment Revenue	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-	
Interest	1,043	-	-	638	-	-	-	-	-	-	-	-	
Other Revenue (Transfers from Citywide)	5,497	6,036	6,036	5,761	5,876	5,994	6,114	6,236	6,361	6,488	6,618	6,750	
Total Revenues	16,865	16,361	16,361	16,724	16,201	16,319	16,439	16,561	16,686	16,813	16,943	17,075	
EXPENDITURES													
Personnel	5,497	6,379	6,379	6,399	6,719	7,055	7,408	7,778	8,167	8,575	9,004	9,454	
Contracts	5,235	6,335	6,335	5,646	5,815	5,990	6,170	6,355	6,545	6,742	6,944	7,152	
Utilities	3,158	4,500	4,500	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	
Materials & Supplies	100	600	600	600	600	600	600	600	600	600	600	600	
Indirect Costs	2,138	2,251	2,251	2,058	2,099	2,141	2,184	2,228	2,272	2,318	2,364	2,411	
Total Expenditures	16,128	20,065	20,065	19,203	19,868	20,560	21,278	22,025	22,801	23,608	24,446	25,318	
Net Increase (Decrease) in Fund Balance	737	(3,704)	(3,704)	(2,479)	(3,667)	(4,241)	(4,840)	(5,464)	(6,116)	(6,795)	(7,504)	(8,243)	
Fund Balance w/o Project Costs	24,327	17,610	20,623	18,144	13,921	9,679	4,840	(625)	(6,740)	(13,535)	(21,039)	(29,282)	
% of Operating Costs	151%	88%	103%	94%	70%	47%	23%	-3%	-30%	-57%	-86%	-116%	
IMPROVEMENT PROJECTS													
ARTERIAL													
CIP 300014 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	
CIP 300014 - Landscaping/Trees	-	-	-	-	-	-	-	-	-	-	-	-	
CIP 300014 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-	
Total Improvement Projects	-	-	-	-	-	-	-	-	-	-	-	-	
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-	-	-	-	-	-	-	-	-	
Total Improvement Projects (Including Transfer IN)	-	-	-	-	-	-	-	-	-	-	-	-	
Net Increase (Decrease) in Fund Balance	737	(3,704)	(3,704)	(2,479)	(3,667)	(4,241)	(4,840)	(5,464)	(6,116)	(6,795)	(7,504)	(8,243)	
FUND BALANCE - JUNE 30	\$ 24,327	\$ 17,610	\$ 20,623	\$ 18,144	\$ 13,921	\$ 9,679	\$ 4,840	\$ (625)	\$ (6,740)	\$ (13,535)	\$ (21,039)	\$ (29,282)	
% of Operating Costs	151%	88%	103%	94%	70%	47%	23%	-3%	-30%	-57%	-86%	-116%	
LEVY INFORMATION													
Total Special Assessment	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	10,325	
Unit Factors	59	59	59	59	59	59	59	59	59	59	59	59	
Assessment Rate	175	175	175	175	175	175	175	175	175	175	175	175	
Maximum Assessment Rate	175	175	175	175	175	175	175	175	175	175	175	175	

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FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 15 - CIRCLE E												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 50,831	\$ 45,537	\$ 62,098	\$ 57,581	\$ 53,609	\$ 48,884	\$ 43,749	\$ 39,976	\$ 39,510	\$ 35,717	\$ 32,035	\$ 26,654
REVENUES												
Assessment Revenue	34,425	35,955	35,955	35,955	38,250	38,250	42,075	45,900	45,900	45,900	45,900	45,900
Return Funding - CIP	9,337	-	-	-	-	-	-	-	-	-	-	-
Interest	2,607	-	-	1,556	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	4,159	5,404	5,404	4,392	4,480	4,569	4,661	4,754	4,849	4,946	5,045	5,146
Total Revenues	50,528	41,359	41,359	41,903	42,730	42,819	46,736	50,654	50,749	50,846	50,945	51,046
EXPENDITURES												
Personnel	9,396	11,037	11,037	10,991	11,541	12,118	12,723	13,360	14,028	14,729	15,465	16,239
Contracts	6,800	7,010	7,010	6,511	6,706	6,908	7,115	7,328	7,548	7,774	8,008	8,248
Utilities	12,301	20,135	20,135	20,135	20,739	21,361	22,002	22,662	23,342	24,042	24,764	25,506
Materials & Supplies	750	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550
Indirect Costs	5,013	5,144	5,144	4,823	4,919	5,018	5,118	5,221	5,325	5,431	5,540	5,651
Total Expenditures	34,260	45,876	45,876	45,010	46,455	47,954	49,508	51,121	52,793	54,527	56,327	58,194
Net Increase (Decrease) in Fund Balance	16,268	(4,517)	(4,517)	(3,107)	(3,726)	(5,135)	(2,773)	(466)	(2,043)	(3,681)	(5,382)	(7,148)
Fund Balance w/o Project Costs	67,098	41,020	57,581	54,474	49,884	43,749	40,976	39,510	37,467	32,035	26,654	19,506
% of Operating Costs	196%	89%	126%	121%	107%	91%	83%	77%	71%	59%	47%	34%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300015 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300015 - Landscaping/Trees	-	-	-	-	1,000	-	1,000	-	-	-	-	-
CIP 300015 - Other Improvements	5,000	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300015 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300015 - Landscaping/Trees	-	-	-	-	-	-	-	-	2,500	-	-	-
CIP 300015 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	5,000	-	-	-	1,000	-	1,000	-	2,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-	-	-	-	-	(750)	-	-	-
Total Improvement Projects (Including Transfer IN)	5,000	-	-	-	1,000	-	1,000	-	1,750	-	-	-
Net Increase (Decrease) in Fund Balance	11,268	(4,517)	(4,517)	(3,107)	(4,726)	(5,135)	(3,773)	(466)	(3,793)	(3,681)	(5,382)	(7,148)
FUND BALANCE - JUNE 30	\$ 62,098	\$ 41,020	\$ 57,581	\$ 54,474	\$ 48,884	\$ 43,749	\$ 39,976	\$ 39,510	\$ 35,717	\$ 32,035	\$ 26,654	\$ 19,506
% of Operating Costs	181%	89%	126%	121%	105%	91%	81%	77%	68%	59%	47%	34%
LEVY INFORMATION												
Total Special Assessment	34,425	35,955	35,955	35,955	38,250	38,250	42,075	45,900	45,900	45,900	45,900	45,900
Total Parcels Levied	153	153	153	153	153	153	153	153	153	153	153	153
Assessment Rate	225	235	235	235	250	250	275	300	300	300	300	300
Maximum Assessment Rate	300	300	300	300	300	300	300	300	300	300	300	300

DRAFT FY27 Landscaping & Lighting District No. 1984-1 Reserve Study

FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 16 - THOMAS RANCH												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 20,416	\$ 21,253	\$ 24,542	\$ 22,564	\$ 21,892	\$ 22,456	\$ 23,204	\$ 23,414	\$ 23,063	\$ 22,127	\$ 20,581	\$ 18,398
REVENUES												
Assessment Revenue	10,500	11,900	11,900	11,900	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Return Funding - CIP	268	-	-	-	-	-	-	-	-	-	-	-
Interest	1,111	-	-	620	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	5,425	6,400	6,400	5,675	5,789	5,904	6,022	6,143	6,266	6,391	6,519	6,649
Total Revenues	17,304	18,300	18,300	18,195	19,789	19,904	20,022	20,143	20,266	20,391	20,519	20,649
EXPENDITURES												
Personnel	3,158	6,859	6,859	5,609	5,889	6,184	6,493	6,818	7,159	7,517	7,892	8,287
Contracts	4,443	5,494	5,494	4,738	4,880	5,027	5,177	5,333	5,493	5,657	5,827	6,002
Utilities	3,267	4,900	4,900	4,900	5,047	5,198	5,354	5,515	5,680	5,851	6,026	6,207
Materials & Supplies	200	750	750	750	750	750	750	750	750	750	750	750
Indirect Costs	2,110	2,275	2,275	1,920	1,958	1,998	2,038	2,078	2,120	2,162	2,205	2,250
Total Expenditures	13,178	20,278	20,278	17,917	18,525	19,156	19,812	20,494	21,202	21,937	22,701	23,496
Net Increase (Decrease) in Fund Balance	4,126	(1,978)	(1,978)	278	1,264	748	210	(351)	(936)	(1,546)	(2,183)	(2,847)
Fund Balance w/o Project Costs	24,542	19,275	22,564	22,842	23,156	23,204	23,414	23,063	22,127	20,581	18,398	15,551
% of Operating Costs	186%	95%	111%	127%	125%	121%	118%	113%	104%	94%	81%	66%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300016 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300016 - Landscaping/Trees	-	-	-	1,000	1,000	-	-	-	-	-	-	-
CIP 300016 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	-	-	-	1,000	1,000	-	-	-	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(300)	(300)	-	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	-	-	-	700	700	-	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	4,126	(1,978)	(1,978)	(422)	564	748	210	(351)	(936)	(1,546)	(2,183)	(2,847)
FUND BALANCE - JUNE 30	\$ 24,542	\$ 19,275	\$ 22,564	\$ 22,142	\$ 22,456	\$ 23,204	\$ 23,414	\$ 23,063	\$ 22,127	\$ 20,581	\$ 18,398	\$ 15,551
% of Operating Costs	186%	95%	111%	124%	121%	121%	118%	113%	104%	94%	81%	66%
LEVY INFORMATION												
Total Special Assessment	10,500	11,900	11,900	11,900	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Total Parcels Levied	140	140	140	140	140	140	140	140	140	140	140	140
Assessment Rate	75	85	85	85	100	100	100	100	100	100	100	100
Maximum Assessment Rate	100	100	100	100	100	100	100	100	100	100	100	100

DRAFT FY27 Landscaping & Lighting District No. 1984-1 Reserve Study

FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 17 - HENRY RANCH												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 89,343	\$ 66,992	\$ 93,733	\$ 64,223	\$ 62,990	\$ 59,710	\$ 60,277	\$ 62,093	\$ 62,560	\$ 61,626	\$ 59,236	\$ 55,335
REVENUES												
Assessment Revenue	22,950	28,050	28,050	30,600	30,600	35,700	38,250	38,250	38,250	38,250	38,250	38,250
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	3,802	-	-	2,350	-	-	-	-	-	-	-	-
Damage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	15,142	15,697	15,697	14,003	14,283	14,569	14,860	15,157	15,460	15,770	16,085	16,407
Total Revenues	41,894	43,747	43,747	46,953	44,883	50,269	53,110	53,407	53,710	54,020	54,335	54,657
EXPENDITURES												
Personnel	7,086	7,963	7,963	7,941	8,338	8,755	9,193	9,652	10,135	10,642	11,174	11,732
Contracts	9,478	18,539	18,539	13,334	13,734	14,146	14,570	15,008	15,458	15,921	16,399	16,891
Utilities	14,600	19,150	19,150	19,650	20,240	20,847	21,472	22,116	22,780	23,463	24,167	24,892
Materials & Supplies	450	750	750	750	750	750	750	750	750	750	750	750
Indirect Costs	5,890	5,855	5,855	5,002	5,102	5,204	5,308	5,414	5,523	5,633	5,746	5,861
Total Expenditures	37,504	52,257	52,257	46,677	48,164	49,702	51,293	52,940	54,645	56,409	58,236	60,126
Net Increase (Decrease) in Fund Balance	4,390	(8,510)	(8,510)	276	(3,281)	567	1,817	467	(935)	(2,390)	(3,901)	(5,470)
Fund Balance w/o Project Costs	93,733	58,482	85,223	64,499	59,710	60,277	62,093	62,560	61,626	59,236	55,335	49,866
% of Operating Costs	250%	112%	163%	138%	124%	121%	121%	118%	113%	105%	95%	83%
IMPROVEMENT PROJECTS												
ARTERIAL												
CIP 300017 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300017 - Landscaping/Trees	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300017 - Other Improvements	-	-	30,000	-	-	-	-	-	-	-	-	-
Total Improvement Projects	-	-	30,000	-	-	-	-	-	-	-	-	-
Transfer from Citywide - 30% Share of Arterial	-	-	(9,000)	-	-	-	-	-	-	-	-	-
Total Improvement Projects (Including Transfer IN)	-	-	21,000	-	-	-	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	4,390	(8,510)	(29,510)	276	(3,281)	567	1,817	467	(935)	(2,390)	(3,901)	(5,470)
FUND BALANCE - JUNE 30	\$ 93,733	\$ 58,482	\$ 64,223	\$ 64,499	\$ 59,710	\$ 60,277	\$ 62,093	\$ 62,560	\$ 61,626	\$ 59,236	\$ 55,335	\$ 49,866
% of Operating Costs	250%	112%	123%	138%	124%	121%	121%	118%	113%	105%	95%	83%
LEVY INFORMATION												
Total Special Assessment	22,950	28,050	28,050	30,600	30,600	35,700	38,250	38,250	38,250	38,250	38,250	38,250
Total Parcels Levied	102	102	102	102	102	102	102	102	102	102	102	102
Assessment Rate	225	275	275	300	300	350	375	375	375	375	375	375
Maximum Assessment Rate	375	375	375	375	375	375	375	375	375	375	375	375

DRAFT FY27 Landscaping & Lighting District No. 1984-1 Reserve Study

FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 18 - OLD RANCH SUMMIT												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 50,421	\$ 26,444	\$ 37,764	\$ 34,611	\$ 30,948	\$ 23,432	\$ 26,085	\$ 24,772	\$ 25,456	\$ 21,597	\$ 20,155	\$ 17,587
REVENUES												
Assessment Revenue	18,900	21,600	21,600	21,600	21,600	29,700	29,700	29,700	29,700	29,700	29,700	29,700
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	1,659	-	-	1,224	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	1,828	2,089	2,089	2,044	2,085	2,127	2,169	2,212	2,257	2,302	2,348	2,395
Total Revenues	22,387	23,689	23,689	24,868	23,685	31,827	31,869	31,912	31,957	32,002	32,048	32,095
EXPENDITURES												
Personnel	7,013	7,694	7,694	7,838	8,230	8,641	9,073	9,527	10,003	10,504	11,029	11,580
Contracts	5,397	6,489	9,489	9,855	10,151	10,455	10,769	11,092	11,425	11,767	12,120	12,484
Utilities	4,525	6,350	6,350	6,350	6,541	6,737	6,939	7,147	7,361	7,582	7,810	8,044
Materials & Supplies	150	300	300	300	300	300	300	300	300	300	300	300
Indirect Costs	2,959	3,009	3,009	2,922	2,980	3,040	3,101	3,163	3,226	3,291	3,356	3,424
Total Expenditures	20,043	23,842	26,842	27,265	28,201	29,173	30,182	31,229	32,316	33,444	34,615	35,832
Net Increase (Decrease) in Fund Balance	2,344	(153)	(3,153)	(2,397)	(4,517)	2,653	1,687	684	(359)	(1,442)	(2,568)	(3,737)
Fund Balance w/o Project Costs	52,764	26,291	34,611	32,214	26,432	26,085	27,772	25,456	25,097	20,155	17,587	13,850
% of Operating Costs	263%	110%	129%	118%	94%	89%	92%	82%	78%	60%	51%	39%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300004 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300004 - Landscaping/Trees	15,000	-	-	-	3,000	-	3,000	-	-	-	-	-
CIP 300004 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
ARTERIAL												
CIP 300004 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300004 - Landscaping/Trees	-	-	-	-	-	-	-	-	5,000	-	-	-
CIP 300004 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	15,000	-	-	-	3,000	-	3,000	-	5,000	-	-	-
Transfer from Citywide - 30% Share of Arterial	-	-	-	-	-	-	-	-	(1,500)	-	-	-
Total Improvement Projects (Including Transfer IN)	15,000	-	-	-	3,000	-	3,000	-	3,500	-	-	-
Net Increase (Decrease) in Fund Balance	(12,656)	(153)	(3,153)	(2,397)	(7,517)	2,653	(1,313)	684	(3,859)	(1,442)	(2,568)	(3,737)
FUND BALANCE - JUNE 30	\$ 37,764	\$ 26,291	\$ 34,611	\$ 32,214	\$ 23,432	\$ 26,085	\$ 24,772	\$ 25,456	\$ 21,597	\$ 20,155	\$ 17,587	\$ 13,850
% of Operating Costs	188%	110%	129%	118%	83%	89%	82%	82%	67%	60%	51%	39%
LEVY INFORMATION												
Total Special Assessment	18,900	21,600	21,600	21,600	21,600	29,700	29,700	29,700	29,700	29,700	29,700	29,700
Total Parcels Levied	54	54	54	54	54	54	54	54	54	54	54	54
Assessment Rate	350	400	400	400	400	550	550	550	550	550	550	550
Maximum Assessment Rate	1,858	1,858	1,858	1,858	1,858	1,858	1,858	1,858	1,858	1,858	1,858	1,858

DRAFT FY27 Landscaping & Lighting District No. 1984-1 Reserve Study

FY27 LANDSCAPING AND LIGHTING DISTRICT RESERVE STUDY												
ZONE 19 - GLASS HOUSE												
	2024/25 (LY) Final	2025/26 (CY) Adopted	Year 1 2025/26 (CY) Projected/ Revised	Year 2 2026/27 Proposed - Finance	Year 3 2027/28 Estimated	Year 4 2028/29 Estimated	Year 5 2029/30 Estimated	Year 6 2030/31 Estimated	Year 7 2031/32 Estimated	Year 8 2032/33 Estimated	Year 9 2033/34 Estimated	Year 10 2034/35 Estimated
FUND BALANCE - JULY 1	\$ 13,707	\$ 18,925	\$ 11,848	\$ 9,034	\$ 7,035	\$ 5,631	\$ 3,973	\$ 2,046	\$ (166)	\$ (2,677)	\$ (5,506)	\$ (8,669)
REVENUES												
Assessment Revenue	15,802	16,118	16,118	16,440	16,440	16,769	17,105	17,447	17,796	18,152	18,515	18,885
Return Funding - CIP	-	-	-	-	-	-	-	-	-	-	-	-
Interest	1,092	-	-	616	-	-	-	-	-	-	-	-
Other Revenue (Transfers from Citywide)	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	16,894	16,118	16,118	17,057	16,440	16,769	17,105	17,447	17,796	18,152	18,515	18,885
EXPENDITURES												
Personnel	3,463	3,863	3,863	3,827	4,018	4,219	4,430	4,652	4,884	5,129	5,385	5,654
Contracts	4,844	8,308	8,308	7,552	7,779	8,012	8,252	8,500	8,755	9,017	9,288	9,567
Utilities	3,588	3,300	4,300	3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560
Materials & Supplies	-	450	450	450	450	450	450	450	450	450	450	450
Indirect Costs	1,857	2,011	2,011	1,852	1,889	1,927	1,965	2,005	2,045	2,086	2,127	2,170
Total Expenditures	13,753	17,932	18,932	17,281	17,844	18,427	19,032	19,658	20,307	20,980	21,678	22,401
Net Increase (Decrease) in Fund Balance	3,141	(1,814)	(2,814)	(224)	(1,404)	(1,658)	(1,927)	(2,211)	(2,512)	(2,829)	(3,163)	(3,516)
Fund Balance w/o Project Costs	16,848	17,111	9,034	8,810	5,631	3,973	2,046	(166)	(2,677)	(5,506)	(8,669)	(12,186)
% of Operating Costs	123%	95%	48%	51%	32%	22%	11%	-1%	-13%	-26%	-40%	-54%
IMPROVEMENT PROJECTS												
INTERIOR												
CIP 300004 - Irrigation	-	-	-	-	-	-	-	-	-	-	-	-
CIP 300004 - Landscaping/Trees	5,000	-	-	1,000	-	-	-	-	-	-	-	-
CIP 300004 - Other Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvement Projects	5,000	-	-	1,000	-	-	-	-	-	-	-	-
Net Increase (Decrease) in Fund Balance	(1,859)	(1,814)	(2,814)	(1,224)	(1,404)	(1,658)	(1,927)	(2,211)	(2,512)	(2,829)	(3,163)	(3,516)
FUND BALANCE - JUNE 30	\$ 11,848	\$ 17,111	\$ 9,034	\$ 7,810	\$ 5,631	\$ 3,973	\$ 2,046	\$ (166)	\$ (2,677)	\$ (5,506)	\$ (8,669)	\$ (12,186)
% of Operating Costs	86%	95%	48%	45%	32%	22%	11%	-1%	-13%	-26%	-40%	-54%
LEVY INFORMATION												
Total Special Assessment	15,802.02	16,118.06	16,118.06	16,440.42	16,440.41	16,769.22	17,104.61	17,446.70	17,795.63	18,151.55	18,514.58	18,884.87
Total Parcels Levied	3	3	3	3	3	3	3	3	3	3	3	3
Assessment Rate (rate varies by parcel)	15,802.02	16,118.06	16,118.06	16,440.42	16,440.41	16,769.22	17,104.61	17,446.70	17,795.63	18,151.55	18,514.58	18,884.87
Maximum Assessment Rate	15,802.02	16,118.06	16,118.06	16,440.42	16,440.41	16,769.22	17,104.61	17,446.70	17,795.63	18,151.55	18,514.58	18,884.87

**DRAFT
ENGINEER'S REPORT
for
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1**

**LEVY OF ANNUAL ASSESSMENT
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027**



**CITY OF SAN RAMON
Contra Costa County, California
April 29, 2026**

ENGINEER'S REPORT
for
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1

LEVY OF ANNUAL ASSESSMENT
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

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Appendix D - Landscaping & Lighting District Guideline

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Appendix F - Revenues and Expenditures for Zones 1-19

Appendix G - Summary of Assessments

ENGINEER'S REPORT
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
(Pursuant to the Landscaping & Lighting Act of 1972)

CERTIFICATION OF FILING

Chen-hsuan Hsieh, Engineer of Work of Assessment District No. 1984-1, City of San Ramon, Contra Costa County, California, makes this Report as directed by the City Council. The San Ramon Landscaping & Lighting Assessment District No. 1984-1 is intended to provide Landscaping & Lighting improvements within certain incorporated limits of the City and to levy and collect assessments sufficient to pay for those improvements. This Report is to re-establish the Assessment District and to levy the Assessment for the fiscal year July 1, 2026 - June 30, 2027.

The improvements which are the subject of this Report are briefly described as follows:

The installation of landscaping, public lighting facilities and facilities appurtenant thereto or which are necessary or convenient for their maintenance or servicing, and the maintenance or servicing of the foregoing.

The improvements for FY 2026/27 will include servicing or maintenance, or both, of existing public lighting facilities and certain landscaping and the installation of new street lights and/or landscaping within the budgeted limits.

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.

Dated: _____, 2026 By: _____
Chen-hsuan Hsieh, P.E., District Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with me on August 10, 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of San Ramon, California, on the ____ day of _____, 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa on the ____ day of _____, 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

ENGINEER'S REPORT
for
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1

LEVY OF ANNUAL ASSESSMENT
FISCAL YEAR JULY 1, 2026 – JUNE 30, 2027

I. INTRODUCTION

The City of San Ramon Landscaping & Lighting District No.1984-1 (District) was formed in 1984 in accordance with the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq).

The District has been reestablished each year thereafter. On November 5, 1996, California voters approved Proposition 218, entitled the "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. Proposition 218 established new procedural requirements for the formation and administration of assessment districts. The City of San Ramon has taken the necessary steps to ensure that Landscaping & Lighting District No. 1984-1 is compliant with Proposition 218.

Per Section 22622 of the Streets and Highways Code, the City Council of the City of San Ramon adopted Resolution 2026-037 on March 24, 2026, which ordered the District Engineer to prepare and file an Engineer's Report for FY 2026/27 and described new improvements for the District. Resolution 2026-037 is included as Appendix A.

II. DISTRICT PURPOSE AND SERVICE LEVELS

The Landscaping & Lighting District No.1984-1 (District) provides for the maintenance of street landscaping and lighting. During FY 2004/05, the level of service was revised from FY 2003/04 to remove park maintenance from the District, since park maintenance is solely funded by the City's General Fund and not by the assessment collected by the District. The District provides services and maintains improvements as follows and as described in subdivision improvement plans, capital improvement plans, and prior Engineer's Reports on file with the City:

Street Landscaping and Lighting

1. Provide horticultural care to all improved landscaped areas: mowing of turf areas, edging of turf areas, tree pruning, fertilization, soil aeration, and dethatching of turf areas.
2. Provide a high level of maintenance, including weed abatement and trash and debris pickup along City streets and in improved landscaped areas.
3. Provide weed abatement of all non-landscaped medians and public right-of-way.
4. Replace dead and dying plants and maintain the appearance of landscaped areas.
5. Provide tree pruning service for ongoing maintenance of trees.
6. Maintain exterior of sound walls by replacing Bouquet Canyon stones whenever necessary.
7. Maintain the landscaping and lighting at the San Ramon Transit Center.
8. Provide maintenance and electrical service for street lighting.

9. Quarterly inspection of streetlights for outages.
10. Provide safety training and necessary safety equipment and clothing to create a safe working environment.
11. Create renovation projects for existing landscaping and lighting features within the District.

III. ASSESSMENT DISTRICT DIAGRAM

The Assessment District Diagram (Appendix B) delineates the assessment district boundary and the assessment zones. The District is organized into 19 zones: two general maintenance zones (Zones 1 and 2) and 17 special zones (Zones 3 through 19). The District Engineer and Engineer of Work hereby finds that the properties within each special Zone receive approximately equal special benefit from the work and improvements within that special Zone. The zones are:

Zone 1	Citywide Lighting (excludes Dougherty Valley) ¹
Zone 2	Citywide Landscaping (excludes Dougherty Valley and Bishop Ranch) ²
Zone 3	Canyon Lakes
Zone 4	Vista San Ramon
Zone 5	Summerwood Loop
Zone 6	West Branch
Zone 7	Bent Creek
Zone 8	Deerwood
Zone 9	Country View
Zone 10	Old Ranch Estates
Zone 11	Village Parkway
Zone 12	El Nido
Zone 13	Crown Ridge
Zone 14	Four Oaks/Stevens
Zone 15	Circle E
Zone 16	Thomas Ranch
Zone 17	Henry Ranch
Zone 18	Old Ranch Summit
Zone 19	Glass House

¹ Zones 1 & 2 exclude the Dougherty Valley area in accordance with the annexation agreement with the City. The County 29 Service Area M-provides for the landscaping and lighting costs associated with Dougherty Valley.

² Zone 2 excludes the Bishop Ranch area in accordance with the annexation agreement with the City. The agreement stipulates that Zone 2 landscaping costs will not be levied on Bishop Ranch because Sunset Development maintains Bishop Ranch landscaping at its own expense.

IV. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS

The description and location of existing and proposed new improvements that are or will be maintained by the District during FY 2026/27 are as follows:

Existing Improvements

1. Zone 1 - Citywide Lighting

Zone 1 improvements consist of various lighting improvements located throughout the City with the exception of the Dougherty Valley area. A listing of street light locations for Zone 1 is on file with the Public Works -Public Services Division.

During Fiscal Years 2011/12 and 2012/13, the City converted high-pressure sodium street lights to a more energy-efficient, light-emitting diode (LED) technology. This conversion was performed in two phases:

Phase 1 converted approximately 600 streetlights in the Zone 1 area at a cost of \$377,505. This work was possible due to an Energy Efficiency and Conservation Block Grant as a part of the American Recovery and Reinvestment Act of 2009, in the amount of \$215,600; PG&E utility rebates in the amount of \$63,465; and Zone 1 funding in the amount of \$98,440.

Phase 2 converted the remaining approximately 1,000 Zone 1 streetlights through funding provided by a General Fund loan and lease agreement with Banc of America Public Capital Corporation. PG&E rebates are being used to repay the General Fund loan and energy savings resulting from the LED conversion are being used to pay the 12-year lease resulting in no net cost to the City for that 12- year period. After the lease period, the City will realize an approximate 50% reduction in costs due to energy savings.

The new technology has not only lowered energy usage and costs, but delivers improved performance and quality of light, resulting in longer product lifespan and has reduced greenhouse gas emissions. In addition, thirty (30) overhead retroreflective signs have been purchased in order to convert illuminated street name signs.

2. Zones 2 through 19 - Citywide Landscaping and Special Zones

Zone 2 through 19 improvements are listed in Appendix C. The approximate location of each Zone is shown on the Assessment Diagram in Appendix B.

Proposed New Improvements

Proposed new improvements are installed either by the City as capital improvement projects, upgrades paid for through operating budgets, or by developers in accordance with their development conditions of approval. In the latter category, the development Conditions of Approval and the approved Final Map designate those landscaped areas to be maintained by the City. All other landscaped areas remain under private maintenance. In the event that a private

Property owner(s)/developer(s) want to transfer landscaped maintenance responsibilities for privately maintained areas adjacent to the public right-of-way to the City; such transfers shall conform to the guidelines in Appendix D.

Proposed Upgrades – Capital Improvement Program (CIPs) of FY 2026/27

Capital Improvement Projects (CIPs) are projects identified as new construction, replacement, and/or renovation of infrastructure within each Zone that is over and above annual operating expenses. Additional details regarding the projects are provided in Appendix C and the long-term financing of the projects is indicated in the Reserve Study in Appendix G.

The following are the proposed new Zone- specific CIPs. The amounts shown represent the funding requests for FY 2026/27. The allocations from each Zone to the respective CIPs as indicated below are from the current fiscal year.

CIP 300001 – Citywide Lighting Zone Improvements – Zone 1 - \$0

As part of the City Village – Summerhill Homes project (SD 9576), a total of 11 new streetlamps will be installed on Norris Canyon Road, Camino Ramon and Executive Parkway. Eleven existing streetlights will also be converted to LEDs. All new streetlamp heads will be owned by PG&E. All improvements will be constructed and paid for by the developer.

CIP 300002 – Citywide Landscaping Zone Improvements – Zone 2 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300003 – Canyon Lakes Zone Improvements – Zone 3 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300004 – Vista San Ramon Zone Improvements – Zone 4 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300005 – Summerwood Loop Zone Improvements – Zone 5 - \$0

There are no new improvement projects scheduled for FY 2026/27.

CIP 300006 – West Branch Zone Improvements – Zone 6 - 0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements and Zone outreach.

CIP 300007 – Bent Creek Zone Improvements – Zone 7 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300008 – Deerwood Zone Improvements – Zone 8 - \$3,500

Work for FY 2026/27 includes retaining wall improvements and painting.

CIP 300009 – Country View Zone Improvements – Zone 9 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300010 – Old Ranch Estates Zone Improvements – Zone 10 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300011 – Village Parkway Zone Improvements – Zone 11 - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

CIP 300012 – El Nido Zone Improvements – Zone 12 - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

CIP 300013 – Crown Ridge Zone Improvements – Zone 13 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300014 – Four Oaks Zone Improvements – Zone 14 - \$0

There are no new improvement projects scheduled for FY 2026/27.

CIP 300015 – Circle E Zone Improvements – Zone 15 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300016 – Thomas Ranch Zone Improvements – Zone 16 - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

CIP 300017 – Henry Ranch Improvements – Zone 17 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements.

CIP 300018 – Old Ranch Summit Zone Improvements – Zone 18 - \$0

There are no new improvement projects scheduled for FY 2026/27. Rollover CIP funds will be used for landscaping improvements and Water Quality Control Pond improvements.

CIP 300019 – Glass House Zone Improvements – Zone 19 - \$1,000

Work for FY 2026/27 includes replacing dead/dying plant material and broken/rotted fence pickets.

CIP 300021 – Re-lamping – Zone 1- \$0

There are no new improvement projects scheduled for FY 2026/27. There are sufficient parts available for re-lamping, so no new purchases are anticipated this fiscal year.

CIP 905530 – Bollinger Canyon Rd./Iron Horse Trail Bicycle Pedestrian Overcrossing – Zone 1 - \$0

Other than scheduled maintenance and inspections, there are no new improvement projects scheduled for FY 2026/27.

V. DISTRICT FUNDING

The District is funded through two Citywide funding sources and special zones, as discussed below:

1. Citywide Zone Assessments (Zones 1 and 2)

The assessment is collected on the property tax rolls from certain property owners within the City of San Ramon. It was confirmed by a majority vote through Measure K during the November 1996 election. Measure K provided for a continuation of an assessment of \$53 per single-family unit per year for Zones 1 & 2 through June 1998, with an increase to \$59 per single-family unit per year beginning July 1, 1998, and for each year thereafter. The Citywide assessment of \$59 per unit per year allocated \$19 to Citywide street lighting and \$40 to Citywide landscaping.

In accordance with Proposition 218, the City conducted a mailed ballot election for the Zone 1 and Zone 2 assessment increase. The election approved the FY 2006/07 assessment at \$79 per unit per year and an annual increase based on the Consumer Price Index (CPI) not exceeding 2%. With the \$20 increase, these assessments increased proportionately such that the increase to the street lighting assessment was \$6 per unit per year, for a total of \$25, and the increase to the landscaping assessment was \$14 per unit per year, for a total of \$54.

Since then, maximum assessment rates for Zone 1 and 2 have been raised by the allowable CPI and are currently at the maximum allowable rates for each Zone as voted by property owners. The February 2026 CPI increase is 2.5%; therefore, the maximum allowable assessment and the maximum assessment rate increase is 2% for FY 2026/27.

A total of 34 parcels are assessed only for Citywide street lighting. These parcels are within Bishop Ranch. Bishop Ranch is responsible for the cost and landscape maintenance in accordance with the City's annexation agreement with the City.

New Developments for FY 2026/27 are detailed below:

In addition to minor new development projects throughout the City, the Landscaping & Lighting District annexed The Preserve (Faria) into Zones 1 and 2 in March of 2018. Improvements that will be constructed as part of The Preserve and accepted by the City for maintenance, funded by Zones 1 and 2, will consist of new lighting and are described generally in the Faria Preserve Conditions of Approval and on the following Improvement Plans as accepted by the City:

- Subdivision 9342, The Preserve – Purdue Road, by Gates & Associates
- Subdivision 9342, Faria Preserve – Faria Preserve Parkway, Phase 1, by Gates & Associates
- Subdivision 9342, Faria Preserve – Faria Preserve Parkway, Phase 2, by Gates & Associates
- Mainline Extension, Subdivision 9342 – Public Street Lighting, Giacalone

- Design Services, Inc.

These plans indicate the installation of 40 new streetlights, associated poles, and improvements.

- The Faria Preserve Parkway roundabouts have not been accepted.

All of the improvements are anticipated to be accepted during FY 2026/27.

2. Zone Assessments (Zones 3 - 19)

The Zone assessments are also collected on the property tax rolls from property owners within each Zone. The funds for each Zone can only be used to maintain or improve the Zone from which they are collected. In addition, any funds that are not used in any given year must be carried over to the following year.

VI. ASSESSMENT RATES

FY 2026/27 Maximum Assessment Rates - Zones 1, 2, 4, 18, and 19

Each Zone has a maximum allowed assessment rate. Each year the City may increase or decrease the actual assessment for each Zone to the maximum allowed rate for that Zone. The City may choose to assess at less than the maximum rate. Four of the zones in Landscaping & Lighting District No. 1984-1 (Zones 1, 2, 18, and 19) have maximum assessment rates that property owners have approved to increase up to 2% each year for changes in the CPI. The February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers, is used. The current maximum rate for Zones 4 was set through a mailed ballot election in May 2023, when property owners approved a new maximum rate, which shall be increased annually by the February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers (CPI).

February 2026 CPI reflects a 2.5% year-over-year increase, which is a slight deceleration from the 2.7% annual increase recorded in February 2025 CPI. Therefore, the maximum assessment rates for Zones 1, 2, and 19 have increased by 2%, which was approved by property owners through the ballot process in 2006. The maximum assessment rate for Zone 4 will be increased by 2.5%, which property owners approved through a ballot process in 2023. No maximum assessment rate increases or decreases are recommended for Zone 18 in FY 2026/27.

FY 2026/27 Assessments Increases/Decreases

Zones 1 and 2 – Citywide Lighting and Citywide Landscaping - Based on the February 2026 CPI increase noted above, the FY 2026/27 assessment caps for Zones 1 and 2 have been increased by the 2% maximum approved by property owners or \$2.27 per unit per year. Due to projected expenses for Zone 1, the assessment to be levied will be increased by \$0.72, raising the assessment to \$36.70 for FY 2026/27. Zone 2 will be increased by \$1.55, raising the assessment to be levied to \$79.28 for FY 2026/27. The total combined assessment to be levied is \$115.98 annually.

Zone 3 – Canyon Lakes - The assessment for Canyon Lakes has been increased from \$80 to \$90 annually, an increase of \$10 per unit (the maximum assessment rate for Summerwood Loop is \$110). This increase will ensure the assessment keeps pace with the cost of maintaining the zone improvements and cover the cost of bringing forward landscape renovation projects.

Zone 5 – Summerwood Loop - The assessment for Summerwood Loop has been increased from \$130 to \$140 annually, an increase of \$10 per unit (the maximum assessment rate for Summerwood Loop is \$160). This increase will ensure the assessment keeps pace with the cost of maintaining the zone improvements and cover the cost of bringing forward landscape renovation projects.

Zone 17 – Henry Ranch - The assessment for Henry Ranch has been increased from \$275 to \$300 annually, an increase of \$25 per unit (the maximum assessment rate for Henry Ranch is \$375). This increase will ensure the assessment keeps pace with the cost of maintaining the zone improvements. Additionally, a retaining wall failure during FY 2024/25 necessitated appropriating funds from the Zone 17 reserve balance.

Zone 19 – Glass House - Based on the February 2026 CPI increase noted above, the FY 2026/27 assessment caps for Zones 19 have increased by the 2% maximum approved by property owners from \$16,118.06 to \$16,444.42 annually, an increase of \$322.36 per unit per year (maximum assessment rate for Glass House is \$16,440). This increase will ensure the assessment keeps pace with the cost of maintaining the zone improvements and landscape renovations. This assessment is split through the method of apportionment described below.

There are no assessment increases or decreases for Zones 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18 for FY 2026/27.

VII. ASSESSMENT METHODOLOGY

Assessments are allocated in accordance with the Benefit Methodology included in Appendix B and the following Assessment Methodology. Within the zones, the assessment is determined by the land use, the parcel's size, and the parcel's intensity of use. Land use is classified as either (1) residential, (2) industrial, or (3) commercial and institutional. Within these use classifications, an estimate of benefit is derived by considering the amount of lighting provided, the number of pedestrians generated by the land use, and the enhancement of the security and beauty of the property. The benefits of a single-family home provide the base for "unit" (proportion) calculations. In other words, a single-family home's unit factor is one (1.0). The unit factor for other land uses is proportional to the benefit each parcel receives relative to a single-family home. Uses involving more people have higher unit factors and uses with less frontage have lower unit factors. For example, a condominium's unit factor is 0.75 (because there is less street frontage). In contrast, commercial property unit factors range from 4 to 36 (because more people use the property and benefit from the improvements). See Appendix E for the complete street Landscaping & Lighting unit factors table.

Once costs are determined and each parcel's factors are determined, each Zone's costs are divided

by the total of that Zone's factors to determine the cost per factor. Each parcel's factor is then multiplied by the appropriate Zone's factor cost(s) to determine that parcel's FY 2026/27 assessment.

Zone 5 (Summerwood Loop) Assessment Methodology

Improvements

See Appendix C for a description of the improvements in Zone 5.

Estimated Costs

The estimated costs for maintaining the improvements within Zone 5 and for current and upcoming capital improvements are summarized in the Special Zone 5 Costs Benefit Distribution and Assessment Table below. The reserves and long-term financing of the Zone are outlined in the Reserve Fund Study, Table 2, attached.

Special and General Benefit

Special benefit has been determined by breaking the landscaped areas into subareas, estimating the special benefit derived to residents in Zone 5 for each subarea and determining the total general and special benefit as a weighted total of each subarea. Benefits include aesthetic benefits, security and safety benefits, landscaped buffers for traffic, shade from nearby trees, and benefits for pedestrians and motorists from landscaping and trash removal adjacent to the walking path and travel ways. These benefits are shared to varying degrees by residents outside of Zone 5 depending on the location of the landscaping improvement relative to residential units outside of the Zone, arterial roadways (Alcosta Boulevard), and the Iron Horse Trail. That portion of the benefit attributable to special benefit is considered a general benefit or the maintenance responsibility of Citywide Zone 2.

Arterial

For locations adjacent to Alcosta Boulevard, the majority of the benefit is assumed to be obtained by those residents closest to the improvement and, therefore, pass it more frequently, resulting in benefits from its appearance and buffering effect from arterial traffic. However, the substantial benefit is attributable to passing users of the arterial road. For this reason, the benefit is split into 70% special benefit and 30% benefit attributable to general benefit or the Citywide Zone 2.

Interior

For all other areas, the general benefit can be determined based on:

- 1) The proximity (location) of the landscaped improvements to homes within Zone 5 relative to its proximity areas outside Zone 5. The amount of pedestrian traffic from outside of Zone 5 compared to that within Zone 5 that will pass by or use the landscaped areas.
- 2) The amount of vehicle traffic from outside Zone 5 compared to that within Zone 5 that will pass by the landscaped areas.

For each subarea, it is assumed that the value of the location relative to its proximity to dwelling

units within Zone 5 is worth 50 benefit points. The value to pedestrians is worth up to 25 benefit points, and the value to motorists is worth up to 25 benefit points. The cumulative general benefit is calculated based on the general benefit for each subarea and the relative size of the landscaping within each subarea relative to the total.

The apportionment of benefit from location is based on the relative proximity of the landscaped improvement to assessed dwelling units relative to property that is outside of Zone 5, such that if a landscaped area is, on average, 10 feet from a home and 90 feet from the edge of the Zone then 10% of the benefit would be attributable to general benefit.

The apportionment of benefit due to pedestrian traffic depends on the area. For areas adjacent to Fallview Street, the pedestrian traffic is assumed to be approximately proportionate to the number of units within Zone 5 versus those in the adjoining apartment complex. That ratio is 416:421 (apartments: Zone 5 assessment units) or approximately 50 percent. Areas adjacent to Summerwood Loop are on the opposite side of the road from the apartments. It is, therefore, assumed that residents within Zone 5 will use the path more often as a route of travel than those outside of Zone 5. Some residents will also use the path from outside the Zone, including residents using it as a safe route to school. For areas adjacent to the Iron Horse Trail, it is also anticipated that the majority of the pedestrians using the path will be from within Zone 5, but with significant users from the apartment area and other users from outside the Zone, including students going to school. Therefore, the general benefit points can be determined using a ratio of 33 percent for both areas.

The apportionment of benefit points to motorists was established by assuming the great majority of traffic on minor streets is associated with Zone 5 dwelling units as opposed to passing traffic or traffic associated with apartments. However, some traffic is due to drop-offs for school purposes and other reasons. Therefore, 10 percent of the benefit is assumed to be general along Fallview Street and near the Iron Horse Trail. For areas adjacent to Summerwood Loop, the general benefit is 50 percent to account for traffic from the apartments and other non-local traffic and drop-offs for school.

The overall distribution of benefit points for the subareas in Zone 5 is summarized below. The total general and special benefit was calculated by totaling the benefit in each area and weighing the size of the landscaped subareas. The subareas belonging to the HOA are not included in the maintenance. Any landscaped areas along Springfield Drive will not be maintained with Zone 5 funds and are assumed to be 100 percent general benefit for calculating general benefit. The capital costs listed below are from Zone 5 and do not include capital costs to be paid for by non-zone funds.

Special Zone 5						
General Benefit Points Per Category For Each SubArea						
Benefit Category	Total Points	Summerwood Loop	Fallview Street	Near Iron Horse Trail		
Location	50	11 (22%)	0	22 (44%)		
Pedestrian	25	8.25 (33%)	12.5 (50%)	8.25 (33%)		
Motorist	25	12.5 (50%)	2.5 (10%)	2.5 (10%)		
FY 2025/26 Operating and Capital Costs						
Operating Cost			\$	84,717		
minus Indirect Costs			\$	(9,078)		
Capital Costs			\$	-		
Total Direct Cost			\$	75,639		
Total Landscape Area				129901.361 ft^2		
Cost Per Square Foot			\$	0.582		
SubArea	Landscape Area (ft^2)	General Benefit or Citywide (%)	Special Benefit (%)	General Benefit Cost	Special Benefit Cost	
1	10,391	0.3	0.7000	\$ 1,815	\$ 4,235	
2	49,867	0.3175	0.6825	\$ 9,219	\$ 19,817	
3	HOA	N/A	NA	N/A	N/A	
4	5,225	1	0.0000	\$ 3,042	\$ -	
5	18,286	0.15	0.8500	\$ 1,597	\$ 9,050	
6	46,133	0.3275	0.6725	\$ 8,797	\$ 18,065	
Total	129,902	32.35%	67.65%	\$ 24,471	\$ 51,168	
Administration Cost						
Consultants			\$	-		
Tax Roll Fee			\$	-		
Overhead and Administration			\$	9,078.00		
Administration Staffing			\$	-		
Total			\$	9,078.00		
Assessment Analysis						
Total Cost (Operating + Capital, No Admin)			\$	75,639		
Less General Benefit or Citywide			\$	(24,471)		
Plus Admin			\$	9,078		
Total Assessable Cost			\$	60,246		
Less Reserve Applied to current year			\$	1,500		
Net to be Assessed			\$	58,746		
Number of Benefit Units				421		
*Calculated Assessment Per unit			\$	140.00		

*This is discretionary, may assess at a lower rate.

The overall distribution of special and general benefit/Zone 2 responsibility is 67.65% special benefit and 32.35% general benefit. The distribution of special benefit and general benefit/Zone 2 responsibility is indicated in the Zone 5 Costs, Benefit Distribution, and Assessment table above.

Method of Assessment

The assessment spread shall be the same as that used for the entirety of the District, as indicated in the Engineer's Report.

Assessment to be Levied

The assessment to be levied per assessment unit for Zone 5 is based on:

- 1) The maintenance and capital costs as distributed between special and general benefit/Zone 2 responsibility.
- 2) The administrative costs for the Zone.
- 3) The number of assessment units in the Zone.
- 4) Maintenance of reserves necessary for cash flow and capital improvement projects.

There are 421 assessment units within the Zone.

The maximum allowable assessment is \$160 per assessment unit.

The assessment to be levied for FY 2026/27 is **\$140.00** per assessment unit.

Zone 19 (Glass House) Assessment Methodology

The assessment methodology for Zone 19 is different from that of the other 18 Zones.

Zone 19 is comprised of three (3) parcels totaling 30.734 acres located in the southwest portion of the City on San Ramon Valley Boulevard. The three (3) property owners consist of City of San Ramon (City), First Baptist Church of Dublin-San Ramon (Church), and American Baptist Homes of the West (Valley Vista). Like other Special Zones within the City's Landscaping & Lighting District, this Zone is financially responsible for the maintenance and operation of improvements in the immediate vicinity. These public improvements generally include a parking lot, driveway, handicap ramp, and associated landscaping and lighting that were constructed by Valley Vista as a part of their Conditions of Approval and service the three (3) parcels.

The total operation, maintenance, and servicing costs for the driveway maintenance, parking area maintenance, handicap ramp maintenance, landscaping maintenance, and lighting operation are apportioned in accordance with a methodology that is consistent with standard assessment engineering practices.

In order to determine an equitable allocation to each parcel, the improvements listed above have been broken down into discrete maintenance components, and a benefit spread methodology has been created for each.

Driveway Maintenance

There is a 7,610-square-foot driveway that accesses San Ramon Valley Boulevard and services each of the three (3) properties. The driveway maintenance cost is estimated to be \$3,130.66 annually (in 2009 dollars) and includes sidewalks, storm drains, lighting, street sweeping, and signage. The standard method used to allocate the driveway maintenance costs to the three (3) benefiting parcels was based on the vehicle traffic received by each property. Projected traffic was assessed based on the total number of parking spaces allocated to each

parcel. There are a total of 121 parking spaces allocated to the three (3) parcels (20 for the City, 39 for the Church, and 62 for Valley Vista). Therefore, the \$3,130.66 will be allocated as \$517.46 (16.53%) to the City, \$1,009.06 (32.23%) to the Church, and \$1,604.14 (51.24%) to Valley Vista.

Parking Lot Maintenance

As a Condition of Approval for Valley Vista, they built a 17-stall parking area that services two (2) of the three (3) properties (City and Church parcels). The Valley Vista parcel does not use the parking lot. The parking lot has restricted usage of 14 hours each day between the hours of 6:00 a.m. and 10:00 p.m. This parking lot is used for overflow parking from the City parcel and the Church parcel. The Church parcel has a restricted easement that allows them to use the parking lot for 4 hours each Sunday. The parking lot maintenance is \$3,903 annually (in 2009 dollars) and includes pavement maintenance, parking stall marking, sweeping, storm drains, and sidewalks. The standard method used to allocate the parking lot maintenance to the two (2) benefitting parcels was based on the total number of hours used by each property owner. It is estimated there are 112 total parking hours (16 hours/day x 7 days). It is assumed that the City will use the parking lot 108 hours per week and the Church will use the parking lot 4 hours per week. Valley Vista will not use the parking lot. Therefore, the \$3,903 is allocated as \$3,763.60 (96.43%) to the City, \$139.39 (3.57%) to the Church, and \$0 to Valley Vista.

Handicap Ramp

A bus stop was constructed along San Ramon Valley Boulevard adjacent to and accessible to the three (3) properties. A handicap ramp was not required to access the properties but was built by Valley Vista to enhance access to their property. The handicap ramp is approximately 1,400 square feet and maintenance is estimated to be \$3,542.75 annually (in 2009 dollars). The maintenance of the handicap ramp only includes surface improvements such as concrete, handrails, lighting, and storm drains (it does not include any subsurface improvements). Since the handicap ramp was built to enhance the Valley Vista property, 100% of the maintenance is the responsibility of Valley Vista.

Landscape Maintenance

Approximately 5,800 square feet of landscaping improvements were installed adjacent to the parking area. The landscaping improvement maintenance requirements include tree maintenance and replacement, shrub ground cover maintenance and replacement, irrigation, utilities (such as water and electricity), and the replacement of irrigation controllers. The annual maintenance cost is approximately \$2,711 (in 2009 dollars). It has been agreed upon by the three (3) property owners that the total cost of maintaining the landscaping will be 100% allocated to the City parcel.

In summary, the total costs of the maintenance represented above are \$13,811 annually (in 2009 dollars). Based upon the above calculations, the City is responsible for approximately 52.7%, the Church is responsible for approximately 8.6%, and Valley Vista is responsible for approximately 38.7%.

It should be noted that, prior to the formation of Zone 19, the three parcel owners were responsible for paying the Zone 1 and Zone 2 assessments. Each parcel owner will continue to

pay those assessments in addition to the Zone 19 assessment.

Assessment Range

The per-unit ranges for all zones are determined by estimating the costs for the current year at the time the range is established and dividing the costs by the number of unit factors estimated for that year. This per-unit cost becomes the bottom of the range. The top of the range is determined by estimating the costs at the end of a five-year period and dividing that number by the number of expected unit factors at that time.

VIII. REVENUES AND EXPENDITURES

Charts in Appendix F provide a summary of the proposed zone budget for FY 2026/27, FY 2025/26 adopted and projected year-end revenues and expenditures, and FY 2024/25 final budget. The total FY 2026/27 proposed budget for the Landscaping & Lighting District is \$4,159,292. The distribution of costs between assessable properties is determined by the Assessment Methodology described in Section VII of this Report.

IX. ASSESSMENT ROLL

The following is a summary of information included in the Assessment Roll that, because of its bulk, is filed separately with the City Clerk. According to the Landscaping and Lighting Act, the information must include a listing of all parcels of land within the assessment district. Each parcel must be listed by its distinctive designation, a description of the parcel, and the proposed assessment of the parcel in proportion to the estimated benefit it receives from the improvement. This is done in the following format:

<u>Property Description</u> <u>(Assessor's Parcel #)</u>	<u>Property Description</u> <u>(Assessor's Description)</u>	<u>FY 2026/27</u> <u>Assessment</u>
	Total Assessment:	\$4,159,292

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Contra Costa, which by reference is hereby made a part of this Report.

APPENDIX A

RESOLUTION 2026-037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON DESCRIBING NEW IMPROVEMENTS AND ORDERING THE DISTRICT ENGINEER TO PREPARE AND FILE THE LANDSCAPING & LIGHTING DISTRICT NO. 1984-1 ENGINEER'S REPORT FOR FISCAL YEAR 2026/27

WHEREAS, Section 22622 of the Streets and Highways Code requires that the City Council order the preparation of an Engineer's Report prior to initiating proceedings to set the annual levy of assessments for any Assessment District created under the Landscaping and Lighting Act of 1972.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby order the District Engineer to prepare and file the Landscaping & Lighting District No. 1984-1 Engineer's Report for Fiscal Year 2026/27.

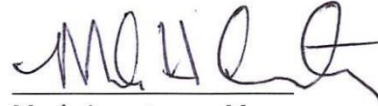
PASSED, APPROVED, AND ADOPTED, at the meeting of March 24, 2026, by the following votes:

AYES: *Cm. Adler, Jweinat, Rubio, Verose, and Mayor Armstrong*

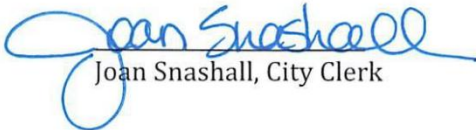
NOES:

ABSENT:

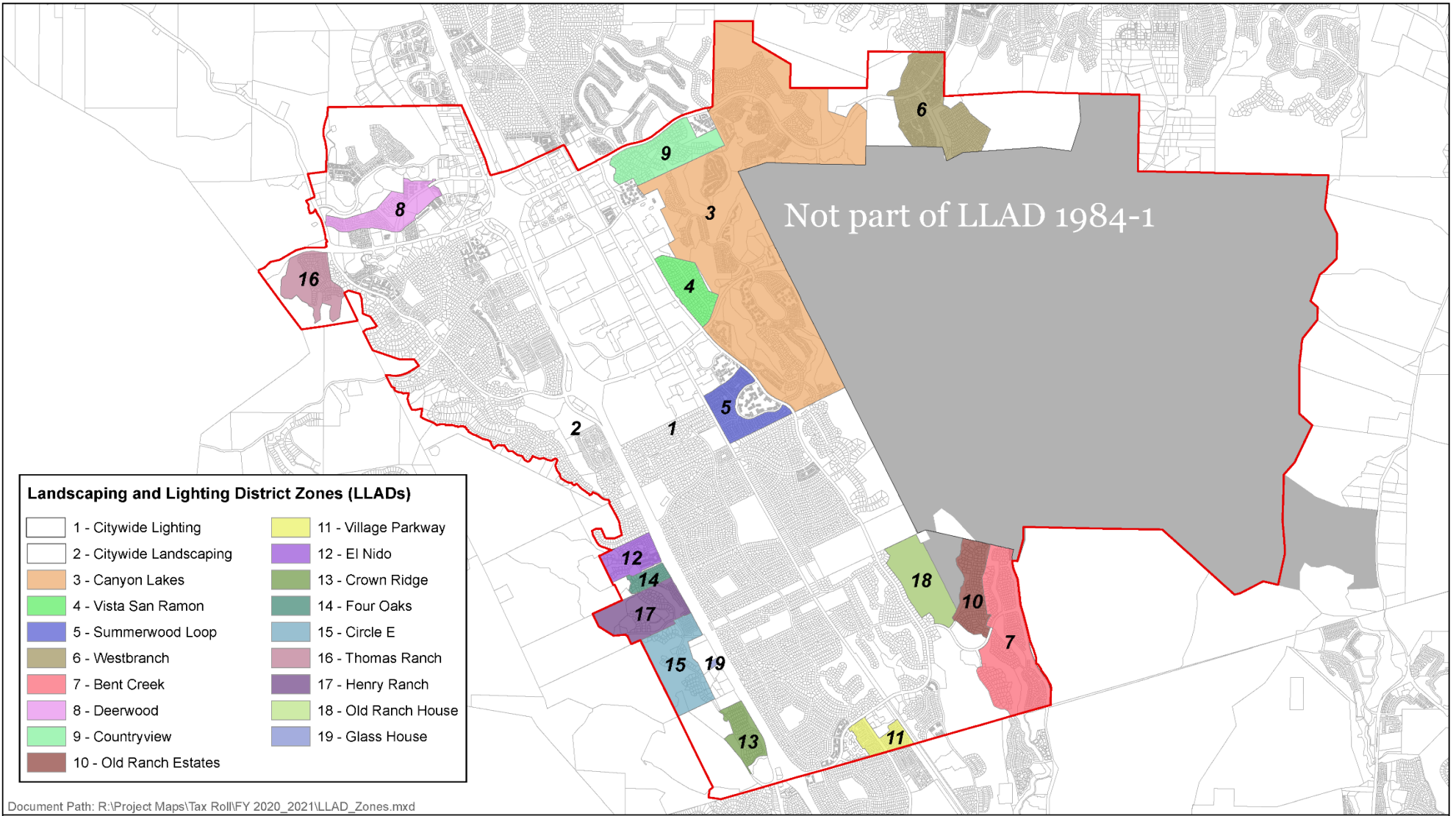
ABSTAIN:


Mark Armstrong, Mayor

ATTEST:


Joan Snashall, City Clerk

APPENDIX B



Document Path: R:\Project Maps\Tax Roll\FY 2020_2021\LLAD_Zones.mxd



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CITY OF SAN RAMON
 ENGINEERING SERVICES
 7000 Bollinger Canyon Rd, San Ramon, CA 94583



APPENDIX C

PLANS AND SPECIFICATIONS FOR IMPROVEMENTS

Details of the streetlights and landscaping improvements within the District and locations of these improvements are outlined in the final maps, subdivision improvement plans, capital improvement plans, and as follows:

Zone 1 – Citywide Lighting

A list of street light locations for Zone 1 is on file with the Public Works Department, Public Services Division. They are located throughout the City with the exception of Dougherty Valley.

Zone 2 – Citywide Landscaping

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes tree, shrubs, groundcover, turf, irrigation, and decorative lighting. These areas exclude Bishop Ranch and Dougherty Valley.

Zone 3 – Canyon Lakes

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and one decorative wall with decorative lighting.

Zone 4 – Vista San Ramon

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and decorative lighting.

Zone 5 – Summerwood Loop

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, and irrigation.

Zone 6 – West Branch

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, two decorative fountains, three gazebos, decorative lighting, pathways, jogging trails (including bridge), exterior soundwall maintenance, and open space.

Zone 7 – Bent Creek

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, pathways, and creeks.

Zone 8 - Deerwood

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a retaining wall, an entrance sign, and decorative lighting.

Zone 9 – Country View

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and decorative lighting.

Zone 10 – Old Ranch Estates

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, entrance sign, irrigation, decorative lighting, and open space.

Zone 11 – Village Parkway

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and decorative lighting.

Zone 12 – El Nido

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, detention basin, fencing, maintenance road, and creeks.

Zone 13 – Crown Ridge

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a detention basin, and a maintenance road.

Zone 14 – Four Oaks

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a detention basin, fencing, and a maintenance road.

Zone 15 – Circle E

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and a detention basin.

Zone 16 – Thomas Ranch

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover and irrigation.

Zone 17 – Henry Ranch

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and a Vortech water control facility.

Zone 18 – Old Ranch Summit

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and detention basins.

Zone 19 – Glass House

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a driveway, parking area, and handicap ramp.

Additional details are provided on the attached capital improvement program project description sheets.

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Citywide Lighting Zone Improvements - Zone 1

Project Number: 300001	Category: Landscaping	Project Mgr: Bender
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Project Description New Project

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 1.



Project Location

Landscaping and Lighting District 1984-1 Zone 1

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Citywide Lighting Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed traffic signal pole painting at the following intersections: Old Ranch Road/Dougherty Road, Old Ranch Road/Bent Creek Drive, Old Ranch Road/Monte Vista Drive, Bollinger Canyon Road/City Hall, Camino Ramon/Fostoria Way, Crow Canyon Road/Old Crow Canyon Road, Crow Canyon Road/Old Mill Road, and Crow Canyon Road/Dougherty Road. This work is scheduled annually in order to perform work to each signalized intersection on a predetermined cycle. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$1,359,400

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	185,400	0	0	0	0	0	1,174,000	1,359,400
Totals	185,400	0	0	0	0	0	1,174,000	1,359,400

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	185,400	0	0	0	0	0	1,174,000	1,359,400
Totals	185,400	0	0	0	0	0	1,174,000	1,359,400

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Citywide Landscaping Zone Improvements - Zone 2

Project Number: 300002	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 2.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 2



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, removed/replaced declining trees; replaced irrigation valves in Homestead Village; completed landscape renovations on Crow Canyon Road at Bollinger Canyon Road, Stagecoach Road, Alcosta Boulevard at Olympia Fields Drive to Pine Valley Road, and San Ramon Valley Boulevard at Castleton Court to Talavera Drive. FY 2026/27, continue the removal/replacement of declining trees, and landscape and irrigation renovations in various locations within the zone from prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$1,019,100

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	500,000	0	0	15,300	0	52,800	451,000	1,019,100
Totals	500,000	0	0	15,300	0	52,800	451,000	1,019,100

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	500,000	0	0	15,300	0	52,800	451,000	1,019,100
Totals	500,000	0	0	15,300	0	52,800	451,000	1,019,100

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Canyon Lakes Zone Improvements - Zone 3

Project Number: 300003	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 3.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 3



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Canyon Lakes Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, removed/replaced declining trees; replaced irrigation valves on Alcosta Boulevard; and landscape slope renovation and planting at Crow Canyon Road and Shoreline Drive. FY 2026/27, continue the removal/replacement of declining trees and various landscape and irrigation renovations with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$385,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	345,000	0	15,000	15,000	0	10,000	0	385,000
Totals	345,000	0	15,000	15,000	0	10,000	0	385,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	345,000	0	15,000	15,000	0	10,000	0	385,000
Totals	345,000	0	15,000	15,000	0	10,000	0	385,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Vista San Ramon Zone Improvements - Zone 4

Project Number: 300004	Category: Landscaping	Project Mgr: Savell/Watson
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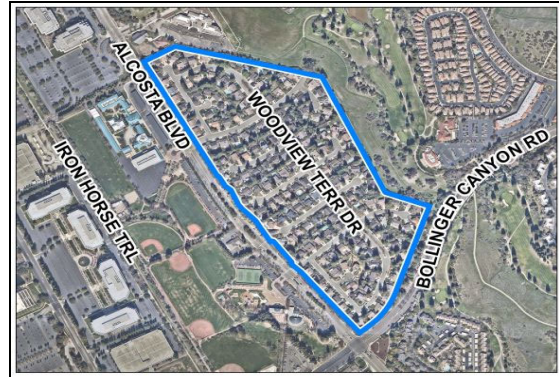
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 4.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 4



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Vista San Ramon Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2020/21 work included removal/replacement of declining trees. FY 2022/23, completed installation of mulch and landscaping. FY 2026/27, continue the removal/replacement of irrigation controllers in arterials within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$73,964

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	45,564	0	14,500	0	0	2,500	4,600	73,964
Totals	52,364	0	14,500	0	0	2,500	4,600	73,964

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	45,564	0	14,500	0	0	2,500	4,600	73,964
Totals	45,564	0	14,500	0	0	2,500	4,600	73,964

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Summerwood Loop Zone Improvements - Zone 5

Project Number: 300005	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 5.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 5



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Summerwood Loop Fund and Citywide Landscaping Fund. City Council appropriated \$80,747 from Zone 2 Fund at FY 22/23 Mid-Year review.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape and irrigation renovation along the pathway adjacent to Iron Horse Trail as well as minor repairs to asphalt pathway throughout the zone; replaced the entry monument to subdivision on Alcosta Boulevard; landscape and irrigation renovations; and park strip renovation on Summerwood Loop between Alcosta Boulevard and Fallen Leaf Circle. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$643,101

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	183,456	0	0	0	5,000	0	454,645	643,101
Totals	183,456	0	0	0	5,000	0	454,645	643,101

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	183,456	0	0	0	5,000	0	454,645	643,101
Totals	183,456	0	0	0	5,000	0	454,645	643,101

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



West Branch Zone Improvements - Zone 6

Project Number: 300006	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 6.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 6



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the West Branch Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2021/22, completed Fountain repairs at Reflection Fountain. FY 2026/27, based on feedback from the zone, assess conversion of fountain to landscape and select architect to complete feasibility and renderings for the site from prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$1,473,120

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120
Totals	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120
Totals	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Bent Creek Zone Improvements - Zone 7

Project Number: 300007	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 7.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 7

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Bent Creek Fund and Citywide Landscaping Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed replacement of remote control valves, irrigation valves on Alcosta Boulevard, landscape renovation at Dougherty Road entry corners, and painting of gazebos. FY 2026/27, continue landscape and irrigation improvements with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$281,768

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	161,768	0	2,500	2,000	0	0	115,500	281,768
Totals	161,768	0	2,500	2,000	0	0	115,500	281,768

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	161,768	0	2,500	2,000	0	0	115,500	281,768
Totals	161,768	0	2,500	2,000	0	0	115,500	281,768

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Deerwood Zone Improvements - Zone 8

Project Number: 300008 **Category:** Landscaping **Project Mgr:** Savell/Watson

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 8.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 8



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Deerwood Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape renovation and irrigation controllers within the zone. FY 2026/27, continue landscape renovation and paint and seal retaining wall in various locations with the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$87,441

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	81,441	3,500	0	2,500	0	0	0	87,441
Totals	81,441	3,500	0	2,500	0	0	0	87,441

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	81,441	3,500	0	2,500	0	0	0	87,441
Totals	81,441	3,500	0	2,500	0	0	0	87,441

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Country View Zone Improvements - Zone 9

Project Number: 300009	Category: Landscaping	Project Mgr: Savell/Watson
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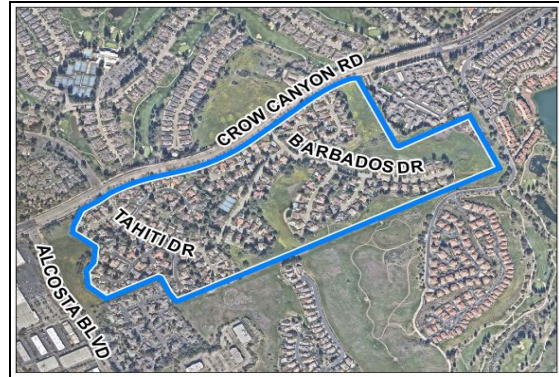
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 9.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 9



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Country View Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2022/23 completed landscape renovation including irrigation controllers and remote control valve replacement in various locations in zone. FY 2026/27, continue supplemental landscape and irrigation renovations following the completion of the Crow Canyon Widening Projects (CIPs 905328 and 905327) from prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$66,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	21,000	0	2,500	0	0	2,500	40,000	66,000
Totals	21,000	0	2,500	0	0	2,500	40,000	66,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	21,000	0	2,500	0	0	2,500	40,000	66,000
Totals	21,000	0	2,500	0	0	2,500	40,000	66,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Old Ranch Estates Zone Improvements - Zone 10

Project Number: 300010	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 10.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 10

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Old Ranch Estates Fund and Citywide Landscaping Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed installation of new lighting system for tree and sign up lights, landscape renovation, and irrigation repairs. FY 26/27, continue landscape renovation and irrigation repairs in various locations with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$139,300

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	130,000	0	6,800	0	0	2,500	0	139,300
Totals	130,000	0	6,800	0	0	2,500	0	139,300

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	130,000	0	6,800	0	0	2,500	0	139,300
Totals	130,000	0	6,800	0	0	2,500	0	139,300

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Village Parkway Zone Improvements - Zone 11

Project Number: 300011 **Category:** Landscaping **Project Mgr:** Savell/Watson

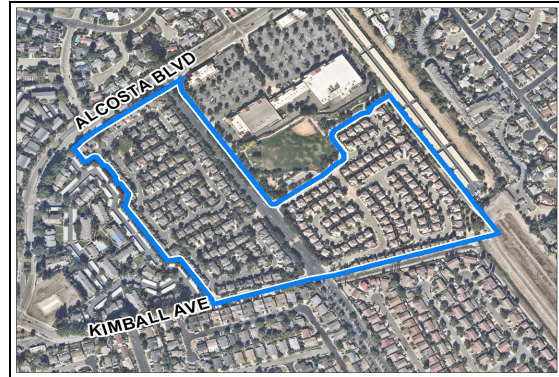
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 11.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 11



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Village Parkway Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape renovation and remote control valve replacement on Shavano Way. FY 2026/27 continue arterial landscape renovation and tree renovations within the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$77,104

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	65,904	1,000	1,000	0	0	2,500	6,700	77,104
Totals	65,904	1,000	1,000	0	0	2,500	6,700	77,104

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	65,904	1,000	1,000	0	0	2,500	6,700	77,104
Totals	65,904	1,000	1,000	0	0	2,500	6,700	77,104

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



El Nido Zone Improvements - Zone 12

Project Number: 300012

Category: Landscaping

Project Mgr: Savell/Watson

New Project

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 12.



Project Location

Landscaping and Lighting District 1984-1 Zone 12

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the El Nido Fund and Citywide Landscaping Fund. City council authorized Mid-Year appropriation of \$5,000 on March 9, 2021.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed tree repair and replacement, and remote control valves replacements. FY 26/27, continue arterial landscape renovation and tree renovations within the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$23,309

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	10,809	1,000	1,000	0	0	0	10,500	23,309
Totals	10,809	1,000	1,000	0	0	0	10,500	23,309

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	10,809	1,000	1,000	0	0	0	10,500	23,309
Totals	10,809	1,000	1,000	0	0	0	10,500	23,309

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Crown Ridge Zone Improvements - Zone 13

Project Number: 300013	Category: Landscaping	Project Mgr: Savell/Watson
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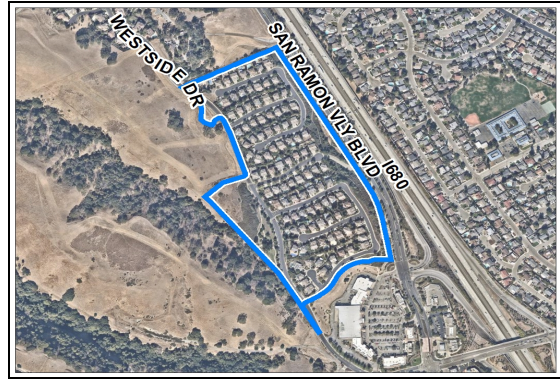
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 13.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 13



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Crown Ridge Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed irrigation cabinets upgrade and controllers and landscape renovation along Westside Drive; and remote control valve replacements and landscape renovations on Westside Drive. FY 2026/27, work includes interior landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$89,046

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	38,546	0	0	2,000	0	2,500	46,000	89,046
Totals	38,546	0	0	2,000	0	2,500	46,000	89,046

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	38,546	0	0	2,000	0	2,500	46,000	89,046
Totals	38,546	0	0	2,000	0	2,500	46,000	89,046

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Four Oaks Zone Improvements - Zone 14

Project Number: 300014 **Category:** Landscaping **Project Mgr:** Savell/Watson

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 14.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 14



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Four Oaks Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2019/20 completed removal and replacement of declining trees and landscaping. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$6,245

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	5,245	0	0	0	0	0	1,000	6,245
Totals	5,245	0	0	0	0	0	1,000	6,245

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	5,245	0	0	0	0	0	1,000	6,245
Totals	5,245	0	0	0	0	0	1,000	6,245

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Circle E Zone Improvements - Zone 15

Project Number: 300015	Category: Landscaping	Project Mgr: Savell/Watson
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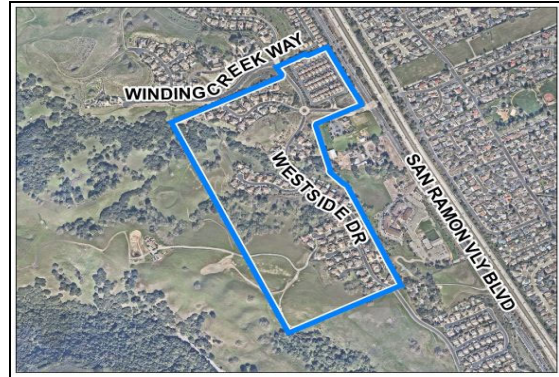
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 15.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 15



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Circle E Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape renovation along slope area, repairs to access roads and trails; replacement of remote control valves. FY 2026/27, continue interior landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$119,164

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	61,664	0	0	1,000	0	2,500	54,000	119,164
Totals	61,664	0	0	1,000	0	2,500	54,000	119,164

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	61,664	0	0	1,000	0	2,500	54,000	119,164
Totals	61,664	0	0	1,000	0	2,500	54,000	119,164

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Thomas Ranch Zone Improvements - Zone 16

Project Number: 300016	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 16.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 16



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Thomas Ranch Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2026/27, work includes arterial landscape renovation and tree renovations within the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$17,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	1,000	1,000	0	0	0	0	15,000	17,000
Totals	1,000	1,000	0	0	0	0	15,000	17,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	1,000	1,000	0	0	0	0	15,000	17,000
Totals	1,000	1,000	0	0	0	0	15,000	17,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Henry Ranch Zone Improvements - Zone 17

Project Number: 300017

Category: Landscaping

Project Mgr: Savell/Watson

New Project

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 17.

Project Location

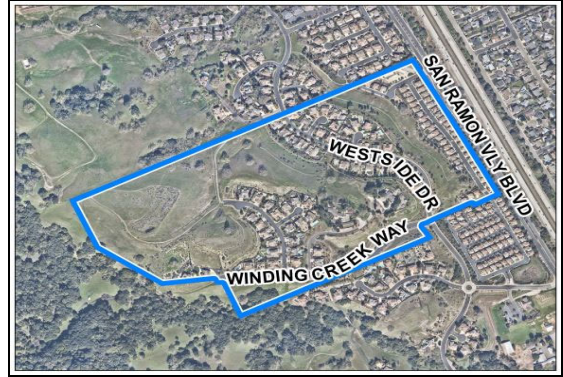
Landscaping and Lighting District 1984-1 Zone 17

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Henry Ranch Fund and Citywide Landscaping Fund. City Council appropriated \$9,000 from Zone 17 and \$21,000 from Zone 2 at the April 8, 2025 Council meeting.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2024/25, completed repair of retaining wall at San Ramon Valley Boulevard. Council appropriated \$30,000 to repair the retaining wall on San Ramon Valley Boulevard in Henry Ranch Zone. FY 2026/27, work includes arterial landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$48,157

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	34,157	0	0	0	0	2,500	11,500	48,157
Totals	34,157	0	0	0	0	2,500	11,500	48,157

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	34,157	0	0	0	0	2,500	11,500	48,157
Totals	34,157	0	0	0	0	2,500	11,500	48,157

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Old Ranch Summit Zone Improvements - Zone 18

Project Number: 300018	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 18.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 18

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Old Ranch Summit Fund and Citywide Landscaping Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed replacement of remote controller valves and landscape renovation; and repairs and clean-up to detention basins in zone. FY 2026/27, work includes interior landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$243,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	210,000	0	0	3,000	0	5,000	25,000	243,000
Totals	210,000	0	0	3,000	0	5,000	25,000	243,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	210,000	0	0	3,000	0	5,000	25,000	243,000
Totals	210,000	0	0	3,000	0	5,000	25,000	243,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



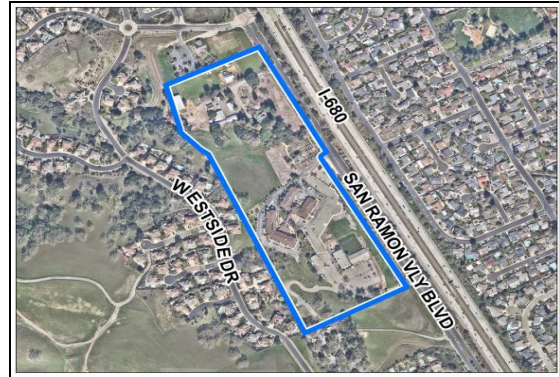
Glass House Zone Improvements - Zone 19

Project Number: 300019	Category: Landscaping	Project Mgr: Savell/Watson
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New Project

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 19. It includes the orchards on both the north and south side of the fence, nut trees on the north and fruit trees on the south. There are also pathways through the orchard, plantings along the creek and some lighting.



Project Location

Landscaping and Lighting District 1984-1 Zone 19

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Glass House Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2019/20 completed plant material replacement in lower parking lot area. FY 2023/24, completed interior landscape renovations and irrigation controllers and remote control valves replacement in zone. FY 2026/27, work includes landscape and tree renovations. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$236,666

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	33,134	1,000	1,000	0	0	0	201,532	236,666
Totals	33,134	1,000	1,000	0	0	0	201,532	236,666

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	33,134	1,000	1,000	0	0	0	201,532	236,666
Totals	33,134	1,000	1,000	0	0	0	201,532	236,666

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Citywide Lighting Zone Street Lights Improvements - Zone 1

Project Number: 300021 **Category:** Landscaping **Project Mgr:** Bender

Project Description

This project provides for the replacement and upgrade of street lights on an on-going basis, as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 1.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 1



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by the City Council approved the creation of project funded by the Citywide Lighting Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. This project will replace the City street lights as required. Initial funding is expected to be low as most lights are within the operational life and/or are under warranty. Costs will increase with time. Initial replacements will be limited and as needed. Future replacements will be systematic. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$740,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	225,000	0	0	0	0	15,000	500,000	740,000
Totals	225,000	0	0	0	0	15,000	500,000	740,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	225,000	0	0	0	0	15,000	500,000	740,000
Totals	225,000	0	0	0	0	15,000	500,000	740,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



The Preserve Zone Improvements

Project Number: 300030	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description New Project

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of The Preserve Landscaping and Lighting District.



Project Location

The Preserve Landscaping and Lighting District Zone

City Council Priority and Goals

4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by The Preserve Landscaping and Lighting Fund 330.

Comments

Starting in FY 2026/27, will begin to maintain existing infrastructure and improvements within The Preserve Landscaping and Lighting District zone. See The Preserve Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$75,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	0	15,000	15,000	15,000	15,000	15,000	0	75,000
Totals	0	15,000	15,000	15,000	15,000	15,000	0	75,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	0	15,000	15,000	15,000	15,000	15,000	0	75,000
Totals	0	15,000	15,000	15,000	15,000	15,000	0	75,000

APPENDIX D

CITY OF SAN RAMON LANDSCAPING & LIGHTING DISTRICT GUIDELINES

TRANSFER OF LANDSCAPING MAINTENANCE RESPONSIBILITIES FROM PRIVATE PROPERTY OWNER(S)/DEVELOPERS TO THE CITY OF SAN RAMON FOR AREAS ADJACENT TO THE PUBLIC RIGHT-OF-WAY

From time to time private property owner(s), Homeowners' Associations, or developers request that the City assume maintenance of existing private property, it is important to establish procedural guidelines for the assumption of such responsibilities. These guidelines are:

New Development

1. If the owner(s)/developer of a new development wishes to have an area maintained by the City, discussions will be initiated with the City during the planning review process.
2. The owner(s)/developer shall provide area and landscaping information to the City so that the City can develop maintenance cost estimates and the corresponding assessment amount.
3. After the City determines the assessment amount, including an assessment range or inflation factor, the owner(s)/developer shall petition the City in writing to request formation of a Special Landscaping & Lighting District or Special Zone within the existing Landscaping & Lighting District. This petition shall be in conformance with the Right to Vote on Taxes Act (Proposition 218).
4. Following review and confirmation of the petition, the City shall conduct a public hearing and an election of the owner(s) in accordance with the Landscaping and Lighting Act and the Right to Vote on Taxes Act. The Public Hearing and election shall occur prior to the approval (vesting) of the development with Conditions of Approval. The assessment may only be levied if there is not a majority protest and a majority of the ballots weighted according to the proportional financial obligation of the affected property, are in favor of the proposal.
5. The owner(s)/developer can proceed to obtain City development approval designating the area(s) to be conveyed to and maintained by the City on appropriate development maps and plans.
6. Properties will be assessed upon Final Map approval by the City, recordation by the County Recorder's Office, and inclusion of the parcels on the Assessment Roll by the County Assessor's Office. It shall be the responsibility of the current property owner of each parcel to pay the assessment.

7. The owner(s)/developer shall be responsible to disclose the assessment on properties that are sold. If a Homeowners' Association is created within the development, the assessment shall be explained in the CC&Rs.
8. The owner(s)/developer shall install irrigation and landscaping in conformance with the approved landscaping plans. The approved plans shall be in accordance with information provided during the development review process and the City of San Ramon's Beautification Guidelines.
9. Following the completion of a minimum one-year warranty maintenance period, the City shall accept maintenance of the area.

Existing Developments

1. Discussions with the City for the transfer of maintenance shall be initiated by the property owner(s) or Homeowners' Association. The owner(s) shall provide available area and landscaping information to the City so that the City can develop any capital and/or maintenance costs and the corresponding assessment amount.
2. Based upon these discussions, the City shall determine an assessment amount, which will include an assessment range or inflation factor. The assessment amount shall include the capital costs required to bring the property up to City Beautification Standards, as well as the ongoing maintenance costs. The City may assist in financing these capital improvements through annual installment assessments consistent with the provisions of the Landscaping and Lighting Act.
3. After the City determines the assessment amount, the owner(s) shall petition the City in writing to request formation of a Special Landscaping & Lighting District or Special Zone within the existing Landscaping & Lighting District. This petition shall be in accordance with the Right to Vote on Taxes Act.
4. Following review and confirmation of the petition, the City shall conduct a Public Hearing and an election of the owner(s) in accordance with the Landscaping and Lighting Act and the Right to Vote on Taxes Act. The assessment may only be levied if there is not a majority protest and a majority of the ballots weighted according to the proportional financial obligation of the affected property, are in favor of the proposal.
5. The owners of the property shall convey title of the property to be maintained (including any existing facilities such as water meters), to the City.
6. Properties will be assessed upon inclusion of the assessment on the County Assessment Roll.
7. Property owners shall be responsible for disclosing the assessment upon the sale of their private property. If there is a Homeowners' Association, the assessment shall be explained in the CC&Rs.
8. Properties will be assessed upon inclusion of the parcels on the Assessment Roll by the County Assessor's Office.

BENEFIT METHODOLOGY

According to the Landscaping and Lighting Act, the assessment "may be apportioned by any formula or method, which fairly distributes the new amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements" (Streets and Highways Code, Section 22573). Under the Right to Vote on Taxes Act, only special benefits are assessable.

Citywide Assessment

The Citywide assessment was confirmed by a majority vote for Measure K during the November 1996 elections. Measure K provides for a continuation of the \$53 per unit per year Citywide assessment through June 1998. On July 1, 1998, the Citywide assessment increased to \$59 per unit per year.

On July 11, 2006, the City Council approved Resolution No. 2006-106 adopting the new rate of \$79 per unit for FY 2006/07, which includes an annual adjustment based on the Consumer Price Index (CPI) not to exceed 2%.

The Citywide assessment provides for street lighting and three categories of landscaping:

Category 1 - Bishop Ranch Area

Landscaping maintenance within the Bishop Ranch area is governed by their Annexation Agreement to the City of San Ramon.

Category 2 - Arterial Medians

Medians along arterials are the responsibility of the City and will be maintained at a standard determined by the City. Arterials are: Crow Canyon Road, Bollinger Canyon Road (between Crow Canyon Road and Alcosta Boulevard), San Ramon Valley Boulevard, Alcosta Boulevard, Dougherty Road, Village Parkway, Fostoria Way, and Old Ranch Road.

Category 3 - Arterial Roadsides

Roadsides along arterials are the shared responsibility of the City and the adjacent private development – 30% of the cost for arterial roadsides is included within the Citywide assessment while the remaining 70% is included within the special zone assessments described below. This shared responsibility is based upon the following factors:

- a. Enhanced landscaping along arterial roadsides provides special benefit to both the City and the adjacent property owners.
- b. Portions of the landscaped arterial roadside areas were previously maintained by the adjacent development, or private property owners, and were then deeded over to the City for maintenance.

- c. Arterial roadside landscaping was originally installed as part of the private development.
- d. In some cases, landscaped arterial roadside areas provide special benefit by serving as an entry statement into the private development area.

Confirmation of the Citywide assessment was based on the methodology as prescribed in the FY 1996/97 Engineer's Report for the City of San Ramon Landscaping & Lighting District 1984-1. As a result, the methodology did not include the assessment of any public agency properties for the Citywide assessment. Starting in FY 2006/07 public agencies including fire stations, schools (both public and private), churches, and City owned facilities will be assessed using the commercial/institutional methodology. The methodology for nonresidential, commercial, and industrial properties remains consistent with the FY 1996/97 Engineer's Report.

Special Zone Assessments

Special zone assessments provide for landscaping and maintenance of landscaping in two categories:

Category 1 - Arterial Roadside

Roadsides along arterials are the shared responsibility of the City and the adjacent private development. The special zone assessments provide for 70% of the cost of arterial roadsides.

Category 2 - Other Areas

Public medians, parkways, public open space, and roadsides other than arterial medians and arterial roadsides provide a special benefit to and are the responsibility of the private development adjacent to such landscaping. Therefore, all costs associated with these areas are provided by the special zone assessment.

City services for the landscaping or the maintenance of these two categories will be assessed on a benefit basis against properties through the creation of a special zone. The special assessment zone will be defined by either the boundaries of the specific subdivision requesting the maintenance or by the District Engineer who will determine special benefit.

Currently, there are 17 special zones:

- | | |
|--|--|
| 1. Special Zone 3 - Canyon Lakes | 10. Special Zone 12 - El Nido |
| 2. Special Zone 4 - Vista San Ramon | 11. Special Zone 13 - Crown Ridge |
| 3. Special Zone 5 - Summerwood Loop | 12. Special Zone 14 - Four Oaks |
| 4. Special Zone 6 - West Branch | 13. Special Zone 15 - Circle E |
| 5. Special Zone 7 - Bent Creek | 14. Special Zone 16 - Thomas Ranch |
| 6. Special Zone 8 - Deerwood | 15. Special Zone 17 - Henry Ranch |
| 7. Special Zone 9 - Country View | 16. Special Zone 18 - Old Ranch Summit |
| 8. Special Zone 10 - Old Ranch Estates | 17. Special Zone 19 - Glass House |
| 9. Special Zone 11 - Village Parkway | |

APPENDIX E

STREET LANDSCAPING & LIGHTING UNIT FACTORS

By Land Use and Use Code

<u>Land Use</u>	<u>Use Code</u> ¹	<u>Intensity & Visibility</u>	<u>Pedestrian</u>	<u>Security & Aesthetics</u>	
		<u>Total</u> Single Family	11-19	.375	.25
	.375	1.00			
Condominium	29	.250	.25	.250	
	.75 Multiple Residential (including hotels, motels)				
Units:					
Two	21	.50	.50	.50	1.50
Three	22	.75	.75	.75	2.25
Four	23	1.00	1.00	1.00	3.00
Five	24	1.25	1.25	1.25	3.75
6 - 12	25	2.50	2.50	2.50	7.50
13 - 24	26	4.50	4.50	4.50	13.50
25 - 59	27	5.00	10.00	5.00	20.00
60 - 80	28	8.75	17.50	8.75	35.00
81 - 100	28	11.25	22.50	11.25	45.00
101 - 200	28	18.75	37.50	18.75	75.00
201 - 400	28	37.50	75.00	37.50	150.00
401 - 600	28	62.50	125.00	62.50	250.00
601 - 800	28	87.50	175.00	87.50	350.00
801 - 1000	28	112.00	225.00	112.50	450.00
etc.	etc.	etc.	etc.	etc.	etc.

Industrial 50 - 59 Assessment based on frontage and total area of the parcel.

Commercial and Institutional 29 - 49 Please see below

70 - 79 Please see below

Industrial (Codes 50 - 59 - Frontage Factor plus Area Factor)				
<u>Frontage (Ft)</u>	<u>Factors</u>	<u>Parcel Area (SF)</u>	<u>Parcel Area (AC)</u>	<u>Factors</u>
0 - 200	4	0 - 25,000	0.00 - 0.57	4
201 - 500	12	25,001 - 100,000	0.58 - 2.29	12
501 - 1000	24	100,001 - 250,000	2.30 - 5.79	24
1001 or more	36	250,001 or more	5.80 or more	36

Commercial and Institutional (Codes 29 - 49 and 70 - 79 - Frontage Factor plus Area Factor)

<u>Frontage (Ft)</u>	<u>Factors</u>	<u>Parcel Area (SF)</u>	<u>Parcel Area (AC)</u>	<u>Factors</u>
0 - 200	4	0 - 5,000	0.00 - .11	4
201 - 500	8	5,001 - 10,000	0.12 - .22	8
501 - 1,000	12	10,001 - 25,000	.23 - .58	12
1,001 - 3,000	16	25,001 - 100,000	.59 - 2.29	16
3,001 - 5,000	24	100,001 - 500,000	2.30 - 11.49	24
5,001 or more	36	500,001 or more	11.50 or more	36

¹The Use Code is the designation used by the County Assessor's Office to indicate how the land is being used.

APPENDIX F

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 1 – LIGHTING

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 857,762	\$ 629,976	\$ 799,979	\$ 559,642
REVENUES				
Assessment Revenue	935,202	954,028	954,028	973,119
Return Funding - CIP	600	-	-	-
Interest/Finance Adjustment	40,267	-	-	23,578
Damage Reimbursement	-	-	-	-
Total Revenues	976,068	954,028	954,028	996,697
EXPENDITURES				
Personnel	145,456	225,892	225,892	215,984
Contracts	96,929	28,540	59,080	28,540
Utilities	511,809	657,000	657,000	657,000
Materials & Supplies	13,546	22,900	22,900	22,900
Other	-	-	-	-
Indirect Costs	113,917	117,936	117,936	110,947
Assessment Collection Fee	24,363	21,158	21,158	21,158
LED Project Financing Lease Pmt	29,831	-	-	-
Total Expenditures	935,851	1,073,426	1,103,966	1,056,529
Net Increase (Decrease) in Fund Balance	40,218	(119,398)	(149,938)	(59,832)
Fund Balance w/o Project Costs	897,979	510,578	650,041	499,810
% of Operating Costs	96%	48%	59%	47%
IMPROVEMENT PROJECTS				
CIP 300001 - Signal/Street Light Pole Painting	48,000	-	-	-
CIP 300021 - Street Light Pole Relamping	50,000	-	-	-
CIP 905530 - IHT Overcrossing	-	-	-	-
Total Improvement Projects	98,000	-	-	-
Net Increase (Decrease) in Fund Balance	(57,782)	(119,398)	(149,938)	(59,832)
FUND BALANCE - JUNE 30	\$ 799,979	\$ 510,578	\$ 650,041	\$ 499,810
% of Operating Costs	85%	48%	59%	47%
LEVY INFORMATION				
Total Special Assessment	935,202	954,028	954,028	973,119
Total Parcels Levied	26,515.50	26,515.50	26,515.50	26,515.50
Assessment Rate	35.27	35.98	35.98	36.70
Maximum Assessment Rate	35.27	35.98	35.98	36.70

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 2 – LANDSCAPING

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 526,999	\$ 797,668	\$ 790,189	\$ 815,173
REVENUES				
Assessment Revenue	1,978,138	1,934,020	1,934,020	1,972,586
Return Funding - CIP	-	-	-	-
Interest/Finance Adjustment	62,820	-	-	31,214
Damage Reimbursement	5,255	-	-	-
Electric Vehicle Charging Station	-	800	800	800
Fostoria Revenue (Town of Danville)	16,298	11,409	11,409	11,409
Total Revenues	2,062,510	1,946,229	1,946,229	2,016,009
EXPENDITURES				
Personnel - Public Services	345,746	420,799	420,799	417,361
Personnel - Engineering	24,309	32,386	32,386	19,305
Contracts	384,600	462,245	462,245	403,783
Utilities	422,306	425,250	439,550	453,750
Materials & Supplies	1,000	16,500	17,050	17,050
Other	705	650	650	650
Indirect Costs	169,193	167,751	167,751	155,134
Transfers Out to Special Zones - 30% Arterial Share	340,310	380,579	391,379	387,053
Total Expenditures	1,688,170	1,906,160	1,931,810	1,854,086
Net Increase (Decrease) in Fund Balance	374,340	40,069	14,419	161,923
Fund Balance w/o Project Costs	901,339	837,737	804,608	977,096
% of Operating Costs	53%	44%	42%	53%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300002 - Irrigation	-	-	-	-
CIP 300002 - Landscaping/Trees	72,000	72,000	72,000	-
CIP 300002 - Other Improvements	-	-	-	-
Total Improvement Projects	72,000	72,000	72,000	-
Transfers OUT to Special Zones - 30% Arterial Share	39,150	16,500	25,500	3,990
Total Improvement Projects (Including Transfers OUT)	111,150	88,500	97,500	3,990
Net Increase (Decrease) in Fund Balance	263,190	(48,431)	(83,081)	157,933
FUND BALANCE - JUNE 30	\$ 790,189	\$ 749,237	\$ 707,108	\$ 973,106
% of Operating Costs	47%	39%	37%	52%
LEVY INFORMATION				
Total Special Assessment	1,896,200	1,934,020	1,934,020	1,972,586
Total Parcels Levied	24,881.25	24,881.25	24,881.25	24,881.25
Assessment Rate	76.21	77.73	77.73	79.28
Maximum Assessment Rate	76.21	77.73	77.73	79.28

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 3 – CANYON LAKES

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 847,755	\$ 589,706	\$ 907,811	\$ 776,498
REVENUES				
Assessment Revenue	240,940	240,940	240,940	271,058
Return Funding - CIP	-	-	-	-
Interest	30,642	-	-	20,580
Damage Reimbursement	-	-	-	-
HOA Contribution to Landscape Renovation	-	-	-	-
Other Revenue (Transfers from Citywide)	94,731	108,116	127,016	128,033
Total Revenues	366,313	349,056	367,956	419,670
EXPENDITURES				
Personnel	75,613	120,346	120,346	103,576
Contracts	26,376	79,848	79,848	74,268
Utilities	103,638	123,500	186,500	194,500
Materials & Supplies	3,700	8,700	8,700	8,700
Indirect Costs	40,930	42,002	42,002	45,732
Total Expenditures	250,257	374,396	437,396	426,776
Net Increase (Decrease) in Fund Balance	116,056	(25,340)	(69,440)	(7,106)
Fund Balance w/o Project Costs	963,811	564,366	838,371	769,393
% of Operating Costs	385%	151%	192%	180%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300003 - Irrigation	25,000	5,000	5,000	-
CIP 300003 - Landscaping/Trees	55,000	40,000	40,000	-
CIP 300003 - Other Improvements				
Total Improvement Projects	80,000	45,000	45,000	-
Transfer IN from Citywide - 30% Share of Arterial	(24,000)	(13,500)	(13,500)	-
Total Improvement Projects (Including Transfer IN)	56,000	31,500	31,500	-
Net Increase (Decrease) in Fund Balance	60,056	(56,840)	(100,940)	(7,106)
FUND BALANCE - JUNE 30	\$ 907,811	\$ 532,866	\$ 806,871	\$ 769,393
% of Operating Costs	363%	142%	184%	180%
	\$ 280,704.14			
LEVY INFORMATION				
Total Special Assessment	240,940	240,940	240,940	271,058
Total Parcels Levied	3,011.75	3,011.75	3,011.75	3,011.75
Assessment Rate	80	80	80	90
Maximum Assessment Rate	110	110	110	110

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 4 – VISTA SAN RAMON

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 31,461	\$ 77,058	\$ 73,751	\$ 77,824
REVENUES				
Assessment Revenue	63,434	48,300	48,300	48,300
Return Funding - CIP	-	-	-	-
Interest	4,366	-	-	1,867
Damage Reimbursement	-	-	-	-
Other Revenue (Transfers from Citywide)	6,362	9,071	9,071	6,981
Total Revenues	74,162	57,371	57,371	57,148
EXPENDITURES				
Personnel	6,178	9,537	9,537	8,632
Contracts	6,124	10,755	10,755	10,275
Utilities	14,331	18,100	18,100	18,800
Materials & Supplies	450	1,500	1,500	1,500
Indirect Costs	4,788	5,035	5,035	4,706
Total Expenditures	31,871	44,927	44,927	43,913
Net Increase (Decrease) in Fund Balance	42,290	12,444	12,444	13,235
Fund Balance w/o Project Costs	73,751	89,502	86,195	91,059
% of Operating Costs	231%	199%	192%	207%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300004 - Irrigation	-	6,500	6,500	-
CIP 300004 - Landscaping/Trees	-	15,000	15,000	-
CIP 300004 - Other Improvements	-	-	-	-
ARTERIAL				
CIP 300004 - Irrigation	-	-	-	6,800
CIP 300004 - Landscaping/Trees	-	-	-	-
CIP 300004 - Other Improvements	-	-	-	-
Total Improvement Projects	-	21,500	21,500	6,800
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(2,040)
Total Improvement Projects (Including Transfer IN)	-	21,500	21,500	4,760
Net Increase (Decrease) in Fund Balance	42,290	(9,056)	(9,056)	8,475
FUND BALANCE - JUNE 30	\$ 73,751	\$ 68,002	\$ 64,695	\$ 86,299
% of Operating Costs	231%	151%	144%	197%
LEVY INFORMATION				
Total Special Assessment	63,434	48,300	48,300	48,300
Total Parcels Levied	161	161	161	161
Assessment Rate	394	300	300	300
Maximum Assessment Rate	394	405	405	415

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 5 – SUMMERWOOD LOOP

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 45,206	\$ 40,253	\$ 31,504	\$ 23,774
REVENUES				
Assessment Revenue	50,520	54,730	54,730	58,940
Return Funding - CIP	-	-	-	-
Interest	2,848	-	-	1,618
Other Revenue (Transfers from Citywide)	23,900	22,847	22,847	24,312
Total Revenues	77,268	77,577	77,577	84,870
EXPENDITURES				
Personnel	20,850	24,864	24,864	25,357
Contracts	15,739	20,876	21,226	19,162
Utilities	22,202	23,170	29,170	29,970
Materials & Supplies	1,241	1,100	1,150	1,150
Indirect Costs	8,438	8,897	8,897	9,078
Total Expenditures	68,470	78,907	85,307	84,717
Net Increase (Decrease) in Fund Balance	8,798	(1,330)	(7,730)	153
Fund Balance w/o Project Costs	54,004	38,923	23,774	23,927
% of Operating Costs	79%	49%	28%	28%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300005 - Irrigation	-	-	-	-
CIP 300005 - Landscaping/Trees	22,500	-	-	-
CIP 300005 - Other Improvements	-	-	-	-
ARTERIAL				
CIP 300005 - Irrigation	-	-	-	-
CIP 300005 - Landscaping/Trees	-	-	-	-
CIP 300005 - Other Improvements	-	-	-	-
Total Improvement Projects	22,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Improvement Projects (Including Transfer IN)	22,500	-	-	-
Net Increase (Decrease) in Fund Balance	(13,702)	(1,330)	(7,730)	153
FUND BALANCE - JUNE 30	\$ 31,504	\$ 38,923	\$ 23,774	\$ 23,927
% of Operating Costs	46%	49%	28%	28%
LEVY INFORMATION				
Total Special Assessment	50,520	54,730	54,730	58,940
Total Parcels Levied	421	421	421	421
Assessment Rate	120	130	130	140
Maximum Assessment Rate	160	160	160	160

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 6 – WEST BRANCH

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 154,303	\$ 212,400	\$ 212,441	\$ 201,383
REVENUES				
Assessment Revenue	240,065	240,065	240,065	240,065
Return Funding - CIP	-	-	-	-
Interest	10,665	-	-	5,554
Other Revenue (Damage Reimbursement)	-	-	-	-
Other Revenue (Transfers from Citywide)	87,787	92,656	92,656	90,295
Total Revenues	338,517	332,721	332,721	335,914
EXPENDITURES				
Personnel-Landscape	67,348	82,866	82,866	81,965
Personnel-Aquatics	12,817	13,314	13,314	13,625
Contracts	70,173	95,596	95,596	89,890
Utilities	91,796	104,300	104,300	104,500
Materials & Supplies	700	9,150	9,150	9,150
Indirect Costs	37,545	38,553	38,553	35,901
Total Expenditures	280,379	343,779	343,779	335,031
Net Increase (Decrease) in Fund Balance	58,138	(11,058)	(11,058)	883
Fund Balance w/o Project Costs	212,441	201,342	201,383	202,266
% of Operating Costs	76%	59%	59%	60%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300006 - Irrigation	-	-	-	-
CIP 300006 - Landscaping/Trees	-	-	-	-
CIP 300006 - Other Improvements	-	-	-	-
ARTERIAL				
CIP 300006 - Irrigation	-	-	-	-
CIP 300006 - Landscaping/Trees	-	-	-	-
CIP 300006 - Fountains	-	-	-	-
CIP 300006 - Other Improvements	-	-	-	-
Total Improvement Projects	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Improvement Projects (Including Transfer IN)	-	-	-	-
Net Increase (Decrease) in Fund Balance	58,138	(11,058)	(11,058)	883
FUND BALANCE - JUNE 30	\$ 212,441	\$ 201,342	\$ 201,383	\$ 202,266
% of Operating Costs	76%	59%	59%	60%
LEVY INFORMATION				
Total Special Assessment	240,065	240,065	240,065	240,065
Total Parcels Levied	631.75	631.75	631.75	631.75
Assessment Rate	380	380	380	380
Maximum Assessment Rate	380	380	380	380

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 7 – BENT CREEK

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 164,487	\$ 203,152	\$ 146,813	\$ 123,274
REVENUES				
Assessment Revenue	201,140	201,140	201,140	201,140
Return Funding - CIP	-	-	-	-
Interest	11,582	-	-	6,579
Other Revenue (Transfers from Citywide)	17,177	25,376	25,376	24,468
Total Revenues	229,899	226,516	226,516	232,187
EXPENDITURES				
Personnel	46,408	41,216	41,216	42,404
Contracts	66,709	86,124	86,124	78,339
Utilities	76,225	88,000	88,000	88,000
Materials & Supplies	1,400	6,700	6,700	6,700
Indirect Costs	28,230	28,015	28,015	25,857
Total Expenditures	218,972	250,055	250,055	241,300
Net Increase (Decrease) in Fund Balance	10,926	(23,539)	(23,539)	(9,113)
Fund Balance w/o Project Costs	175,413	179,613	123,274	114,161
% of Operating Costs	80%	72%	49%	47%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300007 - Irrigation	5,000	-	-	-
CIP 300007 - Landscaping/Trees	-	-	-	-
CIP 300007 - Other Improvements	7,500	-	-	-
ARTERIAL				
CIP 300007 - Irrigation	-	-	-	-
CIP 300007 - Landscaping/Trees	20,000	-	-	-
CIP 300007 - Other Improvements	3,000	-	-	-
Total Improvement Projects	35,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	(6,900)	-	-	-
Total Improvement Projects (Including Transfer IN)	28,600	-	-	-
Net Increase (Decrease) in Fund Balance	(17,674)	(23,539)	(23,539)	(9,113)
FUND BALANCE - JUNE 30	\$ 146,813	\$ 179,613	\$ 123,274	\$ 114,161
% of Operating Costs	67%	72%	49%	47%
LEVY INFORMATION				
Total Special Assessment	201,140	201,140	201,140	201,140
Total Parcels Levied	452	452	452	452
Assessment Rate	445	445	445	445
Maximum Assessment Rate	445	445	445	445

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 8 – DEERWOOD

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 52,479	\$ 99,015	\$ 86,449	\$ 81,073
REVENUES				
Assessment Revenue	73,485	73,485	73,485	73,485
Return Funding - CIP	-	-	-	-
Interest	5,097	-	-	2,471
Other Revenue (Transfers from Citywide)	31,394	33,971	33,971	31,364
Total Revenues	109,976	107,456	107,456	107,320
EXPENDITURES				
Personnel	26,933	52,550	52,550	44,135
Contracts	4,500	10,112	10,112	8,584
Utilities	32,362	36,100	36,100	36,100
Materials & Supplies	-	1,400	1,400	1,400
Indirect Costs	12,211	12,670	12,670	10,828
Total Expenditures	76,006	112,832	112,832	101,047
Net Increase (Decrease) in Fund Balance	33,970	(5,376)	(5,376)	6,273
Fund Balance w/o Project Costs	86,449	93,639	81,073	87,346
% of Operating Costs	114%	83%	72%	86%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300008 - Irrigation	-	-	-	-
CIP 300008 - Landscaping/Trees	-	-	-	-
CIP 300008 - Other Improvements	-	-	-	3,500
Total Improvement Projects	-	-	-	3,500
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(1,050)
Total Improvement Projects (Including Transfer IN)	-	-	-	2,450
Net Increase (Decrease) in Fund Balance	33,970	(5,376)	(5,376)	3,823
FUND BALANCE - JUNE 30	\$ 86,449	\$ 93,639	\$ 81,073	\$ 84,896
% of Operating Costs	114%	83%	72%	84%
LEVY INFORMATION				
Total Special Assessment	73,485	73,485	73,485	73,485
Total Parcels Levied	639	639	639	639
Assessment Rate	115	115	115	115
Maximum Assessment Rate	115	115	115	115

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 9 – COUNTRY VIEW

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 48,018	\$ 16,674	\$ 44,192	\$ 31,897
REVENUES				
Assessment Revenue	-	14,720	14,720	14,720
Return Funding - CIP				-
Interest	1,469	-	-	1,115
Other Revenue (Transfers from Citywide)	9,682	4,301	4,301	6,894
Total Revenues	11,151	19,021	19,021	22,729
EXPENDITURES				
Personnel	2,574	2,957	2,957	2,962
Contracts	6,666	8,006	8,006	6,926
Utilities	3,137	9,800	9,800	9,800
Materials & Supplies	-	830	830	830
Indirect Costs	2,599	2,723	2,723	2,463
Total Expenditures	14,976	24,316	24,316	22,981
Net Increase (Decrease) in Fund Balance	(3,825)	(5,295)	(5,295)	(252)
Fund Balance w/o Project Costs	44,192	11,379	38,897	31,646
% of Operating Costs	295%	47%	160%	138%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300009 - Irrigation	-	5,000	5,000	-
CIP 300009 - Landscaping/Trees	-	5,000	5,000	-
CIP 300009 - Other Improvements	-	-	-	-
Total Improvement Projects	-	10,000	10,000	-
Transfer IN from Citywide - 30% Share of Arterial	-	(3,000)	(3,000)	-
Total Improvement Projects (Including Transfer IN)	-	7,000	7,000	-
Net Increase (Decrease) in Fund Balance	(3,825)	(12,295)	(12,295)	(252)
FUND BALANCE - JUNE 30	\$ 44,192	\$ 4,379	\$ 31,897	\$ 31,646
% of Operating Costs	295%	18%	131%	138%
LEVY INFORMATION				
Total Special Assessment	14,720	14,720	14,720	14,720
Total Parcels Levied	184	184	184	184
Assessment Rate	80	80	80	80
Maximum Assessment Rate	100	100	100	100

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 10 – OLD RANCH ESTATES

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 25,850	\$ 57,415	\$ 57,670	\$ 55,422
REVENUES				
Assessment Revenue	47,600	51,680	51,680	51,680
Return Funding - CIP	50,000	-	-	-
Interest	2,954	-	-	1,341
Other Revenue (Transfers from Citywide)	2,537	3,126	3,126	2,895
Total Revenues	103,091	54,806	54,806	55,916
EXPENDITURES				
Personnel	14,777	16,476	16,476	16,897
Contracts	15,928	21,028	21,028	19,600
Utilities	9,662	8,250	12,250	12,350
Materials & Supplies	535	1,350	1,350	1,350
Indirect Costs	5,369	5,950	5,950	6,025
Total Expenditures	46,271	53,054	57,054	56,222
Net Increase (Decrease) in Fund Balance	56,820	1,752	(2,248)	(306)
Fund Balance w/o Project Costs	82,670	59,167	55,422	55,116
% of Operating Costs	179%	112%	97%	98%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300010 - Irrigation	-	-	-	-
CIP 300010 - Landscaping/Trees	25,000	-	-	-
CIP 300010 - Other Improvements	-	-	-	-
ARTERIAL				
CIP 300010 - Irrigation	-	-	-	-
CIP 300010 - Landscaping/Trees	-	-	-	-
CIP 300010 - Other Improvements	-	-	-	-
Total Improvement Projects	25,000	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Improvement Projects (Including Transfer IN)	25,000	-	-	-
Net Increase (Decrease) in Fund Balance	31,820	1,752	(2,248)	(306)
FUND BALANCE - JUNE 30	\$ 57,670	\$ 59,167	\$ 55,422	\$ 55,116
% of Operating Costs	125%	112%	97%	98%
LEVY INFORMATION				
Total Special Assessment	47,600	51,680	51,680	51,680
Total Parcels Levied	136	136	136	136
Assessment Rate	350	380	380	380
Maximum Assessment Rate	380	380	380	380

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 11 – VILLAGE PARKWAY

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 53,514	\$ 69,432	\$ 51,382	\$ 46,948
REVENUES				
Assessment Revenue	26,510	26,510	26,510	26,510
Return Funding - CIP	5,977	-	-	-
Interest	3,380	-	-	1,906
Other Revenue (Transfers from Citywide)	7,918	13,757	13,757	13,485
Total Revenues	43,785	40,267	40,267	41,901
EXPENDITURES				
Personnel	16,873	18,856	18,856	19,385
Contracts	8,107	13,176	13,176	12,204
Utilities	5,457	6,900	6,900	6,900
Materials & Supplies	150	750	750	750
Indirect Costs	4,830	5,019	5,019	4,709
Total Expenditures	35,417	44,701	44,701	43,948
Net Increase (Decrease) in Fund Balance	8,368	(4,434)	(4,434)	(2,047)
Fund Balance w/o Project Costs	61,882	64,998	46,948	44,902
% of Operating Costs	175%	145%	105%	102%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300011 - Irrigation	15,000	-	-	-
CIP 300011 - Landscaping/Trees	-	-	-	1,000
CIP 300011 - Other Improvements	-	-	-	-
Total Improvement Projects	15,000	-	-	1,000
Transfer IN from Citywide - 30% Share of Arterial	(4,500)	-	-	(300)
Total Improvement Projects (Including Transfer IN)	10,500	-	-	700
Net Increase (Decrease) in Fund Balance	(2,132)	(4,434)	(4,434)	(2,747)
FUND BALANCE - JUNE 30	\$ 51,382	\$ 64,998	\$ 46,948	\$ 44,202
% of Operating Costs	145%	145%	105%	101%
LEVY INFORMATION				
Total Special Assessment	26,510	26,510	26,510	26,510
Total Parcels Levied	241	241	241	241
Assessment Rate	110	110	110	110
Maximum Assessment Rate	110	110	110	110

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 12 – EL NIDO

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 45,027	\$ 39,804	\$ 48,768	\$ 42,879
REVENUES				
Assessment Revenue	17,380	19,750	19,750	19,750
Return Funding - CIP	7,568	-	-	-
Interest	2,079	-	-	1,224
Other Revenue (Transfers from Citywide)	7,001	10,550	11,450	10,281
Total Revenues	34,028	30,300	31,200	31,255
EXPENDITURES				
Personnel	7,953	9,529	9,529	9,633
Contracts	4,648	9,737	9,737	5,673
Utilities	8,688	10,300	13,300	13,700
Materials & Supplies	150	700	700	700
Indirect Costs	3,598	3,823	3,823	3,565
Total Expenditures	25,037	34,089	37,089	33,271
Net Increase (Decrease) in Fund Balance	8,991	(3,789)	(5,889)	(2,016)
Fund Balance w/o Project Costs	54,018	36,015	42,879	40,863
% of Operating Costs	216%	106%	116%	123%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300012 - Irrigation	7,500	-	-	-
CIP 300012 - Landscaping/Trees	-	-	-	1,000
CIP 300012 - Other Improvements	-	-	-	-
Total Improvement Projects	7,500	-	-	1,000
Transfer IN from Citywide - 30% Share of Arterial	(2,250)	-	-	(300)
Total Improvement Projects (Including Transfer IN)	5,250	-	-	700
Net Increase (Decrease) in Fund Balance	3,741	(3,789)	(5,889)	(2,716)
FUND BALANCE - JUNE 30	\$ 48,768	\$ 36,015	\$ 42,879	\$ 40,163
% of Operating Costs	195%	106%	116%	121%
LEVY INFORMATION				
Total Special Assessment	17,380	19,750	19,750	19,750
Total Parcels Levied	158	158	158	158
Assessment Rate	110	125	125	125
Maximum Assessment Rate	125	125	125	125

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 13 – CROWN RIDGE

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 105,907	\$ 149,782	\$ 117,222	\$ 105,434
REVENUES				
Assessment Revenue	81,120	81,120	81,120	81,120
Return Funding - CIP	-	-	-	-
Interest	8,042	-	-	4,437
Other Revenue (Transfers from Citywide)	19,770	21,182	21,182	20,160
Total Revenues	108,932	102,302	102,302	105,717
EXPENDITURES				
Personnel	21,862	17,214	17,214	17,225
Contracts	28,699	36,630	36,630	31,626
Utilities	26,415	42,000	42,000	42,000
Materials & Supplies	850	2,800	2,800	2,800
Indirect Costs	13,290	12,446	12,446	11,240
Total Expenditures	91,116	111,090	111,090	104,891
Net Increase (Decrease) in Fund Balance	17,815	(8,788)	(8,788)	826
Fund Balance w/o Project Costs	123,722	140,994	108,434	106,261
% of Operating Costs	136%	127%	98%	101%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300013 - Irrigation	-	-	-	-
CIP 300013 - Landscaping/Trees	3,000	3,000	3,000	-
CIP 300013 - Other Improvements	-	-	-	-
ARTERIAL				
CIP 300013 - Irrigation	5,000	-	-	-
CIP 300013 - Landscaping/Trees	-	-	-	-
CIP 300013 - Other Improvements	-	-	-	-
Total Improvement Projects	8,000	3,000	3,000	-
Transfer IN from Citywide - 30% Share of Arterial	(1,500)	-	-	-
Total Improvement Projects (Including Transfer IN)	6,500	3,000	3,000	-
Net Increase (Decrease) in Fund Balance	11,315	(11,788)	(11,788)	826
FUND BALANCE - JUNE 30	\$ 117,222	\$ 137,994	\$ 105,434	\$ 106,261
% of Operating Costs	129%	124%	95%	101%
LEVY INFORMATION				
Total Special Assessment	81,120	81,120	81,120	81,120
Total Parcels Levied	104	104	104	104
Assessment Rate	780	780	780	780
Maximum Assessment Rate	1,000	1,000	1,000	1,000

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 14 – FOUR OAKS

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 23,590	\$ 21,314	\$ 24,327	\$ 20,623
REVENUES				
Assessment Revenue	10,325	10,325	10,325	10,325
Return Funding - CIP	-	-	-	-
Interest	1,043	-	-	638
Other Revenue (Transfers from Citywide)	5,497	6,036	6,036	5,761
Total Revenues	16,865	16,361	16,361	16,724
EXPENDITURES				
Personnel	5,497	6,379	6,379	6,399
Contracts	5,235	6,335	6,335	5,646
Utilities	3,158	4,500	4,500	4,500
Materials & Supplies	100	600	600	600
Indirect Costs	2,138	2,251	2,251	2,058
Total Expenditures	16,128	20,065	20,065	19,203
Net Increase (Decrease) in Fund Balance	737	(3,704)	(3,704)	(2,479)
Fund Balance w/o Project Costs	24,327	17,610	20,623	18,144
% of Operating Costs	151%	88%	103%	94%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300014 - Irrigation	-	-	-	-
CIP 300014 - Landscaping/Trees	-	-	-	-
CIP 300014 - Other Improvements	-	-	-	-
Total Improvement Projects	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Improvement Projects (Including Transfer IN)	-	-	-	-
Net Increase (Decrease) in Fund Balance	737	(3,704)	(3,704)	(2,479)
FUND BALANCE - JUNE 30	\$ 24,327	\$ 17,610	\$ 20,623	\$ 18,144
% of Operating Costs	151%	88%	103%	94%
LEVY INFORMATION				
Total Special Assessment	10,325	10,325	10,325	10,325
Unit Factors	59	59	59	59
Assessment Rate	175	175	175	175
Maximum Assessment Rate	175	175	175	175

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 15 – CIRCLE E

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Revised	2026/27 Proposed - Finance
FUND BALANCE - JULY 1	\$ 50,831	\$ 45,537	\$ 62,098	\$ 57,581
REVENUES				
Assessment Revenue	34,425	35,955	35,955	35,955
Return Funding - CIP	9,337	-	-	-
Interest	2,607	-	-	1,556
Other Revenue (Transfers from Citywide)	4,159	5,404	5,404	4,392
Total Revenues	50,528	41,359	41,359	41,903
EXPENDITURES				
Personnel	9,396	11,037	11,037	10,991
Contracts	6,800	7,010	7,010	6,511
Utilities	12,301	20,135	20,135	20,135
Materials & Supplies	750	2,550	2,550	2,550
Indirect Costs	5,013	5,144	5,144	4,823
Total Expenditures	34,260	45,876	45,876	45,010
Net Increase (Decrease) in Fund Balance	16,268	(4,517)	(4,517)	(3,107)
Fund Balance w/o Project Costs	67,098	41,020	57,581	54,474
% of Operating Costs	196%	89%	126%	121%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300015 - Irrigation	-	-	-	-
CIP 300015 - Landscaping/Trees	-	-	-	-
CIP 300015 - Other Improvements	5,000	-	-	-
ARTERIAL				
CIP 300015 - Irrigation	-	-	-	-
CIP 300015 - Landscaping/Trees	-	-	-	-
CIP 300015 - Other Improvements	-	-	-	-
Total Improvement Projects	5,000	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Improvement Projects (Including Transfer IN)	5,000	-	-	-
Net Increase (Decrease) in Fund Balance	11,268	(4,517)	(4,517)	(3,107)
FUND BALANCE - JUNE 30	\$ 62,098	\$ 41,020	\$ 57,581	\$ 54,474
% of Operating Costs	181%	89%	126%	121%
LEVY INFORMATION				
Total Special Assessment	34,425	35,955	35,955	35,955
Total Parcels Levied	153	153	153	153
Assessment Rate	225	235	235	235
Maximum Assessment Rate	300	300	300	300

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 16 – THOMAS RANCH

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 20,416	\$ 21,253	\$ 24,542	\$ 22,564
REVENUES				
Assessment Revenue	10,500	11,900	11,900	11,900
Return Funding - CIP	268	-	-	-
Interest	1,111	-	-	620
Other Revenue (Transfers from Citywide)	5,425	6,400	6,400	5,675
Total Revenues	17,304	18,300	18,300	18,195
EXPENDITURES				
Personnel	3,158	6,859	6,859	5,609
Contracts	4,443	5,494	5,494	4,738
Utilities	3,267	4,900	4,900	4,900
Materials & Supplies	200	750	750	750
Indirect Costs	2,110	2,275	2,275	1,920
Total Expenditures	13,178	20,278	20,278	17,917
Net Increase (Decrease) in Fund Balance	4,126	(1,978)	(1,978)	278
Fund Balance w/o Project Costs	24,542	19,275	22,564	22,842
% of Operating Costs	186%	95%	111%	127%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300016 - Irrigation	-	-	-	-
CIP 300016 - Landscaping/Trees	-	-	-	1,000
CIP 300016 - Other Improvements	-	-	-	-
Total Improvement Projects	-	-	-	1,000
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(300)
Total Improvement Projects (Including Transfer IN)	-	-	-	700
Net Increase (Decrease) in Fund Balance	4,126	(1,978)	(1,978)	(422)
FUND BALANCE - JUNE 30	\$ 24,542	\$ 19,275	\$ 22,564	\$ 22,142
% of Operating Costs	186%	95%	111%	124%
LEVY INFORMATION				
Total Special Assessment	10,500	11,900	11,900	11,900
Total Parcels Levied	140	140	140	140
Assessment Rate	75	85	85	85
Maximum Assessment Rate	100	100	100	100

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 17 – HENRY RANCH

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 89,343	\$ 66,992	\$ 93,733	\$ 64,223
REVENUES				
Assessment Revenue	22,950	28,050	28,050	30,600
Return Funding - CIP	-	-	-	-
Interest	3,802	-	-	2,350
Damage Reimbursement	-	-	-	-
Other Revenue (Transfers from Citywide)	15,142	15,697	15,697	14,003
Total Revenues	41,894	43,747	43,747	46,953
EXPENDITURES				
Personnel	7,086	7,963	7,963	7,941
Contracts	9,478	18,539	18,539	13,334
Utilities	14,600	19,150	19,150	19,650
Materials & Supplies	450	750	750	750
Indirect Costs	5,890	5,855	5,855	5,002
Total Expenditures	37,504	52,257	52,257	46,677
Net Increase (Decrease) in Fund Balance	4,390	(8,510)	(8,510)	276
Fund Balance w/o Project Costs	93,733	58,482	85,223	64,499
% of Operating Costs	250%	112%	163%	138%
IMPROVEMENT PROJECTS				
ARTERIAL				
CIP 300017 - Irrigation	-	-	-	-
CIP 300017 - Landscaping/Trees	-	-	-	-
CIP 300017 - Other Improvements	-	-	30,000	-
Total Improvement Projects	-	-	30,000	-
Transfer from Citywide - 30% Share of Arterial	-	-	(9,000)	-
Total Improvement Projects (Including Transfer IN)	-	-	21,000	-
Net Increase (Decrease) in Fund Balance	4,390	(8,510)	(29,510)	276
FUND BALANCE - JUNE 30	\$ 93,733	\$ 58,482	\$ 64,223	\$ 64,499
% of Operating Costs	250%	112%	123%	138%
LEVY INFORMATION				
Total Special Assessment	22,950	28,050	28,050	30,600
Total Parcels Levied	102	102	102	102
Assessment Rate	225	275	275	300
Maximum Assessment Rate	375	375	375	375

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 18 – OLD RANCH SUMMIT

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 50,421	\$ 26,444	\$ 37,764	\$ 34,611
REVENUES				
Assessment Revenue	18,900	21,600	21,600	21,600
Return Funding - CIP	-	-	-	-
Interest	1,659	-	-	1,224
Other Revenue (Transfers from Citywide)	1,828	2,089	2,089	2,044
Total Revenues	22,387	23,689	23,689	24,868
EXPENDITURES				
Personnel	7,013	7,694	7,694	7,838
Contracts	5,397	6,489	9,489	9,855
Utilities	4,525	6,350	6,350	6,350
Materials & Supplies	150	300	300	300
Indirect Costs	2,959	3,009	3,009	2,922
Total Expenditures	20,043	23,842	26,842	27,265
Net Increase (Decrease) in Fund Balance	2,344	(153)	(3,153)	(2,397)
Fund Balance w/o Project Costs	52,764	26,291	34,611	32,214
% of Operating Costs	263%	110%	129%	118%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300004 - Irrigation	-	-	-	-
CIP 300004 - Landscaping/Trees	15,000	-	-	-
CIP 300004 - Other Improvements	-	-	-	-
ARTERIAL				
CIP 300004 - Irrigation	-	-	-	-
CIP 300004 - Landscaping/Trees	-	-	-	-
CIP 300004 - Other Improvements	-	-	-	-
Total Improvement Projects	15,000	-	-	-
Transfer from Citywide - 30% Share of Arterial	-	-	-	-
Total Improvement Projects (Including Transfer IN)	15,000	-	-	-
Net Increase (Decrease) in Fund Balance	(12,656)	(153)	(3,153)	(2,397)
FUND BALANCE - JUNE 30	\$ 37,764	\$ 26,291	\$ 34,611	\$ 32,214
% of Operating Costs	188%	110%	129%	118%
LEVY INFORMATION				
Total Special Assessment	18,900	21,600	21,600	21,600
Total Parcels Levied	54	54	54	54
Assessment Rate	350	400	400	400
Maximum Assessment Rate	1,858	1,858	1,858	1,858

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 19 – GLASS HOUSE

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 13,707	\$ 18,925	\$ 11,848	\$ 9,034
REVENUES				
Assessment Revenue	15,802	16,118	16,118	16,440
Return Funding - CIP	-	-	-	-
Interest	1,092	-	-	616
Other Revenue (Transfers from Citywide)	-	-	-	-
Total Revenues	16,894	16,118	16,118	17,057
EXPENDITURES				
Personnel	3,463	3,863	3,863	3,827
Contracts	4,844	8,308	8,308	7,552
Utilities	3,588	3,300	4,300	3,600
Materials & Supplies	-	450	450	450
Indirect Costs	1,857	2,011	2,011	1,852
Total Expenditures	13,753	17,932	18,932	17,281
Net Increase (Decrease) in Fund Balance	3,141	(1,814)	(2,814)	(224)
Fund Balance w/o Project Costs	16,848	17,111	9,034	8,810
% of Operating Costs	123%	95%	48%	51%
IMPROVEMENT PROJECTS				
INTERIOR				
CIP 300004 - Irrigation	-	-	-	-
CIP 300004 - Landscaping/Trees	5,000	-	-	1,000
CIP 300004 - Other Improvements	-	-	-	-
Total Improvement Projects	5,000	-	-	1,000
Net Increase (Decrease) in Fund Balance	(1,859)	(1,814)	(2,814)	(1,224)
FUND BALANCE - JUNE 30	\$ 11,848	\$ 17,111	\$ 9,034	\$ 7,810
% of Operating Costs	86%	95%	48%	45%
LEVY INFORMATION				
Total Special Assessment	15,802.02	16,118.06	16,118.06	16,440.42
Total Parcels Levied	3	3	3	3
Assessment Rate (rate varies by parcel)	15,802.02	16,118.06	16,118.06	16,440.42
Maximum Assessment Rate	15,802.02	16,118.06	16,118.06	16,440.42
Glass House	8,327.66	8,494.21	8,494.21	8,664.10
Brave Church	1,358.98	1,386.16	1,386.16	1,413.88
Valley Vista	6,115.38	6,237.69	6,237.69	6,362.44
Assessment Rate (rate varies by parcel)	15,802.02	16,118.06	16,118.06	16,440.42
Maximum Assessment Rate	15,802.02	16,118.06	16,118.06	16,440.42

APPENDIX G

SUMMARY OF ASSESSMENTS						
ASSESSMENT PER UNIT FACTOR BY SPECIAL ZONE						
Zone Number	Zone Name	Proposed Unit Factors	FY 2025/26 Levied Rate Per Unit	FY 2026/27 Proposed Rate Per Unit	FY 2026/27 Max Rate Per Unit	FY 2026/27 Estimated Revenue
1	Citywide Street Lighting	26,515.50	\$35.98	\$36.70	\$36.70	\$973,118.85
2	Citywide Landscaping	24,881.25	\$77.73	\$79.28	\$79.28	\$1,972,585.50
3	Canyon Lakes	3,011.75	\$80.00	\$90.00	\$110.00	\$271,057.50
4	Vista San Ramon	161	\$300.00	\$300.00	\$414.75	\$48,300.00
5	Summerwood Loop	421	\$130.00	\$140.00	\$160.00	\$58,940.00
6	West Branch	631.75	\$380.00	\$380.00	\$380.00	\$240,065.00
7	Bent Creek	452	\$445.00	\$445.00	\$445.00	\$201,140.00
8	Deerwood	639	\$115.00	\$115.00	\$115.00	\$73,485.00
9	Country View	184	\$80.00	\$80.00	\$100.00	\$14,720.00
10	Old Ranch Estates	136	\$380.00	\$380.00	\$380.00	\$51,680.00
11	Village Parkway	241	\$110.00	\$110.00	\$110.00	\$26,510.00
12	El Nido	158	\$125.00	\$125.00	\$125.00	\$19,750.00
13	Crown Ridge	104	\$780.00	\$780.00	\$1,000.00	\$81,120.00
14	Four Oaks	59	\$175.00	\$175.00	\$175.00	\$10,325.00
15	Circle E	153	\$235.00	\$235.00	\$300.00	\$35,955.00
16	Thomas Ranch	140	\$85.00	\$85.00	\$100.00	\$11,900.00
17	Henry Ranch	102	\$275.00	\$300.00	\$375.00	\$30,600.00
18	Old Ranch Summit	54	\$400.00	\$400.00	\$1,858.00	\$21,600.00
19*	Glass House (SR)	1	\$8,494.21	\$8,664.10	\$8,664.10	\$16,440.42
	Brave Church (CH)	1	\$1,386.16	\$1,413.88	\$1,413.88	
	Valley Vista (VV)	1	\$6,237.69	\$6,362.44	\$6,362.44	
Total Assessment Revenue:						\$4,159,292.27

*SR - City of San Ramon, CH - Brave Church, VV - Valley Vista Senior Housing

*The owners of the three Zone 19 parcels were responsible for paying the Zone 1 and Zone 2 assessments prior to the formation of Zone 19. Therefore, these three parcels are included in the Zone 1 and Zone 2 unit factors and revenue estimates above, in addition to the Zone 19 assessment and revenue estimates.

CUMULATIVE ASSESSMENTS			
(Includes Citywide Zones and Special Zone)			
Description	Per Unit FY 2025/26	Per Unit FY 2026/27	Per Unit Change
Bishop Ranch Properties (Zone 1 only)	\$35.98	\$36.70	\$0.72
Canyon Lakes (Zone 1, Zone 2, Zone 3)	\$193.71	\$205.98	\$12.27
Vista San Ramon (Zone 1, Zone 2, Zone 4)	\$413.71	\$415.98	\$2.27
Summerwood Loop (Zone 1, Zone 2, Zone 5)	\$243.71	\$255.98	\$12.27
West Branch (Zone 1, Zone 2, Zone 6)	\$493.71	\$495.98	\$2.27
Bent Creek (Zone 1, Zone 2, Zone 7)	\$558.71	\$560.98	\$2.27
Deerwood (Zone 1, Zone 2, Zone 8)	\$228.71	\$230.98	\$2.27
Country View (Zone 1, Zone 2, Zone 9)	\$193.71	\$195.98	\$2.27
Old Ranch Estates (Zone 1, Zone 2, Zone 10)	\$493.71	\$495.98	\$2.27
Village Parkway (Zone 1, Zone 2, Zone 11)	\$223.71	\$225.98	\$2.27
El Nido (Zone 1, Zone 2, Zone 12)	\$238.71	\$240.98	\$2.27
Crown Ridge (Zone 1, Zone 2, Zone 13)	\$893.71	\$895.98	\$2.27
Four Oaks (Zone 1, Zone 2, Zone 14)	\$288.71	\$290.98	\$2.27
Circle E (Zone 1, Zone 2, Zone 15)	\$348.71	\$350.98	\$2.27
Thomas Ranch (Zone 1, Zone 2, Zone 16)	\$198.71	\$200.98	\$2.27
Henry Ranch (Zone 1, Zone 2, Zone 17)	\$388.71	\$415.98	\$27.27
Old Ranch Summit (Zone 1, Zone 2, Zone 18)	\$513.71	\$515.98	\$2.27
*Glass House (SR)(Zone 19)	\$8,607.92	\$8,780.08	
*Brave Church (CH)(Zone 19)	\$1,499.87	\$1,529.86	\$329.17
*Valley Vista (VV)(Zone 19)	\$6,351.40	\$6,478.42	
All Other Areas (Zone 1, Zone 2)	\$113.71	\$115.98	\$2.27

*SR - City of San Ramon, CH - Brave Church, VV - Valley Vista Senior Housing

The Zone 1 and Zone 2 assessments for these parcels are accounted for separately from the Zone 19 assessments. Therefore, no increase for Zone 1 and Zone 2 are showing under Zone 19.



Finance Committee Staff Report Item No. 2.2.

Date: April 29, 2026

To: San Ramon Finance Committee

From: Brian Bornstein, Department Director
Gary Manuel, Program Manager

Subject: Review of Reserve Study and Preliminary FY 2026/27 Operating and Capital Budgets for The Preserve Landscaping and Lighting District.

Executive Summary:

The Preserve Landscaping and Lighting Assessment District (District) is a District formed in 2018 for the purpose of maintaining public landscaping and lighting improvements associated with The Preserve Development. The following report provides a preliminary review of the proposed Reserve Study and Operating Budget for FY 2026/27. The proposed maximum assessment limit will be \$455.06, and the proposed actual annual assessment per unit will be \$315.15, both based on reserve fund levels and annual operating and replacement expenses.

Recommendation:

The Finance Committee's role is to review the staff report for The Preserve Landscaping and Lighting District and provide comments regarding staff's recommendations for the FY 2026/27 assessment.

Background:

District Funding

The Preserve Landscaping and Lighting Assessment District (District) was formed on March 13, 2018, with Resolution No. 2018-033, to fund the proposed public landscaping program associated with the Preserve (Faria) Development. Property owners within the District will pay an annual assessment to fund the maintenance of public landscaping. Such maintenance is performed through a combination of City staff and contractors. The maximum annual assessment shall be increased by the greater of 2% or the February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers. Improvements

All improvements to be maintained by the District in FY 2026/27 were constructed by The Preserve developer in accordance with approved project plans and, except for the three (3) roundabouts on Faria Preserve Parkway, have been transferred to the City. The transferred improvements include landscaping, irrigation, hardscape, a walking path, and related features along Faria Preserve Parkway and Bollinger Canyon Road adjacent to the project. The timing of the roundabout transfer was delayed due to development traffic, and acceptance is dependent on the developer's schedule. However, the majority of the improvements were accepted by the City for ownership and maintenance in FY 2024/25.

Cost of Maintenance

The initial maintenance cost, the annualized replacement cost of improvements, and the cost of administering the District were estimated as presented in the Engineer's Report prepared for the formation of the District.

Anticipated expenditures for FY 2026/27 are based on FY 2025/26 maintenance costs, inspections of the already accepted areas, and contractor quotes to complete certain maintenance activities. The estimated costs and budget are summarized below:

DESCRIPTION	COSTS
Annual Operation, Maintenance, and Replacement Cost	\$207,906
Less: General Benefit Contribution (7.92%)	(16,466)
Total Assessable Direct Costs	\$191,440
Incidental Costs (Tax Roll Fees and Administration)	\$8,500
Total Maximum Costs that can be Assessed	\$199,940

Recommended Assessments for FY 2026/27

The initial maximum assessment for the District was set at \$363.13 per benefit point. This can be adjusted by the greater of 2% or the Consumer Price Index for the San Francisco Bay

Area, All Urban Consumers. This year, the applicable inflation rate was 2.5%. Therefore, a 2.5% increase has been applied. The proposed maximum assessment is \$455.06. Single-family homes will be assessed one benefit point, and townhome condominiums will be assessed 0.75 benefit points.

Not all of the actual costs may be assessed. A certain fraction of the benefits of the improvements is deemed to be of general benefit to the community as a whole and is not assessable. Analysis done for the original Engineer's Report determined that this benefit was 7.92%. Therefore, the total cost to be assessed for FY 2026/27 is 92.08% of the \$207,906 annual costs, or \$191,440, plus fees and administrative costs, for a total of \$199,940.

All the units to be constructed as part of The Preserve project will be assessable in FY 2026/27. This totals 524 benefit points, assessed at \$315.15 each, resulting in revenue of \$165,139 to fund maintenance and replacement costs for FY 2026/27. This amount is less than the total operating cost of \$199,940 due to a healthy reserve and adjustments to improvements within The Preserve.

Future Reserve Study Update

When the roundabouts are accepted for maintenance by the City, actual costs of maintenance and administration will be updated. In addition, appropriate reserves for non-routine maintenance and replacement of improvements will be accumulated. The amount of money to be expended in any given year and the required reserves will be tracked and presented to the Finance Committee and City Council in annual updates to the Reserve Fund Study and the annual Engineer's Report.

Fiscal Impact:

The Engineer's Report will serve as the basis for assessing parcels within The Preserve Landscaping and Lighting Assessment District. The associated costs, as well as revenues from this levy, will be presented to the City Council for review and included in the proposed FY 2026/27 Operating Budget and the Capital Budget of the Five-Year Capital Improvement Program.

Alternative Option(s):

Do not re-establish the District and fund services through other City sources, or modify the scope of services, such as eliminating certain zone improvements.

Next Steps:

1. City Council approves the Engineer's Report for FY 2026/27, adopts a Resolution of Intention to levy and collect assessments for FY 2026/27, and sets a Public Hearing – May 26, 2026
2. Conduct Public Hearing and adopt a Resolution confirming the diagram and assessments and levying the assessments for FY 2026/27 – June 9, 2026
3. File the final Engineer's Report, together with the assessment roll and the

assessment diagram, with the Contra Costa County Assessor's Office by August 10, 2026.

Attachment(s):

- A. DRAFT FY 2026-27 L&LD The Preserve Engineers Report

DRAFT
ENGINEER'S REPORT
for
THE PRESERVE LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT

FISCAL YEAR JULY 1, 2026 – JUNE 30, 2027



CITY OF SAN RAMON
Contra Costa County, California
April 29, 2026

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Transmittal

I, the undersigned, respectfully submit the enclosed Engineer's Report, and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of San Ramon and the Assessment Law.

Chen-hsuan Hsieh
District Engineer
R.C.E. 68052 (Expires 09/30/27)

Certification of Filing

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached was filed with me on the _____ day of _____ 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of San Ramon, California, on the _____ day of _____ 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

INTRODUCTION

This Assessment Engineer's Report separates and quantifies the special and general benefits and assesses the proportional special benefit to fund a proposed landscaping program containing decorative planting, irrigation, minor hardscaping, a walking path, and pedestrian improvements within the proposed The Preserve Landscape and Lighting Assessment District (hereafter referred to as the "District"). Article XIID Section 4 of the Constitution of the State of California ("Proposition 218") and recent court rulings have made clear the importance of separating and quantifying the special and general benefits and supporting that quantification with evidence and analysis.

IMPROVEMENTS

Location of District and Improvements

The District will provide ongoing funding for a landscaping program that includes decorative planting, irrigation, hardscaping, a walking path, and pedestrian improvements. The proposed District area was annexed into the City by LAFCO Resolution 08-27 on February 11, 2009. The Faria Preserve is generally located north of Deerwood Drive and Deerwood Road, east of Bollinger Canyon Road, and west of Omega Road.

The improvements are located along Bollinger Canyon Road, a section of Omega Road, and along Faria Preserve Parkway.

The Preserve project plans, containing detailed information on the exact description and location of the improvements, are on file with the City. All improvements to be maintained by the District are located in the public right of way and exclude those fences, gates, screen walls, and existing retaining walls on Purdue Road, and those improvements to be maintained by The Preserve Home Owners Association(s). Those elements to be maintained by the Landscaping and Lighting District 1984-1.

Landscaping Program

The Landscaping Program provides year-round maintenance and management services. Landscape improvements include trees, shrubs, and decorative plantings, together with an irrigation system that includes controllers, valves, and booster pumps. Hardscape improvements include decorative paving, retaining walls, and a DG walking path. The walking path improvements include sitting benches, trash receptacles, and drinking fountains.

Services include routine maintenance of irrigation systems and landscape and hardscape improvements. Landscape services include pruning, trimming, irrigation, fertilization, and the repair and replacement of improvements. Hardscape services include repair, painting, cleaning, graffiti removal, replacement of the improvements, regular trash removal, and all utilities.

The landscaping will be installed to create a common theme and neighborhood identity across parcels within the District.

Overhead

In addition to the costs to maintain and service the District improvements mentioned above, the City will incur staff time and expenses related to the programs mentioned above, as well as costs for managing the District. Staff time includes oversight and coordination of both City- and contractor-provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the District and its improvements, and without them, the improvements could not be efficiently completed or properly maintained on an ongoing basis.

ESTIMATE OF COSTS

The estimated costs of maintenance and servicing of the improvements as described in the previous Section are summarized below. Each year, as part of the assessment district levy calculation process, the costs and expenses are reviewed, and the annual costs are projected for the following fiscal year.

Annual Maintenance Cost Estimate

The table below estimates the cost of annual maintenance and servicing for all improvements in FY 2025/26 dollars. The estimated maintenance costs are based on previous years' actual costs and contractor quotes. Future costs will depend on the amount and timing of turnover of improvements to the District, and on the type, amount, and cost basis of the work at that time. This table may be adjusted as updated data becomes available.

Item	Cost
Staff	\$37,110.00
Contractors	\$26,574.00
Utilities	\$64,700.00
Materials	\$1,500.00
Yard and Misc	\$15,588.00
Total Annual Maintenance Cost	\$145,472.00

Annualized Replacement Cost Estimate

The table below estimates the annualized replacement cost in 2025 dollars of the improvements calculated over the service life of each item. The annualized replacement cost ensures funding is available for major landscape and irrigation repairs, including hardscape and other amenities within The Preserve. If any adjustments are required, there are sufficient reserves to cover them.

Estimated Annualized Replacement Cost			
	*Cost per Unit	Life Years	Cost
Landscaping	\$5.64	20	\$40,015.76
Trees	\$626.65	30	\$5,430.95
Irrigation Controllers	\$5,639.84	10	\$1,691.95
Remote Control Valves	\$501.32	20	\$3,759.89
Wall Replacement	\$94.00	75	\$2,098.02
Decorative Paving	\$15.04	20	\$1,457.58
DG Path	\$15.04	15	\$7,979.99
Total Annualized Replacement Cost			\$62,434.14

*FY 2025/26 costs.

Total Annual Maintenance and Replacement Cost

The cost below includes annual maintenance costs and estimated annualized replacement costs.

ER Total Annual Maintenance and Replacement Cost	
Total Annualized Replacement Cost	\$62,434.14
Total Annual Operational and Maintenance Cost	\$145,472.00
Total Annual Maintenance and Replacement Cost	\$207,906.14

SPECIAL AND GENERAL BENEFIT

Introduction

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the public improvements shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the project. Furthermore, Article XIID requires that the City separate the general benefit from the special benefit, so that only the special benefit may be assessed.

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIID also provides that publicly owned properties within an assessment district must be assessed, unless there is clear and convincing evidence that they receive no special benefit from the assessment. Examples of parcels that might be exempted from the assessment include public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, public parks and parkways, and open space areas. At this time, parcels expected to develop within the District are exempt from the assessment because they are planned public streets, open space, and park areas that receive no special benefit from the improvements.

Identification of Benefit

The operation and maintenance of the improvements, along with the necessary related administrative expenses the City will incur in obtaining and managing maintenance services, will provide benefits to both properties within the District's boundary and to the community as a whole. The benefits conferred to property within the boundary of the District from the public improvements are described below. This Report does not consider any general enhancement of property value.

AESTHETIC BENEFITS

Aesthetics, or the beautification of property, is a primary component of livability. Livability encompasses qualities and characteristics unique to a specific area. The Victoria Transport Policy Institute (2011) expands on the concept of livability and the various benefits associated with that designation:

"The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources."

The maintenance and servicing of the improvements increases the aesthetics, appearance, and desirability of properties within the proposed boundaries of the District. The overall appeal of the District is enhanced when improvements are in place and maintained in a healthy, satisfactory condition.

The maintenance of the improvements will create a cohesive community identity that will improve livability within and help define a positive urban character through the visual features of a destination community. This encourages the enjoyment of the Neighborhood and promotes the maximum use of each area.

Conversely, appeal decreases when improvements are not well-maintained, unsafe, or destroyed by the elements or vandalism. Upgraded and maintained amenities will enhance the appearance, desirability, and "livability" of the property throughout the District.

PEDESTRIAN BENEFITS

Walking paths will be maintained and free from trash. These regularly maintained sidewalks will provide a year-round, aesthetically pleasing environment that encourages pedestrian activity.

Regular maintenance and repair ensure that the improvements do not deteriorate or become disrepair and are not materially detrimental to properties adjacent to or in proximity to the improvements within the proposed District. According to the Victoria Transport Policy Institute (2011), streetscapes significantly affect how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, and attract residents to the community.

Maintained walking improvements will enhance the local identity of the District, leading to a stronger, healthier community. The walking improvements, including benches, water fountains, and trash receptacles, will establish continuity throughout the District. The walking improvements also provide an additional means to enjoy the landscaping improvements.

A survey conducted by DMB (an Arizona-based commercial developer) found strong demand for communities characterized by pedestrian access, a sense of connection, and a sense of community and diversity (Urban Land Institute, 2006). According to the Urban Land Institute report "Creating Walkable Places: Compact Mixed-Use Solutions", people want their neighborhoods to provide more opportunities to walk (Urban Land Institute, 2006). A survey sponsored by the Surface Transportation Policy Project found that 55% of respondents would like to walk more, 63% would like to run errands on foot and walk to stores, and 79% would like sidewalks and other places to walk and exercise (Urban Land Institute, 2006). The installation of the interconnecting sidewalks improves the livability and appeal of the properties.

SECURITY AND SAFETY BENEFITS

A recent study found that after landscape improvements were installed, there was a 46% decrease in crash rates across urban arterial and highway sites, and a second study reviewed found a 5% to 20% reduction in mid-block crashes after trees and planters were installed on urban arterial roads. In addition, there is less graffiti, vandalism, and littering in outdoor spaces with natural landscapes than in comparable plant-less spaces (Wolf, 2010). As residents are active in their neighborhoods, crime declines proportionately as these neighborhoods become more cohesive, self-aware, and self-policing.

Further, by including landscaping in the central portion of streets, this will discourage pedestrians from cutting across the streets and encourage the use of designated pedestrian crossings. The Victoria Transport Policy Institute (2011) found that streetscapes reduce traffic speeds and, when combined with improved pedestrian crossing conditions, can significantly reduce collisions.

According to the Federal Highway Administration ("FHWA"), sidewalks and walking trails reduce roadway accidents, including pedestrian/motor vehicle accidents. In addition, roadways without sidewalks are more than twice as likely to have pedestrian-involved accidents compared to sites with sidewalks on both sides of the street (FHWA, n.d.). In 2008, the National Traffic Safety Administration's (NHTSA) National

Pedestrian Crash Report identified California as one of the states with the highest number of pedestrian deaths (NHTSA, 2008).

The ongoing improvements will enhance safety for the property, residents, and visitors to the District. Convenient and safe pedestrian access is a critical component of establishing a community. Well-maintained, clean sidewalks and walking trails provide separation between vehicles and pedestrians, as well as between property and pedestrians, which enhances safety for both. Pedestrian safety involves not only protection from vehicular accidents but also from criminal activity. Well-maintained areas mitigate crime, especially vandalism, and enhance pedestrian and vehicular safety.

The U.S. Department of Transportation Federal Highway Administration (FHWA, n.d.) notes that annually, around 4,500 pedestrians are killed in traffic crashes with motor vehicles in the United States. Pedestrians killed while "walking along the roadway" account for almost 8 percent of those deaths. Providing safe walkways separated from the travel lanes could help to prevent up to 88 percent of these "walking along roadway" crashes.

Separation of General Benefit

Section 4 of Article XIID of the California Constitution provides that once a local agency that proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred." Only special benefits can be included in the assessments imposed. A general benefit is an overall and similar benefit to the public at large resulting from the maintenance and operation of the improvements to be provided by the assessments levied.

The maintenance of the improvements will provide improved aesthetic, pedestrian, and safety benefits to property within the District, but it is recognized that the maintenance activities will also provide a level of benefit to some property in proximity to the District, as well as to visitors and individuals passing through the District. This is considered to be a general benefit that District assessments cannot fund. Pedestrian and vehicular traffic from property within and outside the District, as well as individuals passing through the District, will utilize and enjoy the maintained improvements. Therefore, the overall benefit resulting from District maintenance activities must be considered.

The maintenance of the improvements will also provide enhanced aesthetic, pedestrian, and safety benefits to pedestrians and vehicles traveling through the District to access properties outside the District boundaries. Further, non-resident pedestrians may take advantage of the clean, safe areas and incorporate them into their fitness routine as part of the overall route. These activities create a general benefit that must be separated and quantified as shown below.

Quantification of General Benefit

The general benefit provided by the District's activities cannot be funded through property owner assessments within the District. For property within the District to be assessed only for that portion of special benefit received from the District's maintenance and service activities, the general benefits provided by the ongoing maintenance of the improvements need to be quantified.

The District is projected to consist of a variety of land uses, including 296 single-family residential parcels, 304 condominium units, a house of worship, and approximately 220 acres of non-residential land, including open space, recreational areas, and public property. Properties within the District are classified into a land use category according to the assigned land use code, as shown on the County Assessor's latest secured property tax roll.

As a result of the maintenance activities, there will be a general benefit to traffic and/or pedestrians who do not live in or intend to conduct business within the District. This general benefit, serving as a pass-through

corridor or destination for traffic and/or pedestrians, needs to be quantified. The identified benefits of maintaining the improvements include beautification of the area, pedestrian benefits, and security/safety benefits. Each of these benefits must be considered and quantified.

General Benefit Portion of Improved Aesthetic Benefits

The automotive traffic generated from property outside the District that may pass through the District and enjoy the maintained improvements must be estimated. The AECOM Final Transportation Impact Analysis was prepared in August 2013 for the Faria Preserve project (the "Traffic Study").

The Traffic Study analyzed trips generated by the Faria development and their impact on the surrounding transportation infrastructure. The Traffic Study projected trips generated by the Faria project and by the non-project area to estimate total trip loads at selected intersections. By comparing the Project Trip Assignments with the Cumulative (2030) Plus Project Intersection Traffic Volumes and Geometry, it was found that no through traffic was calculated to pass through the Faria development. However, the Traffic Study was based upon a roadway configuration that differs from the current development plan. The difference is that the Eastern connection of Faria Parkway, formerly connected to Deerwood Road (Intersection "A"), is now connecting to Purdue Road. To accommodate potential through traffic due to the roadway configuration change, it is estimated that 5% of the total traffic passing through the improvements will be from sources outside the District (through and/or destination traffic) and will thereby enjoy an aesthetic benefit from their maintenance.

General Benefit Portion of Improved Pedestrian Benefits

The pathways connect neighborhoods to open spaces and park areas. The walking paths create recreational and fitness opportunities and foster a sense of community. There will be pedestrian traffic generated from property outside the District, which may use the maintained walking paths in the District and access property located outside the District boundaries. Pedestrians may also incorporate the walking paths into their leisure and fitness routines, thus making the District walking paths a pass-through portion of their overall route.

The park and open space associated with the Faria development will draw people from outside the District who will enjoy the pedestrian benefits. The walking paths maintained by the District are a subset of the entire sidewalk, walking path, and foot trail system planned for the Faria development open space and park parcels.

The 13.6-acre park associated with the Faria development is approximately 3.3% of the City's total park acreage. The 190 acres of open space are approximately 8.2% of the City's total open space area. The project area is located distant from the City's residential core, and, as evidenced by the Traffic Study, minimal through-traffic is anticipated to travel through the area. However, as a pedestrian recreational destination area, there is an expectation of a higher percentage of out-of-district pedestrian use relative to total pedestrian use. The out-of-district (General Benefit) percentage of use is estimated at 1/8, or 12.5%, of pedestrians using the District improvements.

General Benefit Portion of Improved Security & Safety Benefits

The improvements will enhance security and safety for persons and property. The identified benefits to property (reduced graffiti, vandalism, and littering) are localized and therefore limited to the property within the District. 0.0% General Benefit is estimated to accrue to property outside the District. The safety and security general benefit to persons is proportional to the pedestrian benefit estimated for those outside the District, or 12.5%. The General Benefit for persons and property is averaged to produce an estimated General Benefit of 6.25% for improved security and safety.

Collective District-wide General Benefit

Since the District comprises improved aesthetics, pedestrian improvements, and increased safety and security benefits resulting from a blend of improvements, the activities of both pedestrians and vehicles must be addressed collectively rather than independently. Therefore, the average of the general benefit percentages has been used to quantify the District's overall level of general benefit. This general benefit result is provided in the table below:

General Benefit Quantification				
Benefit	Measurement	Estimated Based Upon	General Benefit %	
Aesthetics	Trip Generation	Total traffic trips to or through the District, which originate out of District.		5.00%
Pedestrian	Persons using walking improvements	Walking path use from outside District		12.50%
Security & Safety	Persons using walking improvements	Walking path use from outside District	12.50%	
	Property distance from improvements	Distance from improvements	0.00%	
		Average Security & Safety	6.25%	6.25%
Total Averaged General Benefit				7.92%

The general benefit, which is the percentage of the total budget (excluding District administrative costs), that must be funded through sources other than assessments, is 7.92%. The special benefit, then, is the percentage of the budget that may be funded by assessments: 92.08%.

Apportioning of Special Benefit

As outlined in Section 5.2, each parcel within the District receives a special benefit from the improvements. Each parcel that has a special benefit conferred upon it, as a result of the maintenance and operation of improvements, is identified, and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements.

The total costs of maintenance and operation, less the amount of general benefit identified, will be assessed to the parcels within the District based on the benefit points assigned to each parcel. This Section provides a detailed breakdown of the assigned benefit points described herein. To assess special benefits appropriately, it is necessary to relate parcels to different land uses, use intensities, sizes, locations, and proximity to improvements. The City has a well-established Assessment Factoring Methodology that considers the proportional benefit received by all property types in the City from landscaping and lighting improvements.

Each parcel's land use is a factor that distinguishes parcels based on the benefits received from improvements within the District. Parcels with residential land use serve as the basis for assigning benefit points for maintenance and service activities.

Common areas, roads, and easements are deemed to receive no benefit from the District's maintenance activities because they serve as connectors to other properties and do not receive benefits from increased aesthetics, security, safety, or pedestrian benefits. Utility parcels are also deemed not to benefit from the maintenance of the improvements.

The following table lists the benefit points assigned to each land-use category of parcels within the District.

STREET LANDSCAPING & LIGHTING BENEFIT UNIT FACTORS

<u>Land Use</u>	<u>Use Code*</u>	<u>Aesthetic Points</u>	<u>Pedestrian Points</u>	<u>Security & Safety Points</u>	<u>Total Points</u>
Single Family	11-19	.375	.25	.375	1.00
Condominium	29	.250	.25	.250	.75
Multiple Residential (including hotels, motels)					
Units:					
Two	21	.50	.50	.50	1.50
Three	22	.75	.75	.75	2.25
Four	23	1.00	1.00	1.00	3.00
Five	24	1.25	1.25	1.25	3.75
6 - 12	25	2.50	2.50	2.50	7.50
13– 24	26	4.50	4.50	4.50	13.50
25 - 59	27	5.00	10.00	5.00	20.00
60– 80	28	8.75	17.50	8.75	35.00
81 - 100	28	11.25	22.50	11.25	45.00
101 - 200	28	18.75	37.50	18.75	75.00
201 - 400	28	37.50	75.00	37.50	150.00
401 - 600	28	62.50	125.00	62.50	250.00
601 - 800	28	87.50	175.00	87.50	350.00
801 - 1,000	28	112.00	225.00	112.50	450.00
etc.	etc.	etc.	etc.	etc.	etc.
Industrial	50 - 59	Assessment based on frontage and total area of the parcel – see tables below			
Commercial	29 - 49				
Institutional	70 - 79				
<u>Industrial Frontage (ft)</u>	<u>Points</u>		<u>Parcel Area (ft2)</u>	<u>Parcel Area (ac)</u>	<u>Points</u>
0 - 200	4		0 - 25,000	0.00 - 0.57	4
201 - 500	12		25,000 - 100,000	0.58 - 2.29	12
501 - 1,000	24		100,001 - 250,000	2.30 - 5.79	24
1,001+	36		250,001+	5.80 +	36
<u>Commercial & Institutional Frontage (ft)</u>	<u>Points</u>		<u>Parcel Area (ft2)</u>	<u>Parcel Area (ac)</u>	<u>Points</u>
0 - 200	4		0 - 5,000	0.00 - 0.11	4
201 - 500	8		5,001 - 10,000	0.12 - 0.22	8
501 - 1,000	12		10,001 - 25,000	0.23 - 0.58	12
1,001 - 3,000	16		25,001 - 100,000	0.59 - 2.29	16
3,001 - 5,000	24		100,001 - 500,000	2.30 - 11.49	24
5,001+	36		500,001+	11.50 +	36

*The Use Code is the designation used by the County Assessor's Office to indicate how the land is being used

Total Special Benefit Points Calculation

The formula below shows the total special benefit points calculation for each parcel within the District:

Parcel's Total Special Benefit Points	=	Parcel's Aesthetic Benefit Points	+	Parcel's Pedestrian Benefit Points	+	Parcel's Safety Benefit Points
---------------------------------------	---	-----------------------------------	---	------------------------------------	---	--------------------------------

Data Considerations and Parcel Changes

The use of the latest Assessor's Secured Roll information has been. It shall be used in the future as the basis for determining each parcel's land use category and acreage, unless better data is or becomes available to the City. In addition, if the Auditor/Controller identifies any parcel within the District to be an invalid parcel number, the land use category, residential dwelling units, and acreage of the subsequent valid parcels shall serve as the basis for assigning parcel factor special benefit points.

Special Considerations: Publicly Owned Parcels

Any publicly owned parcels that benefit from the improvements cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement is clearly conveyed in Article XIII D, Section 4(a) of the California Constitution, which states in part, "... *Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" No publicly owned parcels have been categorized and assigned benefit units using the same methodology as privately owned parcels, based on their land use as shown on the County Assessor's latest secured property tax roll.

Benefit Units per Property Type

The following table calculates the Benefit Units for each Property Type by proposed Neighborhood.

Neighborhood	Land Use	Count	Aesthetic Points	Pedestrian Points	Security & Safety Points	Benefit Points
I	Single Family	121	0.375	0.250	0.375	1.000
II	Single Family	72	0.375	0.250	0.375	1.000
III	Courtyard Single Family	63	0.375	0.250	0.375	1.000
IV	Condo - Townhomes	104	0.250	0.250	0.250	0.750
	Condo - 2 Story Flats	78	0.250	0.250	0.250	0.750
V	Single Family	40	0.375	0.250	0.375	1.000
	Condo	122	0.250	0.250	0.250	0.750
TOTALS		600				

Total Benefit Unit Calculation

The following table calculates the Total Benefit Units in the District by proposed Neighborhood.

Neighborhood	Land Use	Count	Benefit Points per Use	Total Benefit Points
I	Single Family	121	1.000	121.00
II	Single Family	72	1.000	72.00
III	Courtyard Single Family	63	1.000	63.00
IV	Condo - Townhomes	104	0.750	78.00
	Condo - 2 Story Flats	78	0.750	58.50
V	Single Family	40	1.000	40.00
	Condo	122	0.750	91.50
TOTALS		600		524

DRAFT

METHOD OF ASSESSMENT

Balance to be Assessed

It is anticipated that all of the improvements will be completed and accepted by the end of the fiscal year. Therefore, the estimated annual maintenance and replacement costs budgeted reflect ownership of all of the improvements for most of the year.

The general benefit, which is the percentage of the total budget, excluding incidental costs, which must be funded through sources other than assessments, is 7.92% of the total project cost. The special benefit, which is the percentage of the budget that assessments may fund, is 92.08%.

Description	Budget Amount
Estimated Annual Maintenance and Replacement Costs	\$207,906
Less: General Benefit Contribution (7.92%)	(\$16,466)
Total Assessable Direct Costs	\$191,440
Incidental Costs (Tax Roll Fees and Administration)	\$8,500
Total Maximum Costs that can be Assessed	\$199,940
Total Annual Cost (Maintenance, Replacement, Incidental Costs)	\$216,406

Maximum Annual Assessment Amount per Benefit Point and Annual Increase to the Maximum Annual Assessment

The assessment per benefit point was calculated at the time of the District's formation by dividing the total estimated costs to be assessed by the total benefit points assigned to the parcels within the District.

The maximum initial annual assessment was determined to be = \$363.13

As of June 1 of each fiscal year after the base year (2018/2019), the maximum annual assessment (the "Maximum Annual Assessment") shall be increased by the greater of 2% or the February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers. It is specifically provided that the Maximum Annual Assessment shall be increased each fiscal year, computed based on the previous fiscal year's Maximum Annual Assessment. The actual annual assessment levied in any fiscal year may be less than, but shall not exceed, the Maximum Annual Assessment, unless the District conducts appropriate proceedings to authorize any increase beyond the Maximum Annual Assessment. The applicable inflation rate for this year's assessment is 2.5%. Therefore, a 2.5% increase has been applied.

The Maximum Annual Assessment levied in FY 2025/26 was \$443.96 per Benefit Point.

The Maximum Annual Assessment that may be levied in FY 2026/27 is \$455.06 per Benefit Point.

The special benefit analysis and assignment of benefit points have been calculated relative to the total costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

Method of Assessment Spread

The assessment method is based on a formula that assigns the special benefit to each parcel. The formulas below provide a summary of the assessment calculation for each parcel within the District.

Parcel's Total Special Benefit Points	=	Parcel's Aesthetic Benefit Points	+	Parcel's Pedestrian Benefit Points	+	Parcel's Safety Benefit Points
---------------------------------------	---	-----------------------------------	---	------------------------------------	---	--------------------------------

Parcel's Total Assessment	=	Assessment Rate per Benefit Point	x	Parcel's Total Benefit Points
---------------------------	---	-----------------------------------	---	-------------------------------

Total Maximum Assessment per Property Type

The following table shows the Maximum Annual Assessment per property type by Neighborhood.

Neighborhood	Land Use	Benefit Points	Maximum Annual Assessment
I	Single Family	1.000	\$455.06
II	Single Family	1.000	\$455.06
III	Courtyard Single Family	1.000	\$455.06
IV	Condo - Townhomes	0.750	\$341.30
	Condo - 2 Story Flats	0.750	\$341.30
V	Single Family	1.000	\$455.06
	Condo	0.750	\$341.30

ACTUAL ASSESSMENT TO BE LEVIED

The actual assessment to be levied is based on the Estimate of Costs, Special and General Benefit, and Method of Assessment. For Fiscal Year 2026/27, the total estimated maximum assessable costs are \$199,940. It is anticipated that 524 benefit points will be assessable as of June 30, 2026. Due to adjustments to annualized replacements costs, the per-unit assessment will be \$315.15 (\$16.16 higher than FY 2025/26) per benefit point (to avoid charging more than the estimated costs), with a total anticipated assessment of \$165,139. This amount is lower than the maximum assessable cost due to removal of improvements not associated with the The Preserve L&LD.

ASSESSMENT ROLL

The following is a summary of information included in the Assessment Roll, which, because of its bulk, is filed separately with the City Clerk. Under the Landscaping and Lighting Act, the information must include a list of all parcels of land within the assessment district. Each parcel must be listed by its distinctive designation, a description of the parcel, and the proposed assessment on the parcel in proportion to the estimated benefit it receives from the improvement. This is done in the following format:

<u>Property Description (Assessor's Parcel #)</u>	<u>Property Description (Assessor's Description)</u>	<u>FY 2026/27 Assessment</u>
---	--	----------------------------------

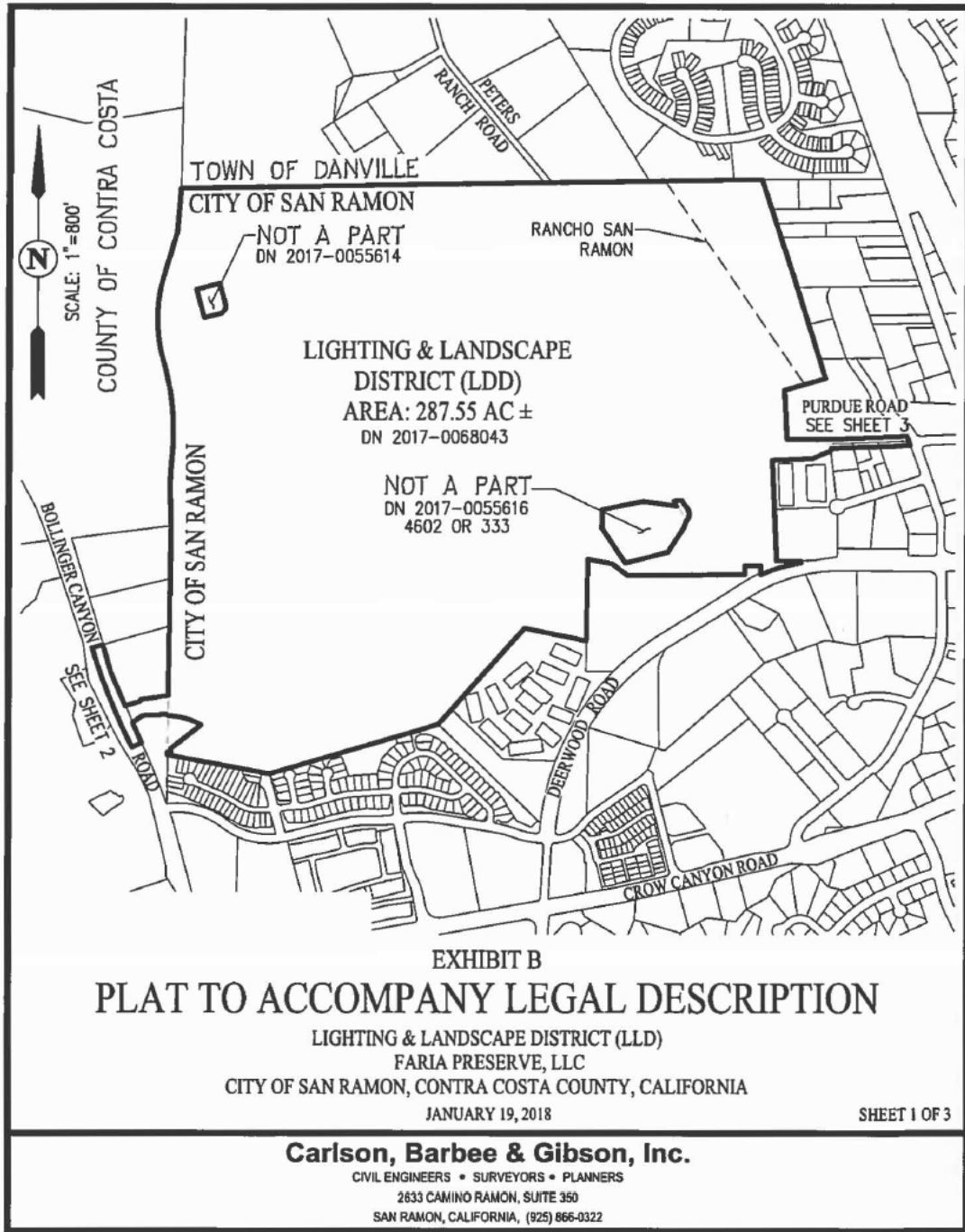
Total Expected Assessment: **\$165,139**

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Contra Costa, which by reference is hereby made a part of this Report.

DRAFT

ASSESSMENT DIAGRAM

The Assessment Diagram is shown on the following page. The lines and dimensions of each lot or parcel within are those lines and dimensions shown on the maps of the Contra Costa County Assessor, at the time this Report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.





Finance Committee Staff Report Item No. 2.3.

Date: April 29, 2026

To: San Ramon Finance Committee

From: Jennifer Wakeman, Department Director
Elaine Huang, Accountant

Subject: City of San Ramon Quarterly Investment Report (Period Ending March 31, 2026)

Executive Summary:

State law requires, and best practices for fiscal stewardship recommend, that the City Council review the City investment portfolio via an investment report at least quarterly. The City contracts with Meeder Public Funds for investment advisory services with the Accounting Manager providing treasury and investment oversight. This report is reviewed preliminarily by the Finance Committee for recommendation to the City Council consent agenda.

Recommendation:

The Finance Committee is asked to review and accept the Quarterly Investment Report for the period ending March 31, 2026, and forward it to the City Council for review.

Background:

State law requires that the City Council review the City Investment Report at least quarterly. Copies of the Investment Report prepared by Meeder Public Funds, for the period ending March 31, 2026, the Investments Held by Trustees, and the Summary of Cash and Investments are attached for your review.

The March 31, 2026 Investment Report was prepared by Meeder Public Funds. The Investment Report is maintained on a daily basis to track investment yields, maturities, call dates, and market values. The Investments Held by Trustees and the Summary of Cash and Investments were prepared by staff.

The City's investments are carried at fair value, as required by generally accepted accounting principles (GAAP). In accordance with GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and for External Pools, the City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end and

includes the effects of these adjustments in income for that fiscal year.

Fiscal Analysis:

The balance of the City's on-demand deposit accounts held with JP Morgan Chase Bank totaled \$6.7 million as of March 31, 2026. This account is used for the City's daily operations.

Total funds managed by Meeder Public Funds equaled \$104.8 million at book value as of March 31, 2026. The portfolio consists of \$16.8 million in federal agency securities, \$54.1 million in treasury securities, \$3.5 million in supranationals, \$22.3 million in corporate bonds, \$2.7 million in negotiable CD's, and \$5.4 million in FDIC insured CD's. The weighted average yield to maturity on investments is 3.88% and the weighted average days to maturity is 810 days, which is 183 days longer than last quarter. The weighted average yield to maturity is 4 basis points higher than the previous quarter.

The overall objectives in managing the City's investment portfolio are as follows in the order of importance: first, safeguarding principal; second, maintaining appropriate liquidity; and third, generating favorable long-term results relative to the City's benchmark, the ICE BofAML 30-month average (MMA). To accomplish these objectives, Meeder Public Funds is directed to maintain a strategy designed to keep the portfolio's results in line with the established benchmark, while actively managing the portfolio's duration relative to the benchmark, sector allocation and yield curve placement to enhance performance.

The balance of the City's Fidelity U.S. Government Money Market account held with US Bank totals \$6.5 million and makes up 5.79% of the portfolio as of March 31, 2026. The current rate is 3.52%. This account is available on a daily basis for immediate cash flow requirements.

The City of San Ramon has \$0.7 million invested with the State Treasurer's Office (Local Agency Investment Fund). The current interest rate is 3.83% and the balance makes up 0.62% of the portfolio. This account is available on a daily basis for immediate cash flow requirements.

The "Investments Held by Trustees" report was prepared by staff and is required supplementary information in the quarterly report to the City Council. Funds held by the trustee total \$3.5 million. The 2019 Certificates of Participation (COP) investments managed by BNY Mellon total \$0.1 million and are available for designated capital projects. The remaining \$3.4 million of investments managed by the trustee pertain to City pension obligation bonds managed by Compushare and are not available for general City purposes.

This investment portfolio is in conformity with the City of San Ramon's adopted Investment Policy. The Treasurer's cash management program provides sufficient liquidity to meet estimated future expenditures for a period of six months. Meeder Public Funds provides market values for securities under its management, while market prices of securities held

in trust are obtained from the trustees' monthly account statements.

Fiscal Impact:

This report is for informational purposes only; there is no fiscal impact.

Alternative Option(s):

The Finance Committee can provide direction at any time to present this information in a different format or to include/exclude different information.

Next Steps:

The report will be presented to the City Council for review and acceptance at the May 12, 2026, City Council meeting.

Attachment(s):

- A. Summary of Cash and Investments at Mar 31, 2026
- B. Investment Portfolio Information for City of San Ramon for the Month Ending March 31, 2026
- C. Investments Held by Trustees at Mar 31, 2026
- D. Investment Terminology

**Summary of Cash and Investments
For the Period March 31, 2026**

Demand deposits held with JP Morgan Chase Bank	\$ 6,732,713
Investment Portfolio:	
Investments held with US Bank (Meeder Public Funds)	104,847,357
Fidelity US Government Money Market Funds held with US Bank	6,496,155
Investments held with Local Agency Investment Fund (LAIF)	693,777
Total Investment Portfolio	112,037,289
Investments held with Trustee	3,498,428
Total Cash and Investments	<u>\$ 122,268,430</u>

This investment portfolio is in conformity with the City of San Ramon's adopted investment policy. The Treasurer's cash management program provides sufficient liquidity to meet estimated future expenditures for a period of six months.

Prepared and approved by:

Elaine Huang, Accountant

Approved by:

Jennifer Wakeman, Finance Director

City of San Ramon

Investment Report

As of March 31, 2026



M E E D E R

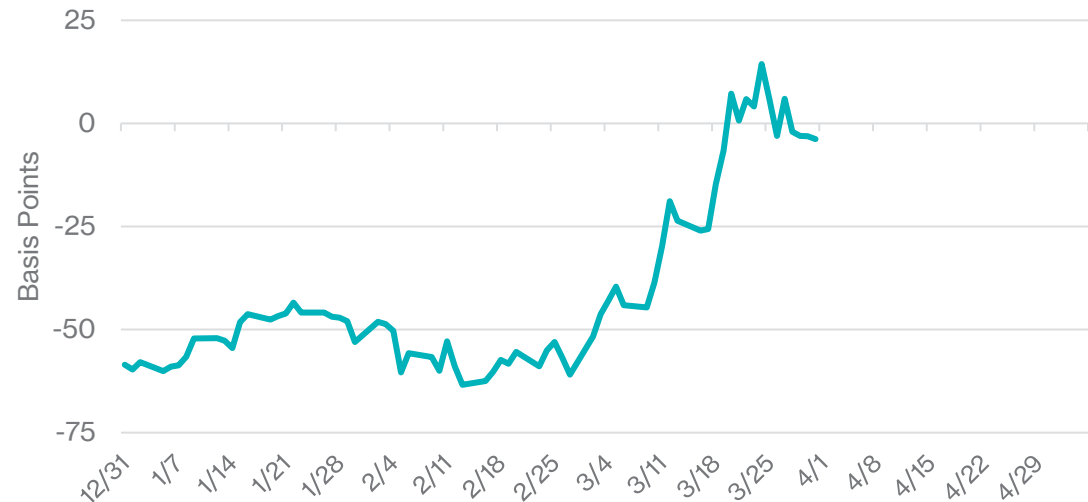
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Interest rates were higher for March, generally due to increases of energy prices
- The Fed Funds futures market has been bouncing around, projecting no 2026 moves
- Economic growth for the fourth quarter of 2026 was revised lower to 0.7% from 1.4%
- Labor market data continue to show there's not much hiring or firing taking place
- The rate of change of inflation has slowed, but cumulative inflation is above average

Projected Fed .25% Cuts/Hikes to Dec 2026

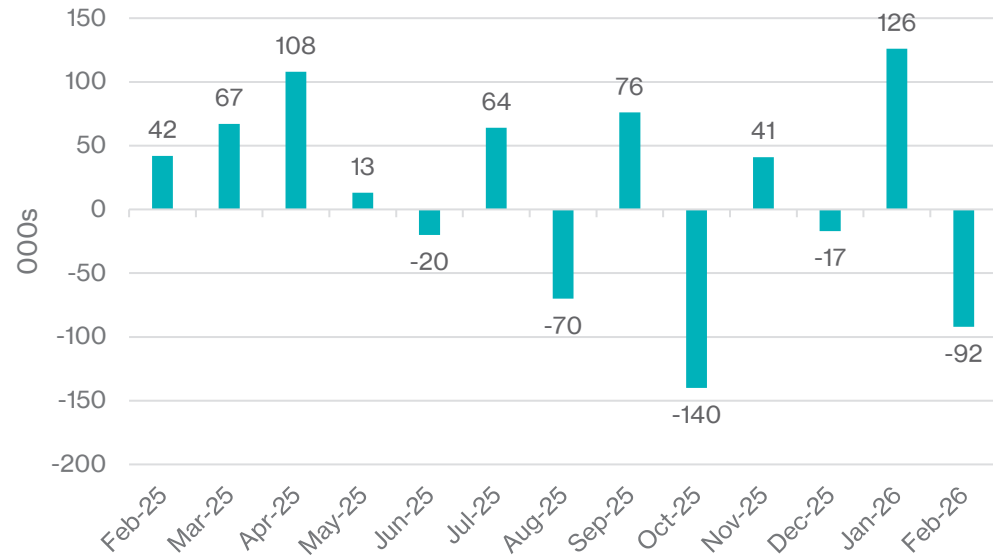
- During most of February, the Fed Funds futures market was pricing in over two .25% Fed cuts this year.
- At the end of March, futures market data are projecting the Fed to be on hold this year.



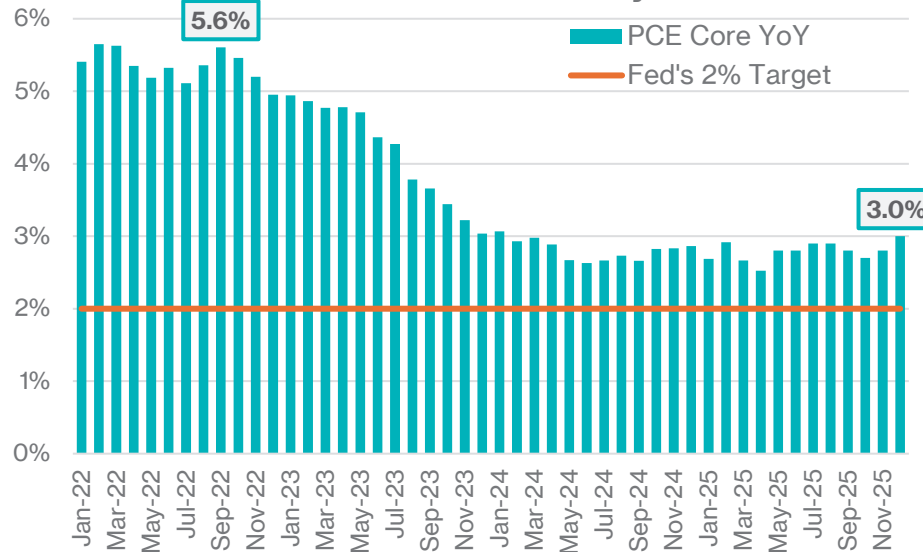
- Monthly nonfarm payrolls have alternated between negative and positive the past nine months.
- This is the highest string of consecutively contrasting job data on record.
- Many analysts and economists have stated we are experiencing a “no hire, no fire” job market.

SOURCE: BLOOMBERG,

Nonfarm Payrolls - MoM Change



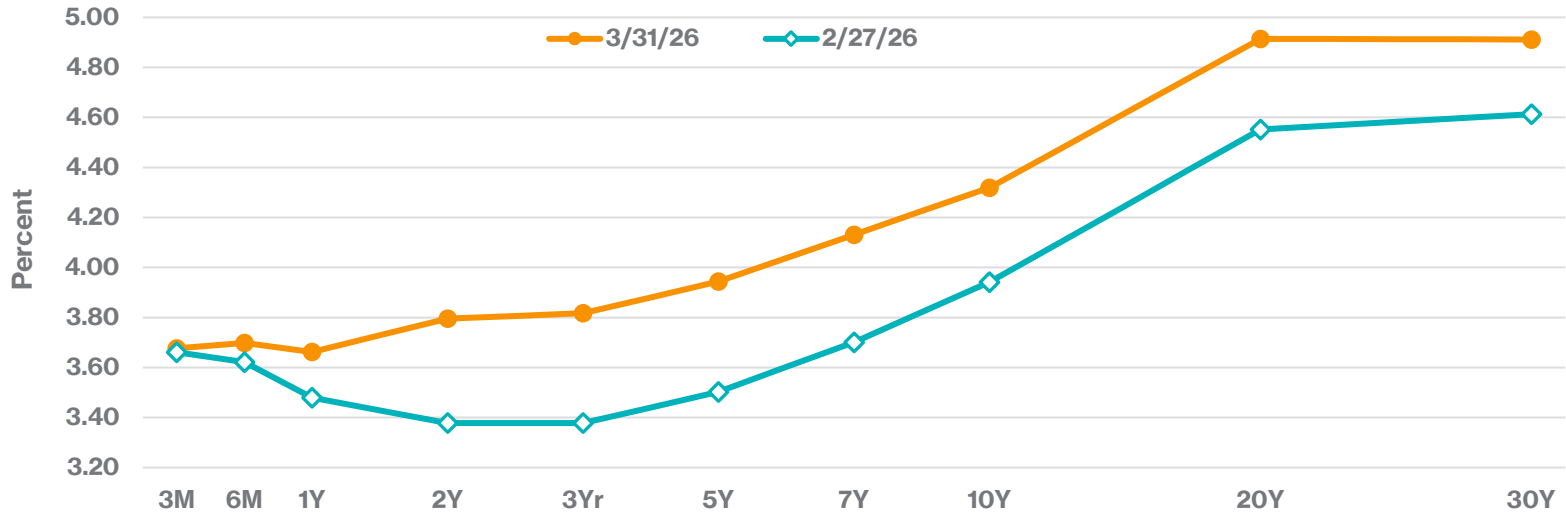
PCE Core Inflation Yoy



- The Consumer Price Index's YoY rate of change has slowed materially since the COVID year highs.
- The five-year cumulative change is up over 26%, which is well above a rolling 5-year average.
- U.S. consumers say their greatest financial concern right now is affordability, due to the accumulated inflation since the pandemic.

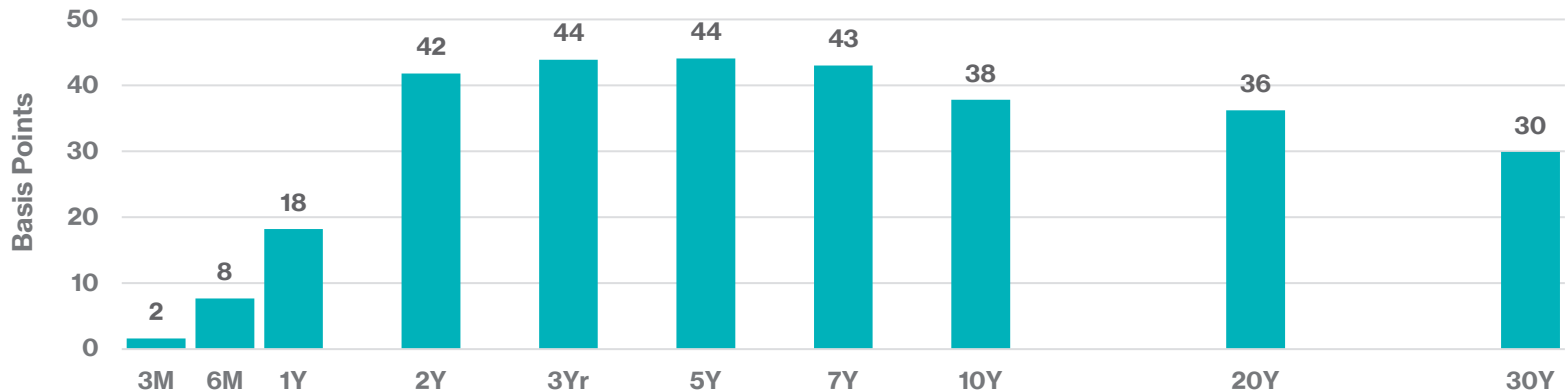
SOURCE: BLOOMBERG, *2026 YOY THROUGH FEB

U.S. Treasury Yield Curve Change



SOURCES: BLOOMBERG

Basis Point Change



SOURCES: BLOOMBERG

Contents

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Projected Cash Flows	29



Portfolio Summary

3.88

Weighted Average Yield to Maturity

2.22

Weighted Average Maturity (Years)

2.05

Portfolio Effective Duration (Years)

2.22

Weighted Average Life (Years)

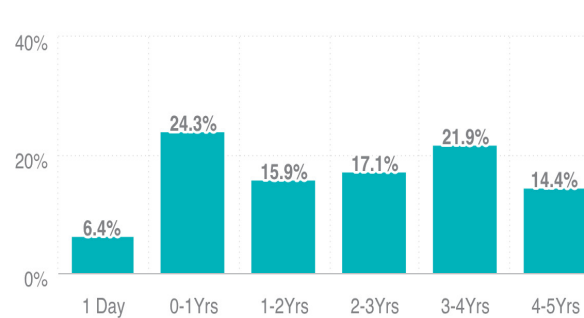
AA

Average Credit Rating

Portfolio Position

Par Value	\$112,790,932
Principal Cost	\$111,487,762
Book Value	\$112,037,289
Market Value	\$112,171,526
Unrealized Gain/Loss	\$134,237
Accrued Interest	\$896,534

Maturity Distribution



Sector Allocation



U.S. Treasuries	48.24%
Corporate Bonds	19.90%
U.S. Agencies	15.06%
Money Market Funds	5.79%
Commercial Paper	4.82%
Supranational	3.13%
Negotiable CD's	2.44%
LGIP	0.62%

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	693,777.38	693,777.38	693,777.38	0.62%	1	3.83
Money Market Funds	6,496,154.70	6,496,154.70	6,496,154.70	5.79%	1	3.52
Commercial Paper	5,500,000.00	5,401,418.35	5,401,418.35	4.82%	170	3.87
U.S. Treasuries	54,300,000.00	54,112,765.76	54,083,531.13	48.24%	968	3.66
U.S. Agencies	16,915,000.00	16,896,900.13	16,824,954.48	15.06%	640	4.04
Negotiable CD's	2,728,000.00	2,733,777.68	2,726,288.26	2.44%	680	4.41
Corporate Bonds	22,658,000.00	22,322,187.50	22,329,314.60	19.90%	983	4.20
Supranational	3,500,000.00	3,514,545.00	3,481,850.36	3.13%	825	4.54
TOTAL	112,790,932.08	112,171,526.49	112,037,289.26	100.00%	810	3.88

CASH AND ACCRUED INTEREST

Purchased Accrued Interest		146,952.32	146,952.32			
TOTAL CASH AND INVESTMENTS	112,790,932.08	112,318,478.81	112,184,241.58		810	3.88

TOTAL EARNINGS

	CURRENT MONTH	FISCAL YEAR TO DATE
	350,083.78	2,489,429.25

Compliance Overview

RULE NAME	POLICY LIMIT	ACTUAL VALUE	COMPLIANCE STATUS
PORTFOLIO CONCENTRATION			
CP Concentration	25.0	4.8	Compliant
California Muni Concentration	3.0	0.0	Compliant
Corporates Concentration	30.0	19.9	Compliant
Local Agencies of California Concentration	10.0	0.0	Compliant
MMF Concentration	20.0	5.7	Compliant
Negotiable CD with FDIC Insurance Concentration	30.0	2.4	Compliant
Supranational Concentration	30.0	31	Compliant
U.S. Agency Concentration	100.0	15.0	Compliant
U.S. Treasuries Concentration	100.0	48.3	Compliant
ISSUER CONCENTRATION			
Agency Issuer Concentration	50.0	6.4	Compliant
CP Issuer Concentration	2.0	2.0	Compliant
California Muni Issuer Concentration	3.0	0.0	Compliant
Corporate Issuer Concentration	2.0	1.8	Compliant
Local Agencies of California Issuer Concentration	2.0	0.0	Compliant
MMF Issuer Concentration	20.0	5.8	Compliant
Negotiable CD Issuer Concentration	2.0	0.2	Compliant
Supranational Issuer Concentration	5.0	1.8	Compliant
MATURITY			
CP Maturity (Days)	270.0	246.0	Compliant
California Muni Maturity	5.0	0.0	Compliant
Corporates Maturity	5.0	4.2	Compliant
Local Agencies of California Maturity	5.0	0.0	Compliant
Negotiable CD Maturity	5.0	2.6	Compliant
Supranational Maturity	5.0	3.5	Compliant
US Agency Obligation Maturity	5.0	4.3	Compliant
US Treasury Obligations Maturity	5.0	4.8	Compliant
CREDIT QUALITY			
CP Rated A-1/P-1/F-1 by 2 NRSRO			Compliant
California Muni Rated AA-/Aa3/AA- by 1 NRSRO			Compliant
Corporates rated A-/A3/A- (< 4 years to Maturity) or AA-/Aa3/AA- (>4 Years to Maturity) by 2 NR			Compliant
Local Agencies of California rated AA-/Aa2/AA- by 1 NRS			Compliant
MMF Rated AAA/Aaa/AAA by 2 NRSRO			Compliant

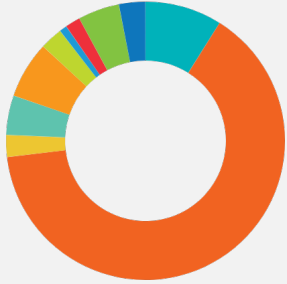


Compliance Overview

RULE NAME	POLICY LIMIT	ACTUAL VALUE	COMPLIANCE STATUS
Negotiable CD rated AA by S&P or Aa2 Moody's			Compliant
Supranational Rated AA/Aa2/AA by 2 NRSRO			Compliant

Credit Quality

Allocation by Rating



●	AAA	8.92%
●	AA+	64.23%
●	AA	2.55%
●	AA-	4.58%
●	A+	6.61%
●	A	2.61%
●	A-	0.88%
●	A-1+	1.75%
●	A-1	4.82%
●	NA	3.06%

Rating Distribution

SHORT TERM, MONEY MARKET FUNDS, & LGIPS RATINGS

	MARKET VALUE	ALLOCATION
AAA	6,496,154.70	5.79%
A-1+	1,962,786.58	1.75%
A-1	5,401,418.35	4.82%
NA	693,777.38	0.62%
TOTAL	14,554,137.01	12.97%

LONG TERM RATINGS

	MARKET VALUE	ALLOCATION
AAA	3,514,545.00	3.13%
AA+	72,043,414.31	64.23%
AA	2,855,985.00	2.55%
AA-	5,137,387.50	4.58%
A+	7,415,190.00	6.61%
A	2,930,730.00	2.61%
A-	986,360.00	0.88%
NA	2,733,777.68	2.44%
TOTAL	97,617,389.48	87.03%
GRAND TOTAL	112,171,526.49	100.00%



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CITY OF SAN RAMON, CA												
LGIP												
CALAIF	California LAIF	03/31/2026 03/31/2026	693,777.38	693,777.38 0.00	693,777.38	3.83		1	1.00 693,777.38	0.00 693,777.38	0.62	NA
LGIP TOTAL			693,777.38	693,777.38 0.00	693,777.38	3.83		1	1.00 693,777.38	0.00 693,777.38	0.62	NA
MONEY MARKET FUNDS												
316175108	FIDELITY IM-M:GOVT,I	03/31/2026 03/31/2026	6,496,154.70	6,496,154.70 0.00	6,496,154.70	3.52		1	1.00 6,496,154.70	0.00 6,496,154.70	5.79	Aaa AAA
MONEY MARKET FUNDS TOTAL			6,496,154.70	6,496,154.70 0.00	6,496,154.70	3.52		1	1.00 6,496,154.70	0.00 6,496,154.70	5.79	AAA
COMMERCIAL PAPER												
63873KG19	NATIXIS NY 07/01/26	01/02/2026 01/05/2026	1,250,000.00	1,227,137.50 0.00	1,227,137.50	3.79	07/01/2026	92	99.06 1,238,245.83	0.00 1,238,245.83	1.10	P-1 A-1
22533UJ87	CREDIT AGR NY 09/08/26	01/05/2026 01/05/2026	1,250,000.00	1,218,822.93 0.00	1,218,822.93	3.74	09/08/2026	161	98.38 1,229,722.23	0.00 1,229,722.23	1.10	P-1 A-1
62479MK51	MUFG BANK NY 10/05/26	03/30/2026 03/30/2026	2,000,000.00	1,958,945.00 0.00	1,958,945.00	3.99	10/05/2026	188	97.97 1,959,379.44	0.00 1,959,379.44	1.75	P-1 A-1
22533UM26	CREDIT AGR NY 12/02/26	03/30/2026 03/30/2026	1,000,000.00	973,859.17 0.00	973,859.17	3.91	12/02/2026	246	97.41 974,070.84	0.00 974,070.84	0.87	P-1 A-1
COMMERCIAL PAPER TOTAL			5,500,000.00	5,378,764.60 0.00	5,378,764.60	3.87		170	98.21 5,401,418.35	0.00 5,401,418.35	4.82	A-1
U.S. TREASURIES												
912828R36	US TREASURY 1.625 05/15/26	06/07/2022 06/07/2022	2,000,000.00	1,897,500.00 0.00	1,897,500.00	3.02	05/15/2026	45	99.73 1,994,687.50	(2,170.60) 1,996,858.10	1.78	Aa1 AA+
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2021 08/31/2021	1,000,000.00	997,798.42 0.00	997,798.42	0.80	08/31/2026	153	98.76 987,617.19	(12,199.27) 999,816.46	0.88	Aa1 AA+
91282CCZ2	US TREASURY 0.875 09/30/26	10/13/2021 10/13/2021	1,000,000.00	990,351.56 0.00	990,351.56	1.08	09/30/2026	183	98.59 985,898.44	(13,131.60) 999,030.04	0.88	Aa1 AA+
91282CDG3	US TREASURY 1.125 10/31/26	02/07/2022 02/07/2022	2,000,000.00	1,941,093.76 0.00	1,941,093.76	1.78	10/31/2026	214	98.47 1,969,453.12	(23,271.70) 1,992,724.82	1.76	Aa1 AA+
912828U24	US TREASURY 2.000 11/15/26	03/14/2022 03/14/2022	2,000,000.00	2,003,593.76 0.00	2,003,593.76	1.96	11/15/2026	229	98.92 1,978,437.50	(22,043.15) 2,000,480.65	1.76	Aa1 AA+
91282CJP7	US TREASURY 4.375 12/15/26	01/02/2026 01/05/2026	2,000,000.00	2,015,937.50 5,048.08	2,020,985.58	3.51	12/15/2026	259	100.42 2,008,437.50	(3,515.63) 2,011,953.13	1.79	Aa1 AA+
912828X88	US TREASURY 2.375 05/15/27	02/07/2023 02/07/2023	2,000,000.00	1,882,421.88 0.00	1,882,421.88	3.88	05/15/2027	410	98.43 1,968,593.76	(506.73) 1,969,100.49	1.75	Aa1 AA+
91282CLG4	US TREASURY 3.750 08/15/27	01/05/2026 01/06/2026	1,250,000.00	1,255,566.41 0.00	1,255,566.41	3.46	08/15/2027	502	99.88 1,248,486.33	(6,272.67) 1,254,759.00	1.11	Aa1 AA+
91282CFU0	US TREASURY 4.125 10/31/27	02/23/2023 02/23/2023	2,000,000.00	1,992,109.38 0.00	1,992,109.38	4.22	10/31/2027	579	100.41 2,008,125.00	10,793.00 1,997,332.00	1.79	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
9128283F5	US TREASURY 2.250 11/15/27	07/07/2023 07/07/2023	2,000,000.00	1,823,750.00 0.00	1,823,750.00	4.50	11/15/2027	594	97.52 1,950,390.62	16,100.73 1,934,289.89	1.74	Aa1 AA+
91282CMB4	US TREASURY 4.000 12/15/27	01/05/2026 01/06/2026	1,250,000.00	1,262,695.31 3,021.98	1,265,717.29	3.45	12/15/2027	624	100.27 1,253,417.98	(7,753.18) 1,261,171.16	1.12	Aa1 AA+
9128283W8	US TREASURY 2.750 02/15/28	01/05/2026 01/06/2026	1,250,000.00	1,232,031.25 0.00	1,232,031.25	3.46	02/15/2028	686	98.08 1,226,025.39	(7,989.43) 1,234,014.81	1.09	Aa1 AA+
91282CNH0	US TREASURY 3.875 06/15/28	01/05/2026 01/06/2026	1,250,000.00	1,261,425.78 2,927.54	1,264,353.32	3.48	06/15/2028	807	100.15 1,251,855.48	(8,480.30) 1,260,335.78	1.12	Aa1 AA+
91282CHX2	US TREASURY 4.375 08/31/28	05/23/2024 05/23/2024	2,000,000.00	1,989,687.50 0.00	1,989,687.50	4.51	08/31/2028	884	101.26 2,025,156.26	30,993.83 1,994,162.43	1.81	Aa1 AA+
91282CJA0	US TREASURY 4.625 09/30/28	04/10/2024 04/10/2024	2,000,000.00	2,015,937.50 0.00	2,015,937.50	4.43	09/30/2028	914	101.91 2,038,281.26	29,369.93 2,008,911.33	1.82	Aa1 AA+
91282CJA0	US TREASURY 4.625 09/30/28	02/08/2024 02/08/2024	2,000,000.00	2,046,093.76 0.00	2,046,093.76	4.07	09/30/2028	914	101.91 2,038,281.26	13,450.46 2,024,830.80	1.82	Aa1 AA+
91282CJR3	US TREASURY 3.750 12/31/28	10/29/2024 10/30/2024	1,150,000.00	1,132,525.39 0.00	1,132,525.39	4.15	12/31/2028	1,006	99.80 1,147,753.91	9,292.67 1,138,461.24	1.02	Aa1 AA+
91282CJW2	US TREASURY 4.000 01/31/29	10/29/2024 10/30/2024	1,200,000.00	1,192,921.88 0.00	1,192,921.88	4.15	01/31/2029	1,037	100.46 1,205,531.26	10,253.05 1,195,278.21	1.07	Aa1 AA+
91282CLC3	US TREASURY 4.000 07/31/29	10/29/2024 10/30/2024	1,500,000.00	1,490,449.22 0.00	1,490,449.22	4.15	07/31/2029	1,218	100.45 1,506,796.88	13,500.05 1,493,296.82	1.34	Aa1 AA+
91282CFJ5	US TREASURY 3.125 08/31/29	09/27/2024 09/30/2024	1,500,000.00	1,471,230.47 0.00	1,471,230.47	3.55	08/31/2029	1,249	97.65 1,464,726.57	(15,270.80) 1,479,997.37	1.31	Aa1 AA+
91282CFL0	US TREASURY 3.875 09/30/29	11/06/2024 11/07/2024	1,600,000.00	1,571,750.00 0.00	1,571,750.00	4.28	09/30/2029	1,279	100.01 1,600,125.01	20,317.12 1,579,807.89	1.43	Aa1 AA+
91282CLR0	US TREASURY 4.125 10/31/29	11/06/2024 11/07/2024	1,600,000.00	1,590,125.00 0.00	1,590,125.00	4.26	10/31/2029	1,310	100.82 1,613,125.01	20,231.32 1,592,893.69	1.44	Aa1 AA+
91282CFY2	US TREASURY 3.875 11/30/29	05/13/2025 05/14/2025	2,000,000.00	1,982,812.50 0.00	1,982,812.50	4.08	11/30/2029	1,340	99.98 1,999,687.50	13,543.05 1,986,144.45	1.78	Aa1 AA+
91282CGB1	US TREASURY 3.875 12/31/29	03/30/2026 03/31/2026	2,000,000.00	1,997,890.63 19,267.96	2,017,158.59	3.90	12/31/2029	1,371	99.95 1,999,062.50	1,170.33 1,997,892.17	1.78	Aa1 AA+
91282CGJ4	US TREASURY 3.500 01/31/30	01/29/2026 01/30/2026	2,000,000.00	1,984,062.50 0.00	1,984,062.50	3.72	01/31/2030	1,402	98.60 1,972,031.26	(12,696.21) 1,984,727.47	1.76	Aa1 AA+
91282CGQ8	US TREASURY 4.000 02/28/30	05/13/2025 05/14/2025	2,000,000.00	1,992,578.13 0.00	1,992,578.13	4.08	02/28/2030	1,430	100.38 2,007,500.00	13,557.03 1,993,942.97	1.79	Aa1 AA+
91282CMU2	US TREASURY 4.000 03/31/30	05/13/2025 05/14/2025	2,000,000.00	1,991,250.00 0.00	1,991,250.00	4.10	03/31/2030	1,461	100.37 2,007,343.76	14,512.67 1,992,831.09	1.79	Aa1 AA+
91282CNN7	US TREASURY 3.875 07/31/30	01/29/2026 01/30/2026	1,750,000.00	1,757,929.69 0.00	1,757,929.69	3.76	07/31/2030	1,583	99.84 1,747,128.92	(10,506.37) 1,757,635.28	1.56	Aa1 AA+
91282CPA3	US TREASURY 3.625 09/30/30	01/29/2026 01/30/2026	1,750,000.00	1,738,378.91 0.00	1,738,378.91	3.78	09/30/2030	1,644	98.77 1,728,398.44	(10,396.49) 1,738,794.92	1.54	Aa1 AA+
91282CPD7	US TREASURY 3.625 10/31/30	01/29/2026 01/30/2026	1,750,000.00	1,737,558.59 15,947.00	1,753,505.59	3.79	10/31/2030	1,675	98.71 1,727,441.42	(10,554.60) 1,737,996.01	1.54	Aa1 AA+
91282CPN5	US TREASURY 3.500 11/30/30	01/29/2026 01/30/2026	1,750,000.00	1,727,509.77 10,264.42	1,737,774.19	3.79	11/30/2030	1,705	98.16 1,717,871.10	(10,415.95) 1,728,287.05	1.53	Aa1 AA+
91282CJQ5	US TREASURY 3.750 12/31/30	01/29/2026 01/30/2026	1,750,000.00	1,745,625.00 5,438.54	1,751,063.54	3.81	12/31/2030	1,736	99.15 1,735,097.67	(10,675.93) 1,745,773.59	1.55	Aa1 AA+



Position Statement

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U.S. TREASURIES TOTAL			54,300,000.00	53,712,591.45 61,915.52	53,774,506.97	3.66		968	99.67 54,112,765.76	29,234.63 54,083,531.13	48.24	AA+
U.S. AGENCIES												
313385H25	FHLBANKS D NOTE 09/25/26	03/30/2026 03/31/2026	2,000,000.00	1,964,400.00 0.00	1,964,400.00	3.72	09/25/2026	178	98.14 1,962,786.58	(1,813.42) 1,964,600.00	1.75	P-1 A-1+
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	02/07/2023 02/07/2023	2,000,000.00	1,972,388.00 0.00	1,972,388.00	4.03	10/26/2026	209	99.89 1,997,760.00	1,995.92 1,995,764.08	1.78	Aa1 AA+
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	03/30/2026 03/31/2026	2,000,000.00	1,966,340.00 6,800.00	1,973,140.00	3.79	10/28/2026	211	98.28 1,965,660.00	(839.53) 1,966,499.53	1.75	Aa1 AA+
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2023 11/17/2023	1,000,000.00	998,230.00 0.00	998,230.00	4.69	11/17/2026	231	100.49 1,004,890.00	5,261.89 999,628.11	0.90	Aa1 AA+
3130AQW66	FHLBANKS 2.080 02/25/27 '25	02/25/2022 02/25/2022	1,000,000.00	1,000,000.00 0.00	1,000,000.00	2.08	02/25/2027	331	98.22 982,220.00	(17,780.00) 1,000,000.00	0.88	Aa1 AA+
3130AUSN5	FHLBANKS 3.500 10/01/27	02/07/2023 02/07/2023	2,000,000.00	1,967,600.00 0.00	1,967,600.00	3.89	10/01/2027	549	99.42 1,988,360.00	(1,173.11) 1,989,533.11	1.77	Aa1 AA+
3130A07B0	FHLBANKS 4.000 09/01/28	10/31/2023 10/31/2023	1,265,000.00	1,214,564.45 0.00	1,214,564.45	4.94	09/01/2028	885	100.27 1,268,377.55	28,638.86 1,239,738.69	1.13	Aa1 AA+
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	11/28/2023 11/28/2023	2,000,000.00	2,009,460.00 0.00	2,009,460.00	4.52	11/13/2028	958	101.76 2,035,160.00	30,160.48 2,004,999.52	1.81	Aa1 AA+
3133ERDHI	FED FARM CR BNKS 4.750 04/30/29	05/17/2024 05/17/2024	2,000,000.00	2,030,572.00 0.00	2,030,572.00	4.40	04/30/2029	1,126	102.41 2,048,220.00	29,188.93 2,019,031.07	1.83	Aa1 AA+
880591FE7	TVA 3.875 08/01/30	08/18/2025 08/19/2025	1,650,000.00	1,644,472.50 0.00	1,644,472.50	3.95	08/01/2030	1,584	99.60 1,643,466.00	(1,694.38) 1,645,160.38	1.47	Aa1 AA+
U.S. AGENCIES TOTAL			16,915,000.00	16,768,026.95 6,800.00	16,774,826.95	4.04		640	99.91 16,896,900.13	71,945.65 16,824,954.48	15.06	AA+
NEGOTIABLE CD'S												
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2021 08/11/2021	248,000.00	248,000.00 0.00	248,000.00	1.10	08/11/2026	133	99.02 245,564.64	(2,435.36) 248,000.00	0.22	NA NA
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/06/2023 11/06/2023	248,000.00	247,628.00 0.00	247,628.00	5.15	11/03/2026	217	100.06 248,158.41	232.02 247,926.39	0.22	NA NA
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/05/2024 08/14/2024	248,000.00	247,628.00 0.00	247,628.00	4.10	08/13/2027	500	100.31 248,763.84	933.69 247,830.15	0.22	NA NA
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/15/2023 03/15/2023	248,000.00	248,000.00 0.00	248,000.00	4.60	03/15/2028	715	99.64 247,115.92	(884.08) 248,000.00	0.22	NA NA
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2023 03/20/2023	248,000.00	248,000.00 0.00	248,000.00	4.65	03/20/2028	720	101.56 251,873.76	3,873.76 248,000.00	0.22	NA NA
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/22/2023 03/22/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	03/21/2028	721	100.35 248,861.97	1,076.30 247,785.67	0.22	NA NA



Position Statement

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12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2023 04/14/2023	248,000.00	247,380.00 0.00	247,380.00	4.51	04/13/2028	744	99.37 246,444.25	(1,303.27) 247,747.52	0.22	NA NA
857894Q77	STEARNS BANK 4.050 08/14/28	08/02/2024 08/13/2024	248,000.00	247,752.00 0.00	247,752.00	4.08	08/14/2028	867	99.94 247,853.10	0.11 247,852.99	0.22	NA NA
949764HK3	WELLS FARGO BANK 5.050 11/07/28	11/07/2023 11/07/2023	248,000.00	247,451.92 0.00	247,451.92	5.10	11/07/2028	952	100.74 249,834.70	2,120.18 247,714.52	0.22	NA NA
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/08/2023 11/08/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	11/08/2028	953	100.71 249,759.80	2,043.00 247,716.80	0.22	NA NA
90355GHQ2	UBS USA 5.000 11/08/28	11/08/2023 11/08/2023	248,000.00	247,451.92 0.00	247,451.92	5.05	11/08/2028	953	100.62 249,547.29	1,833.07 247,714.22	0.22	NA NA
NEGOTIABLE CD'S TOTAL			2,728,000.00	2,724,205.60 0.00	2,724,205.60	4.41		680	100.22 2,733,777.68	7,489.41 2,726,288.26	2.44	NA
CORPORATE BONDS												
857477AW3	STATE STREET 2.650 05/19/26	05/19/2025 05/20/2025	1,500,000.00	1,476,600.00 0.00	1,476,600.00	4.26	05/19/2026	49	99.79 1,496,775.00	(139.29) 1,496,914.29	1.33	Aa3 A
67066GAE4	NVIDIA 3.200 09/16/26 '26	03/30/2026 03/31/2026	2,000,000.00	1,994,180.00 2,666.67	1,996,846.67	3.84	09/16/2026	169	99.65 1,992,980.00	(1,234.44) 1,994,214.44	1.78	Aa1 AA-
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	06/10/2024 06/11/2024	1,000,000.00	986,000.00 0.00	986,000.00	5.02	09/20/2027	538	100.60 1,006,040.00	12,331.81 993,708.19	0.90	A1 A+
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	12/08/2023 12/08/2023	1,000,000.00	939,580.00 0.00	939,580.00	4.98	10/21/2027	569	98.64 986,360.00	10,678.25 975,681.75	0.88	A1 A-
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	12/08/2023 12/08/2023	1,158,000.00	1,156,135.62 0.00	1,156,135.62	5.09	01/06/2028	646	101.13 1,171,027.50	13,835.37 1,157,192.13	1.04	Aa3 AA-
532457DB1	LILLY 4.000 10/15/28 '28	03/30/2026 03/31/2026	2,000,000.00	1,996,980.00 49,111.11	2,046,091.11	4.06	10/15/2028	929	99.82 1,996,300.00	(683.25) 1,996,983.25	1.78	Aa3 A+
713448GL6	PEPSICO 4.100 01/15/29 '28	01/29/2026 01/30/2026	1,500,000.00	1,510,245.00 2,562.50	1,512,807.50	3.85	01/15/2029	1,021	99.92 1,498,860.00	(10,789.81) 1,509,649.81	1.34	A1 A+
58933YAX3	MERCK & CO 3.400 03/07/29 '28	01/29/2026 01/30/2026	1,500,000.00	1,477,920.00 0.00	1,477,920.00	3.91	03/07/2029	1,072	97.95 1,469,265.00	(9,844.82) 1,479,109.82	1.31	Aa3 A+
57636QAM6	MASTERCARD 2.950 06/01/29 '29	01/29/2026 01/30/2026	1,500,000.00	1,454,955.00 7,252.08	1,462,207.08	3.92	06/01/2029	1,158	96.32 1,444,725.00	(12,485.95) 1,457,210.95	1.29	Aa3 A+
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	01/29/2026 01/30/2026	1,500,000.00	1,446,135.00 1,400.00	1,447,535.00	3.92	07/18/2029	1,205	95.60 1,433,955.00	(14,777.44) 1,448,732.44	1.28	A1 A
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	03/30/2026 03/31/2026	2,000,000.00	1,971,320.00 2,744.44	1,974,064.44	4.25	09/18/2029	1,267	98.67 1,973,380.00	2,037.36 1,971,342.64	1.76	Aa3 AA-
931142FN8	WALMART 4.350 04/28/30 '30	05/13/2025 05/14/2025	1,500,000.00	1,501,425.00 0.00	1,501,425.00	4.33	04/28/2030	1,489	100.97 1,514,520.00	13,352.93 1,501,167.07	1.35	Aa2 AA
037833EZ9	APPLE 4.200 05/12/30 '30	05/13/2025 05/14/2025	1,500,000.00	1,488,735.00 0.00	1,488,735.00	4.37	05/12/2030	1,503	100.49 1,507,320.00	16,596.33 1,490,723.67	1.34	Aaa AA+
02079KAK3	ALPHABET 4.000 05/15/30 '30	01/29/2026 01/30/2026	1,500,000.00	1,500,885.00 12,500.00	1,513,385.00	3.98	05/15/2030	1,506	99.28 1,489,215.00	(11,634.85) 1,500,849.85	1.33	Aa2 AA+



Position Statement

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023135BS4	AMAZON.COM 1.500 06/03/30 '30	08/18/2025 08/19/2025	1,500,000.00	1,334,550.00 0.00	1,334,550.00	4.06	06/03/2030	1,525	89.43 1,341,465.00	(14,369.31) 1,355,834.31	1.20	A1 AA
CORPORATE BONDS TOTAL			22,658,000.00	22,235,645.62 78,236.80	22,313,882.42	4.20		983	98.60 22,322,187.50	(7,127.10) 22,329,314.60	19.90	A+
SUPRANATIONAL												
45818WFN1	IDB 4.850 07/19/27 MTN	05/24/2024 05/24/2024	2,000,000.00	2,008,860.00 0.00	2,008,860.00	4.70	07/19/2027	475	100.74 2,014,800.00	11,144.73 2,003,655.27	1.80	Aaa AAA
459058LN1	IBRD 3.875 10/16/29 MTN	11/14/2024 11/15/2024	1,500,000.00	1,469,736.00 0.00	1,469,736.00	4.33	10/16/2029	1,295	99.98 1,499,745.00	21,549.91 1,478,195.09	1.34	Aaa AAA
SUPRANATIONAL TOTAL			3,500,000.00	3,478,596.00 0.00	3,478,596.00	4.54		825	100.42 3,514,545.00	32,694.64 3,481,850.36	3.13	AAA
CITY OF SAN RAMON, CA TOTAL			112,790,932.08	111,487,762.30 146,952.32	111,634,714.62	3.88		810	112,171,526.49	134,237.22 112,037,289.26	100.00	AA
GRAND TOTAL			112,790,932.08	111,487,762.30 146,952.32	111,634,714.62	3.88		810	112,171,526.49	134,237.22 112,037,289.26	100.00	AA



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
CITY OF SAN RAMON, CA									
02079KAK3	ALPHABET 4.000 05/15/30 '30	1,500,000.00	1,500,885.00	885.00	1,500,867.71	(17.86)	1,500,849.85	(35.15)	849.85
023135BS4	AMAZON.COM 1.500 06/03/30 '30	1,500,000.00	1,334,550.00	(165,450.00)	1,352,901.80	2,932.50	1,355,834.31	21,284.31	(144,165.69)
037833EZ9	APPLE 4.200 05/12/30 '30	1,500,000.00	1,488,735.00	(11,265.00)	1,490,532.21	191.46	1,490,723.67	1,988.67	(9,276.33)
02007GM42	Ally Bank 5.05 03/23/2026	248,000.00	247,752.00	(248.00)	247,995.01	4.99	0.00	248.00	0.00
02589AEN8	American Express National Bank 5.0 03/23/2026	248,000.00	247,752.00	(248.00)	247,995.02	4.98	0.00	248.00	0.00
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	939,580.00	(60,420.00)	974,354.52	1,327.23	975,681.75	36,101.75	(24,318.25)
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,628.00	(372.00)	247,915.82	10.57	247,926.39	298.39	(73.61)
2546732U9	CAPITL ONE NA 5.000 03/21/28	248,000.00	247,456.88	(543.12)	247,776.44	9.23	247,785.67	328.79	(214.33)
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,380.00	(620.00)	247,736.99	10.53	247,747.52	367.52	(252.48)
22533UJ87	CREDIT AGR NY 09/08/26	1,250,000.00	1,218,822.93	(31,177.07)	1,225,793.41	3,928.82	1,229,722.23	10,899.30	(20,277.77)
22533UM26	CREDIT AGR NY 12/02/26	1,000,000.00	973,859.17	(26,140.83)	0.00	211.67	974,070.84	211.67	(25,929.16)
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,628.00	(372.00)	247,819.60	10.55	247,830.15	202.15	(169.85)
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2,000,000.00	1,972,388.00	(27,612.00)	1,995,132.76	631.32	1,995,764.08	23,376.08	(4,235.92)
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2,000,000.00	2,009,460.00	9,460.00	2,005,161.47	(161.95)	2,004,999.52	(4,460.48)	4,999.52
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,030,572.00	30,572.00	2,019,555.48	(524.41)	2,019,031.07	(11,540.93)	19,031.07
3130AQW66	FHLBANKS 2.080 02/25/27 '25	1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	0.00	0.00
3130AUSN5	FHLBANKS 3.500 10/01/27	2,000,000.00	1,967,600.00	(32,400.00)	1,988,941.00	592.11	1,989,533.11	21,933.11	(10,466.89)
3130A07B0	FHLBANKS 4.000 09/01/28	1,265,000.00	1,214,564.45	(50,435.55)	1,238,852.83	885.86	1,239,738.69	25,174.24	(25,261.31)
3130AXU63	FHLBANKS 4.625 11/17/26	1,000,000.00	998,230.00	(1,770.00)	999,577.98	50.12	999,628.11	1,398.11	(371.89)
313385H25	FHLBANKS D NOTE 09/25/26	2,000,000.00	1,964,400.00	(35,600.00)	0.00	200.00	1,964,600.00	200.00	(35,400.00)
32114VCH8	FIRST BK MCH 4.600 03/15/28	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2,000,000.00	1,966,340.00	(33,660.00)	0.00	159.53	1,966,499.53	159.53	(33,500.47)
459058LN1	IBRD 3.875 10/16/29 MTN	1,500,000.00	1,469,736.00	(30,264.00)	1,477,672.72	522.37	1,478,195.09	8,459.09	(21,804.91)
45818WFN1	IDB 4.850 07/19/27 MTN	2,000,000.00	2,008,860.00	8,860.00	2,003,894.33	(239.06)	2,003,655.27	(5,204.73)	3,655.27
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	1,500,000.00	1,446,135.00	(53,865.00)	1,447,412.43	1,320.01	1,448,732.44	2,597.44	(51,267.56)
532457DB1	LILLY 4.000 10/15/28 '28	2,000,000.00	1,996,980.00	(3,020.00)	0.00	3.25	1,996,983.25	3.25	(3,016.75)



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
57636QAM6	MASTERCARD 2.950 06/01/29 '29	1,500,000.00	1,454,955.00	(45,045.00)	1,456,064.48	1,146.47	1,457,210.95	2,255.95	(42,789.05)
58933YAX3	MERCK & CO 3.400 03/07/29 '28	1,500,000.00	1,477,920.00	(22,080.00)	1,478,505.16	604.66	1,479,109.82	1,189.82	(20,890.18)
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	1,158,000.00	1,156,135.62	(1,864.38)	1,157,153.30	38.83	1,157,192.13	1,056.51	(807.87)
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,456.88	(543.12)	247,707.58	9.22	247,716.80	259.92	(283.20)
62479MK51	MUFG BANK NY 10/05/26	2,000,000.00	1,958,945.00	(41,055.00)	0.00	434.44	1,959,379.44	434.44	(40,620.56)
63873KG19	NATIXIS NY 07/01/26	1,250,000.00	1,227,137.50	(22,862.50)	1,234,241.67	4,004.17	1,238,245.83	11,108.33	(11,754.17)
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2,000,000.00	1,971,320.00	(28,680.00)	0.00	22.64	1,971,342.64	22.64	(28,657.36)
67066GAE4	NVIDIA 3.200 09/16/26 '26	2,000,000.00	1,994,180.00	(5,820.00)	0.00	34.44	1,994,214.44	34.44	(5,785.56)
713448GL6	PEPSICO 4.100 01/15/29 '28	1,500,000.00	1,510,245.00	10,245.00	1,509,952.29	(302.47)	1,509,649.81	(595.19)	9,649.81
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
857477AW3	STATE STREET 2.650 05/19/26	1,500,000.00	1,476,600.00	(23,400.00)	1,494,921.43	1,992.86	1,496,914.29	20,314.29	(3,085.71)
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,752.00	(248.00)	247,847.73	5.26	247,852.99	100.99	(147.01)
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	1,000,000.00	986,000.00	(14,000.00)	993,344.98	363.21	993,708.19	7,708.19	(6,291.81)
880591FE7	TVA 3.875 08/01/30	1,650,000.00	1,644,472.50	(5,527.50)	1,645,065.61	94.77	1,645,160.38	687.88	(4,839.62)
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,451.92	(548.08)	247,704.91	9.31	247,714.22	262.30	(285.78)
91282CCW9	US TREASURY 0.750 08/31/26	1,000,000.00	997,798.42	(2,201.58)	999,779.03	37.43	999,816.46	2,018.04	(183.54)
91282CCZ2	US TREASURY 0.875 09/30/26	1,000,000.00	990,351.56	(9,648.44)	998,864.83	165.21	999,030.04	8,678.48	(969.96)
91282CDG3	US TREASURY 1.125 10/31/26	2,000,000.00	1,941,093.76	(58,906.24)	1,991,665.99	1,058.83	1,992,724.82	51,631.06	(7,275.18)
912828R36	US TREASURY 1.625 05/15/26	2,000,000.00	1,897,500.00	(102,500.00)	1,994,644.49	2,213.61	1,996,858.10	99,358.10	(3,141.90)
912828U24	US TREASURY 2.000 11/15/26	2,000,000.00	2,003,593.76	3,593.76	2,000,546.01	(65.35)	2,000,480.65	(3,113.11)	480.65
9128283F5	US TREASURY 2.250 11/15/27	2,000,000.00	1,823,750.00	(176,250.00)	1,930,854.79	3,435.10	1,934,289.89	110,539.89	(65,710.11)
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,882,421.88	(117,578.12)	1,966,758.47	2,342.02	1,969,100.49	86,678.61	(30,899.51)
9128283W8	US TREASURY 2.750 02/15/28	1,250,000.00	1,232,031.25	(17,968.75)	1,233,291.40	723.42	1,234,014.81	1,983.56	(15,985.19)
91282CFJ5	US TREASURY 3.125 08/31/29	1,500,000.00	1,471,230.47	(28,769.53)	1,479,500.51	496.86	1,479,997.37	8,766.90	(20,002.63)
91282CGJ4	US TREASURY 3.500 01/31/30	2,000,000.00	1,984,062.50	(15,937.50)	1,984,389.53	337.94	1,984,727.47	664.97	(15,272.53)
91282CPN5	US TREASURY 3.500 11/30/30	1,750,000.00	1,727,509.77	(22,490.23)	1,727,892.04	395.01	1,728,287.05	777.28	(21,712.95)
91282CPA3	US TREASURY 3.625 09/30/30	1,750,000.00	1,738,378.91	(11,621.09)	1,738,583.51	211.42	1,738,794.92	416.01	(11,205.08)
91282CPD7	US TREASURY 3.625 10/31/30	1,750,000.00	1,737,558.59	(12,441.41)	1,737,773.72	222.30	1,737,996.01	437.42	(12,003.99)
91282CLG4	US TREASURY 3.750 08/15/27	1,250,000.00	1,255,566.41	5,566.41	1,255,053.46	(294.47)	1,254,759.00	(807.41)	4,759.00



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
91282CJR3	US TREASURY 3.750 12/31/28	1,150,000.00	1,132,525.39	(17,474.61)	1,138,105.32	355.92	1,138,461.24	5,935.85	(11,538.76)
91282CJQ5	US TREASURY 3.750 12/31/30	1,750,000.00	1,745,625.00	(4,375.00)	1,745,698.08	75.52	1,745,773.59	148.59	(4,226.41)
91282CNH0	US TREASURY 3.875 06/15/28	1,250,000.00	1,261,425.78	11,425.78	1,260,733.31	(397.53)	1,260,335.78	(1,090.00)	10,335.78
91282CNN7	US TREASURY 3.875 07/31/30	1,750,000.00	1,757,929.69	7,929.69	1,757,784.90	(149.62)	1,757,635.28	(294.41)	7,635.28
91282CFL0	US TREASURY 3.875 09/30/29	1,600,000.00	1,571,750.00	(28,250.00)	1,579,318.09	489.79	1,579,807.89	8,057.89	(20,192.11)
91282CFY2	US TREASURY 3.875 11/30/29	2,000,000.00	1,982,812.50	(17,187.50)	1,985,823.68	320.78	1,986,144.45	3,331.95	(13,855.55)
91282CGB1	US TREASURY 3.875 12/31/29	2,000,000.00	1,997,890.63	(2,109.37)	0.00	1.54	1,997,892.17	1.54	(2,107.83)
91282CJW2	US TREASURY 4.000 01/31/29	1,200,000.00	1,192,921.88	(7,078.12)	1,195,136.92	141.29	1,195,278.21	2,356.33	(4,721.79)
91282CGQ8	US TREASURY 4.000 02/28/30	2,000,000.00	1,992,578.13	(7,421.87)	1,993,811.58	131.40	1,993,942.97	1,364.84	(6,057.03)
91282CMU2	US TREASURY 4.000 03/31/30	2,000,000.00	1,991,250.00	(8,750.00)	1,992,678.87	152.22	1,992,831.09	1,581.09	(7,168.91)
91282CLC3	US TREASURY 4.000 07/31/29	1,500,000.00	1,490,449.22	(9,550.78)	1,493,126.08	170.75	1,493,296.82	2,847.60	(6,703.18)
91282CMB4	US TREASURY 4.000 12/15/27	1,250,000.00	1,262,695.31	12,695.31	1,261,727.02	(555.87)	1,261,171.16	(1,524.15)	11,171.16
91282CFU0	US TREASURY 4.125 10/31/27	2,000,000.00	1,992,109.38	(7,890.62)	1,997,188.91	143.09	1,997,332.00	5,222.62	(2,668.00)
91282CLR0	US TREASURY 4.125 10/31/29	1,600,000.00	1,590,125.00	(9,875.00)	1,592,725.40	168.29	1,592,893.69	2,768.69	(7,106.31)
91282CHX2	US TREASURY 4.375 08/31/28	2,000,000.00	1,989,687.50	(10,312.50)	1,993,957.49	204.94	1,994,162.43	4,474.93	(5,837.57)
91282CJP7	US TREASURY 4.375 12/15/26	2,000,000.00	2,015,937.50	15,937.50	2,013,389.35	(1,436.23)	2,011,953.13	(3,984.38)	11,953.13
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,046,093.76	46,093.76	2,025,673.91	(843.11)	2,024,830.80	(21,262.96)	24,830.80
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,015,937.50	15,937.50	2,009,213.91	(302.58)	2,008,911.33	(7,026.17)	8,911.33
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	248,000.00	248,000.00	0.00	248,000.00	0.00	0.00	0.00	0.00
931142FN8	WALMART 4.350 04/28/30 '30	1,500,000.00	1,501,425.00	1,425.00	1,501,191.91	(24.83)	1,501,167.07	(257.93)	1,167.07
949764HK3	WELLS FARGO BANK 5.050 11/07/28	248,000.00	247,451.92	(548.08)	247,705.21	9.31	247,714.52	262.60	(285.48)
TOTAL		106,345,000.00	105,041,334.22	(1,303,665.78)	90,736,986.37	30,456.02	104,847,357.19	550,022.97	(753,642.82)
GRAND TOTAL		106,345,000.00	105,041,334.22	(1,303,665.78)	90,736,986.37	30,456.02	104,847,357.19	550,022.97	(753,642.82)



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
CITY OF SAN RAMON, CA									
02079KAK3	ALPHABET 4.000 05/15/30 '30	2026-01-30	1,500,000.00	1,500,885.00	17,666.67	0.00	5,000.00	0.00	22,666.67
023135BS4	AMAZON.COM 1.500 06/03/30 '30	2025-08-19	1,500,000.00	1,334,550.00	5,500.00	0.00	1,875.00	0.00	7,375.00
037833EZ9	APPLE 4.200 05/12/30 '30	2025-05-14	1,500,000.00	1,488,735.00	19,075.00	0.00	5,250.00	0.00	24,325.00
02007GM42	Ally Bank 5.05 03/23/2026	2023-03-23	0.00	0.00	5,455.66	0.00	754.87	6,210.53	0.00
02589AEN8	American Express National Bank 5.0 03/23/2026	2023-03-22	0.00	0.00	5,401.64	0.00	781.37	6,183.01	0.00
062119BK7	BANK FIVE 4.650 03/20/28	2023-03-20	248,000.00	248,000.00	284.35	0.00	979.43	884.65	379.13
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	2023-12-08	1,000,000.00	939,580.00	11,728.89	0.00	2,706.67	0.00	14,435.56
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	2023-11-06	248,000.00	247,628.00	900.95	0.00	1,074.22	970.26	1,004.91
2546732U9	CAPITL ONE NA 5.000 03/21/28	2023-03-22	248,000.00	247,456.88	5,435.62	0.00	1,053.15	6,149.04	339.73
12547CAX6	CIBC BANK 4.450 04/13/28	2023-04-14	248,000.00	247,380.00	4,172.52	0.00	937.30	0.00	5,109.82
22533UJ87	CREDIT AGR NY 09/08/26	2026-01-05	1,250,000.00	1,218,822.93	0.00	0.00	0.00	0.00	0.00
22533UM26	CREDIT AGR NY 12/02/26	2026-03-30	1,000,000.00	973,859.17	0.00	0.00	0.00	0.00	0.00
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	2024-08-14	248,000.00	247,628.00	412.77	0.00	853.05	0.00	1,265.82
CALAIF	California LAIF	2026-03-31	693,777.38	693,777.38	0.00	0.00	0.00	0.00	0.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2023-02-07	2,000,000.00	1,972,388.00	25,173.61	0.00	6,041.67	0.00	31,215.28
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2023-11-28	2,000,000.00	2,009,460.00	27,750.00	0.00	7,708.33	0.00	35,458.33
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2024-05-17	2,000,000.00	2,030,572.00	31,930.56	0.00	7,916.67	0.00	39,847.22
3130AQW66	FHLBANKS 2.080 02/25/27 '25	2022-02-25	1,000,000.00	1,000,000.00	346.67	0.00	1,733.33	0.00	2,080.00
3130AUSN5	FHLBANKS 3.500 10/01/27	2023-02-07	2,000,000.00	1,967,600.00	29,166.67	0.00	5,833.33	0.00	35,000.00
3130A07B0	FHLBANKS 4.000 09/01/28	2023-10-31	1,265,000.00	1,214,564.45	25,300.00	0.00	4,216.67	25,300.00	4,216.67
3130AXU63	FHLBANKS 4.625 11/17/26	2023-11-17	1,000,000.00	998,230.00	13,361.11	0.00	3,854.17	0.00	17,215.28
313385H25	FHLBANKS D NOTE 09/25/26	2026-03-31	2,000,000.00	1,964,400.00	0.00	0.00	0.00	0.00	0.00
316175108	FIDELITY IMM:GOVT;I	2026-03-31	6,496,154.70	6,496,154.70	22,269.99	0.00	50,531.02	22,269.99	50,531.02
32114VCH8	FIRST BK MCH 4.600 03/15/28	2023-03-15	248,000.00	248,000.00	437.57	0.00	968.89	875.13	531.33
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2026-03-31	2,000,000.00	1,966,340.00	0.00	(6,800.00)	0.00	0.00	6,800.00
459058LN1	IBRD 3.875 10/16/29 MTN	2024-11-15	1,500,000.00	1,469,736.00	21,795.00	0.00	4,845.00	0.00	26,640.00
45818WFN1	IDB 4.850 07/19/27 MTN	2024-05-24	2,000,000.00	2,008,860.00	11,316.67	0.00	8,083.33	0.00	19,400.00



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	2026-01-30	1,500,000.00	1,446,135.00	5,016.67	0.00	3,500.00	0.00	8,516.67
532457DB1	LILLY 4.000 10/15/28 '28	2026-03-31	2,000,000.00	1,996,980.00	0.00	(49,111.11)	0.00	0.00	49,111.11
57636QAM6	MASTERCARD 2.950 06/01/29 '29	2026-01-30	1,500,000.00	1,454,955.00	11,062.50	0.00	3,687.50	0.00	14,750.00
58933YAX3	MERCK & CO 3.400 03/07/29 '28	2026-01-30	1,500,000.00	1,477,920.00	24,650.00	0.00	4,250.00	25,500.00	3,400.00
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	2023-12-08	1,158,000.00	1,156,135.62	8,934.29	0.00	4,873.25	0.00	13,807.54
61768EE82	MORGAN PVT BNK 5.050 11/08/28	2023-11-08	248,000.00	247,456.88	3,877.29	0.00	1,063.68	0.00	4,940.98
62479MK51	MUFG BANK NY 10/05/26	2026-03-30	2,000,000.00	1,958,945.00	0.00	0.00	0.00	0.00	0.00
63873KG19	NATIXIS NY 07/01/26	2026-01-05	1,250,000.00	1,227,137.50	0.00	0.00	0.00	0.00	0.00
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2026-03-31	2,000,000.00	1,971,320.00	0.00	(2,744.44)	0.00	0.00	2,744.44
67066GAE4	NVIDIA 3.200 09/16/26 '26	2026-03-31	2,000,000.00	1,994,180.00	0.00	(2,666.67)	(0.00)	0.00	2,666.67
713448GL6	PEPSICO 4.100 01/15/29 '28	2026-01-30	1,500,000.00	1,510,245.00	7,858.33	0.00	5,125.00	0.00	12,983.33
795451AK9	SALLIE MAE BNK 1.100 08/11/26	2021-08-11	248,000.00	248,000.00	134.53	0.00	231.69	0.00	366.22
857477AW3	STATE STREET 2.650 05/19/26	2025-05-20	1,500,000.00	1,476,600.00	11,262.50	0.00	3,312.50	0.00	14,575.00
857894Q77	STEARNS BANK 4.050 08/14/28	2024-08-13	248,000.00	247,752.00	440.28	0.00	853.05	0.00	1,293.34
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	2024-06-11	1,000,000.00	986,000.00	20,348.61	0.00	3,791.67	22,750.00	1,390.28
880591FE7	TVA 3.875 08/01/30	2025-08-19	1,650,000.00	1,644,472.50	5,328.13	0.00	5,328.13	0.00	10,656.25
90355GHQ2	UBS USA 5.000 11/08/28	2023-11-08	248,000.00	247,451.92	713.42	0.00	1,053.15	951.23	815.34
91282CCW9	US TREASURY 0.750 08/31/26	2021-08-31	1,000,000.00	997,798.42	3,770.38	0.00	631.79	3,750.00	652.17
91282CCZ2	US TREASURY 0.875 09/30/26	2021-10-13	1,000,000.00	990,351.56	3,653.85	0.00	745.06	4,375.00	23.91
91282CDG3	US TREASURY 1.125 10/31/26	2022-02-07	2,000,000.00	1,941,093.76	7,520.72	0.00	1,926.80	0.00	9,447.51
912828R36	US TREASURY 1.625 05/15/26	2022-06-07	2,000,000.00	1,897,500.00	9,516.57	0.00	2,783.15	0.00	12,299.72
912828U24	US TREASURY 2.000 11/15/26	2022-03-14	2,000,000.00	2,003,593.76	11,712.71	0.00	3,425.41	0.00	15,138.12
9128283F5	US TREASURY 2.250 11/15/27	2023-07-07	2,000,000.00	1,823,750.00	13,176.80	0.00	3,853.59	0.00	17,030.39
912828X88	US TREASURY 2.375 05/15/27	2023-02-07	2,000,000.00	1,882,421.88	13,908.84	0.00	4,067.68	0.00	17,976.52
9128283W8	US TREASURY 2.750 02/15/28	2026-01-06	1,250,000.00	1,232,031.25	1,329.42	0.00	2,943.72	0.00	4,273.14
91282CFJ5	US TREASURY 3.125 08/31/29	2024-09-30	1,500,000.00	1,471,230.47	23,564.88	0.00	3,948.71	23,437.50	4,076.09
91282CGJ4	US TREASURY 3.500 01/31/30	2026-01-30	2,000,000.00	1,984,062.50	5,607.73	0.00	5,994.48	0.00	11,602.21
91282CPN5	US TREASURY 3.500 11/30/30	2026-01-30	1,750,000.00	1,727,509.77	15,312.50	0.00	5,216.35	0.00	20,528.85
91282CPA3	US TREASURY 3.625 09/30/30	2026-01-30	1,750,000.00	1,738,378.91	26,490.38	0.00	5,401.69	31,718.75	173.33



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
91282CPD7	US TREASURY 3.625 10/31/30	2026-01-30	1,750,000.00	1,737,558.59	21,204.25	0.00	5,432.49	0.00	26,636.74
91282CLG4	US TREASURY 3.750 08/15/27	2026-01-06	1,250,000.00	1,255,566.41	1,812.85	0.00	4,014.16	0.00	5,827.00
91282CJR3	US TREASURY 3.750 12/31/28	2024-10-30	1,150,000.00	1,132,525.39	7,147.79	0.00	3,693.02	0.00	10,840.81
91282CJQ5	US TREASURY 3.750 12/31/30	2026-01-30	1,750,000.00	1,745,625.00	10,877.07	0.00	5,619.82	0.00	16,496.89
91282CNH0	US TREASURY 3.875 06/15/28	2026-01-06	1,250,000.00	1,261,425.78	10,113.32	0.00	4,125.17	0.00	14,238.50
91282CNN7	US TREASURY 3.875 07/31/30	2026-01-30	1,750,000.00	1,757,929.69	5,432.49	0.00	5,807.15	0.00	11,239.64
91282CFLO	US TREASURY 3.875 09/30/29	2024-11-07	1,600,000.00	1,571,750.00	25,890.11	0.00	5,279.29	31,000.00	169.40
91282CFY2	US TREASURY 3.875 11/30/29	2025-05-14	2,000,000.00	1,982,812.50	19,375.00	0.00	6,600.27	0.00	25,975.27
91282CGB1	US TREASURY 3.875 12/31/29	2026-03-31	2,000,000.00	1,997,890.63	0.00	(19,267.96)	214.08	0.00	19,482.04
91282CJW2	US TREASURY 4.000 01/31/29	2024-10-30	1,200,000.00	1,192,921.88	3,845.30	0.00	4,110.50	0.00	7,955.80
91282CGQ8	US TREASURY 4.000 02/28/30	2025-05-14	2,000,000.00	1,992,578.13	40,217.39	0.00	6,739.13	40,000.00	6,956.52
91282CMU2	US TREASURY 4.000 03/31/30	2025-05-14	2,000,000.00	1,991,250.00	33,406.59	0.00	6,811.99	40,000.00	218.58
91282CLC3	US TREASURY 4.000 07/31/29	2024-10-30	1,500,000.00	1,490,449.22	4,806.63	0.00	5,138.12	0.00	9,944.75
91282CMB4	US TREASURY 4.000 12/15/27	2026-01-06	1,250,000.00	1,262,695.31	10,439.56	0.00	4,258.24	0.00	14,697.80
91282CFU0	US TREASURY 4.125 10/31/27	2023-02-23	2,000,000.00	1,992,109.38	27,575.97	0.00	7,064.92	0.00	34,640.88
91282CLR0	US TREASURY 4.125 10/31/29	2024-11-07	1,600,000.00	1,590,125.00	22,060.77	0.00	5,651.93	0.00	27,712.71
91282CHX2	US TREASURY 4.375 08/31/28	2024-05-23	2,000,000.00	1,989,687.50	43,987.77	0.00	7,370.92	43,750.00	7,608.70
91282CJP7	US TREASURY 4.375 12/15/26	2026-01-05	2,000,000.00	2,015,937.50	18,269.23	0.00	7,451.92	0.00	25,721.15
91282CJA0	US TREASURY 4.625 09/30/28	2024-04-10	2,000,000.00	2,015,937.50	38,626.37	0.00	7,876.36	46,250.00	252.73
91282CJA0	US TREASURY 4.625 09/30/28	2024-02-08	2,000,000.00	2,046,093.76	38,626.37	0.00	7,876.36	46,250.00	252.73
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	2023-03-30	0.00	0.00	1,019.18	0.00	985.21	2,004.39	0.00
931142FN8	WALMART 4.350 04/28/30 '30	2025-05-14	1,500,000.00	1,501,425.00	22,293.75	0.00	5,437.50	0.00	27,731.25
949764HK3	WELLS FARGO BANK 5.050 11/07/28	2023-11-07	248,000.00	247,451.92	754.87	0.00	1,063.69	960.75	857.81
TOTAL			112,790,932.08	111,487,762.30	927,855.89	(80,590.18)	319,627.76	431,540.23	896,533.61
GRAND TOTAL			112,790,932.08	111,487,762.30	927,855.89	(80,590.18)	319,627.76	431,540.23	896,533.61

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
CITY OF SAN RAMON, CA											
02007GM42	Ally Bank 5.05 03/23/2026	0.00	247,995.01	0.00	03/23/2026	5.05	5.09	754.87	4.99	0.00	759.86
02079KAK3	ALPHABET 4.000 05/15/30 '30	1,500,000.00	1,500,867.71	1,500,849.85	05/15/2030	4.00	3.98	5,000.00	(17.86)	0.00	4,982.14
023135BS4	AMAZON.COM 1.500 06/03/30 '30	1,500,000.00	1,352,901.80	1,355,834.31	06/03/2030	1.50	4.06	1,875.00	2,932.50	0.00	4,807.50
02589AEN8	American Express National Bank 5.0 03/23/2026	0.00	247,995.02	0.00	03/23/2026	5.00	5.04	781.37	4.98	0.00	786.35
037833EZ9	APPLE 4.200 05/12/30 '30	1,500,000.00	1,490,532.21	1,490,723.67	05/12/2030	4.20	4.37	5,250.00	191.46	0.00	5,441.46
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	974,354.52	975,681.75	10/21/2027	3.25	4.98	2,706.67	1,327.23	0.00	4,033.90
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	248,000.00	03/20/2028	4.65	4.65	979.43	0.00	0.00	979.43
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,915.82	247,926.39	11/03/2026	5.10	5.15	1,074.22	10.57	0.00	1,084.78
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,736.99	247,747.52	04/13/2028	4.45	4.51	937.30	10.53	0.00	947.84
22533UJ87	CREDIT AGRI NY 09/08/26	1,250,000.00	1,225,793.41	1,229,722.23	09/08/2026	0.00	3.74	0.00	3,928.82	0.00	3,928.82
22533UM26	CREDIT AGRI NY 12/02/26	1,000,000.00	0.00	974,070.84	12/02/2026	0.00	3.91	0.00	211.67	0.00	211.67
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,819.60	247,830.15	08/13/2027	4.05	4.10	853.05	10.55	0.00	863.60
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	1,500,000.00	1,447,412.43	1,448,732.44	07/18/2029	2.80	3.92	3,500.00	1,320.01	0.00	4,820.01
2546732U9	CAPITL ONE NA 5.000 03/21/28	248,000.00	247,776.44	247,785.67	03/21/2028	5.00	5.05	1,053.15	9.23	0.00	1,062.38
3130A07B0	FHLBANKS 4.000 09/01/28	1,265,000.00	1,238,852.83	1,239,738.69	09/01/2028	4.00	4.94	4,216.67	885.86	0.00	5,102.53
3130AQW66	FHLBANKS 2.080 02/25/27 '25	1,000,000.00	1,000,000.00	1,000,000.00	02/25/2027	2.08	2.08	1,733.33	0.00	0.00	1,733.33
3130AUSN5	FHLBANKS 3.500 10/01/27	2,000,000.00	1,988,941.00	1,989,533.11	10/01/2027	3.50	3.89	5,833.33	592.11	0.00	6,425.44
3130AXU63	FHLBANKS 4.625 11/17/26	1,000,000.00	999,577.98	999,628.11	11/17/2026	4.63	4.69	3,854.17	50.12	0.00	3,904.29
313385H25	FHLBANKS D NOTE 09/25/26	2,000,000.00	0.00	1,964,600.00	09/25/2026	0.00	3.72	0.00	200.00	0.00	200.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2,000,000.00	1,995,132.76	1,995,764.08	10/26/2026	3.63	4.03	6,041.67	631.32	0.00	6,672.98
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2,000,000.00	2,005,161.47	2,004,999.52	11/13/2028	4.63	4.52	7,708.33	(161.95)	0.00	7,546.38
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,019,555.48	2,019,031.07	04/30/2029	4.75	4.40	7,916.67	(524.41)	0.00	7,392.25
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2,000,000.00	0.00	1,966,499.53	10/28/2026	0.80	3.79	0.00	159.53	0.00	159.53
316175108	FIDELITY IMM:GOVT;I	6,496,154.70	10,225,119.45	6,496,154.70	03/31/2026	3.53	3.52	50,531.02	0.00	0.00	50,531.02
32114VCH8	FIRST BK MCH 4.600 03/15/28	248,000.00	248,000.00	248,000.00	03/15/2028	4.60	4.60	968.89	0.00	0.00	968.89

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
45818WFN1	IDB 4.850 07/19/27 MTN	2,000,000.00	2,003,894.33	2,003,655.27	07/19/2027	4.85	4.70	8,083.33	(239.06)	0.00	7,844.28
459058LN1	IBRD 3.875 10/16/29 MTN	1,500,000.00	1,477,672.72	1,478,195.09	10/16/2029	3.88	4.33	4,845.00	522.37	0.00	5,367.37
532457DB1	LILLY 4.000 10/15/28 '28	2,000,000.00	0.00	1,996,983.25	10/15/2028	4.00	4.06	0.00	3.25	0.00	3.25
57636QAM6	MASTERCARD 2.950 06/01/29 '29	1,500,000.00	1,456,064.48	1,457,210.95	06/01/2029	2.95	3.92	3,687.50	1,146.47	0.00	4,833.97
58933YAX3	MERCK & CO 3.400 03/07/29 '28	1,500,000.00	1,478,505.16	1,479,109.82	03/07/2029	3.40	3.91	4,250.00	604.66	0.00	4,854.66
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	1,158,000.00	1,157,153.30	1,157,192.13	01/06/2028	5.05	5.09	4,873.25	38.83	0.00	4,912.08
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,707.58	247,716.80	11/08/2028	5.05	5.05	1,063.68	9.22	0.00	1,072.90
62479MK51	MUFG BANK NY 10/05/26	2,000,000.00	0.00	1,959,379.44	10/05/2026	0.00	3.99	0.00	434.44	0.00	434.44
63873KG19	NATIXIS NY 07/01/26	1,250,000.00	1,234,241.67	1,238,245.83	07/01/2026	0.00	3.79	0.00	4,004.17	0.00	4,004.17
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2,000,000.00	0.00	1,971,342.64	09/18/2029	3.80	4.25	0.00	22.64	0.00	22.64
67066GAE4	NVIDIA 3.200 09/16/26 '26	2,000,000.00	0.00	1,994,214.44	09/16/2026	3.20	3.84	(0.00)	34.44	0.00	34.43
713448GL6	PEPSICO 4.100 01/15/29 '28	1,500,000.00	1,509,952.29	1,509,649.81	01/15/2029	4.10	3.85	5,125.00	(302.47)	0.00	4,822.53
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	248,000.00	08/11/2026	1.10	1.10	231.69	0.00	0.00	231.69
857477AW3	STATE STREET 2.650 05/19/26	1,500,000.00	1,494,921.43	1,496,914.29	05/19/2026	2.65	4.26	3,312.50	1,992.86	0.00	5,305.36
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,847.73	247,852.99	08/14/2028	4.05	4.08	853.05	5.26	0.00	858.31
880591FE7	TVA 3.875 08/01/30	1,650,000.00	1,645,065.61	1,645,160.38	08/01/2030	3.88	3.95	5,328.13	94.77	0.00	5,422.90
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	1,000,000.00	993,344.98	993,708.19	09/20/2027	4.55	5.02	3,791.67	363.21	0.00	4,154.88
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,704.91	247,714.22	11/08/2028	5.00	5.05	1,053.15	9.31	0.00	1,062.45
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	0.00	248,000.00	0.00	03/30/2026	5.00	5.00	985.21	0.00	0.00	985.21
9128283F5	US TREASURY 2.250 11/15/27	2,000,000.00	1,930,854.79	1,934,289.89	11/15/2027	2.25	4.50	3,853.59	3,435.10	0.00	7,288.69
9128283W8	US TREASURY 2.750 02/15/28	1,250,000.00	1,233,291.40	1,234,014.81	02/15/2028	2.75	3.46	2,943.72	723.42	0.00	3,667.13
912828R36	US TREASURY 1.625 05/15/26	2,000,000.00	1,994,644.49	1,996,858.10	05/15/2026	1.63	3.02	2,783.15	2,213.61	0.00	4,996.76
912828U24	US TREASURY 2.000 11/15/26	2,000,000.00	2,000,546.01	2,000,480.65	11/15/2026	2.00	1.96	3,425.41	(65.35)	0.00	3,360.06
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,966,758.47	1,969,100.49	05/15/2027	2.38	3.88	4,067.68	2,342.02	0.00	6,409.70
91282CCW9	US TREASURY 0.750 08/31/26	1,000,000.00	999,779.03	999,816.46	08/31/2026	0.75	0.80	631.79	37.43	0.00	669.23
91282CCZ2	US TREASURY 0.875 09/30/26	1,000,000.00	998,864.83	999,030.04	09/30/2026	0.88	1.08	745.06	165.21	0.00	910.27
91282CDG3	US TREASURY 1.125 10/31/26	2,000,000.00	1,991,665.99	1,992,724.82	10/31/2026	1.13	1.78	1,926.80	1,058.83	0.00	2,985.63

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
91282CFJ5	US TREASURY 3.125 08/31/29	1,500,000.00	1,479,500.51	1,479,997.37	08/31/2029	3.13	3.55	3,948.71	496.86	0.00	4,445.57
91282CFLO	US TREASURY 3.875 09/30/29	1,600,000.00	1,579,318.09	1,579,807.89	09/30/2029	3.88	4.28	5,279.29	489.79	0.00	5,769.08
91282CFU0	US TREASURY 4.125 10/31/27	2,000,000.00	1,997,188.91	1,997,332.00	10/31/2027	4.13	4.22	7,064.92	143.09	0.00	7,208.01
91282CFY2	US TREASURY 3.875 11/30/29	2,000,000.00	1,985,823.68	1,986,144.45	11/30/2029	3.88	4.08	6,600.27	320.78	0.00	6,921.05
91282CGB1	US TREASURY 3.875 12/31/29	2,000,000.00	0.00	1,997,892.17	12/31/2029	3.88	3.90	214.08	1.54	0.00	215.62
91282CGJ4	US TREASURY 3.500 01/31/30	2,000,000.00	1,984,389.53	1,984,727.47	01/31/2030	3.50	3.72	5,994.48	337.94	0.00	6,332.41
91282CGQ8	US TREASURY 4.000 02/28/30	2,000,000.00	1,993,811.58	1,993,942.97	02/28/2030	4.00	4.08	6,739.13	131.40	0.00	6,870.53
91282CHX2	US TREASURY 4.375 08/31/28	2,000,000.00	1,993,957.49	1,994,162.43	08/31/2028	4.38	4.51	7,370.92	204.94	0.00	7,575.87
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,025,673.91	2,024,830.80	09/30/2028	4.63	4.07	7,876.36	(843.11)	0.00	7,033.25
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,009,213.91	2,008,911.33	09/30/2028	4.63	4.43	7,876.36	(302.58)	0.00	7,573.78
91282CJP7	US TREASURY 4.375 12/15/26	2,000,000.00	2,013,389.35	2,011,953.13	12/15/2026	4.38	3.51	7,451.92	(1,436.23)	0.00	6,015.69
91282CJQ5	US TREASURY 3.750 12/31/30	1,750,000.00	1,745,698.08	1,745,773.59	12/31/2030	3.75	3.81	5,619.82	75.52	0.00	5,695.34
91282CJR3	US TREASURY 3.750 12/31/28	1,150,000.00	1,138,105.32	1,138,461.24	12/31/2028	3.75	4.15	3,693.02	355.92	0.00	4,048.95
91282CJW2	US TREASURY 4.000 01/31/29	1,200,000.00	1,195,136.92	1,195,278.21	01/31/2029	4.00	4.15	4,110.50	141.29	0.00	4,251.79
91282CLC3	US TREASURY 4.000 07/31/29	1,500,000.00	1,493,126.08	1,493,296.82	07/31/2029	4.00	4.15	5,138.12	170.75	0.00	5,308.87
91282CLG4	US TREASURY 3.750 08/15/27	1,250,000.00	1,255,053.46	1,254,759.00	08/15/2027	3.75	3.46	4,014.16	(294.47)	0.00	3,719.69
91282CLR0	US TREASURY 4.125 10/31/29	1,600,000.00	1,592,725.40	1,592,893.69	10/31/2029	4.13	4.26	5,651.93	168.29	0.00	5,820.23
91282CMB4	US TREASURY 4.000 12/15/27	1,250,000.00	1,261,727.02	1,261,171.16	12/15/2027	4.00	3.45	4,258.24	(555.87)	0.00	3,702.37
91282CMU2	US TREASURY 4.000 03/31/30	2,000,000.00	1,992,678.87	1,992,831.09	03/31/2030	4.00	4.10	6,811.99	152.22	0.00	6,964.20
91282CNH0	US TREASURY 3.875 06/15/28	1,250,000.00	1,260,733.31	1,260,335.78	06/15/2028	3.88	3.48	4,125.17	(397.53)	0.00	3,727.64
91282CNN7	US TREASURY 3.875 07/31/30	1,750,000.00	1,757,784.90	1,757,635.28	07/31/2030	3.88	3.76	5,807.15	(149.62)	0.00	5,657.53
91282CPA3	US TREASURY 3.625 09/30/30	1,750,000.00	1,738,583.51	1,738,794.92	09/30/2030	3.63	3.78	5,401.69	211.42	0.00	5,613.11
91282CPD7	US TREASURY 3.625 10/31/30	1,750,000.00	1,737,773.72	1,737,996.01	10/31/2030	3.63	3.79	5,432.49	222.30	0.00	5,654.79
91282CPN5	US TREASURY 3.500 11/30/30	1,750,000.00	1,727,892.04	1,728,287.05	11/30/2030	3.50	3.79	5,216.35	395.01	0.00	5,611.36
931142FN8	WALMART 4.350 04/28/30 '30	1,500,000.00	1,501,191.91	1,501,167.07	04/28/2030	4.35	4.33	5,437.50	(24.83)	0.00	5,412.67
949764HK3	WELLS FARGO BANK 5.050 11/07/28	248,000.00	247,705.21	247,714.52	11/07/2028	5.05	5.10	1,063.69	9.31	0.00	1,072.99
CALAIF	California LAIF	693,777.38	693,777.38	693,777.38	03/31/2026	0.00	3.83	0.00	0.00	0.00	0.00
TOTAL		112,790,932.08	101,655,883.20	112,037,289.26		3.29	3.88	319,627.76	30,456.02	0.00	350,083.78

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
GRAND TOTAL		112,790,932.08	101,655,883.20	112,037,289.26		3.29	3.88	319,627.76	30,456.02	0.00	350,083.78



Transaction Statement

CITY OF SAN RAMON, CA									
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	03/30/2026	03/30/2026	62479MK51	MUFG BANK NY 10/05/26	2,000,000.00	1,958,945.00	0.00	(1,958,945.00)	3.99
	03/30/2026	03/30/2026	22533UM26	CREDIT AGRI NY 12/02/26	1,000,000.00	973,859.17	0.00	(973,859.17)	3.91
	03/30/2026	03/31/2026	313385H25	FHLBANKS D NOTE 09/25/26	2,000,000.00	1,964,400.00	0.00	(1,964,400.00)	3.72
	03/30/2026	03/31/2026	3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2,000,000.00	1,966,340.00	6,800.00	(1,973,140.00)	3.79
	03/30/2026	03/31/2026	66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2,000,000.00	1,971,320.00	2,744.44	(1,974,064.44)	4.25
	03/30/2026	03/31/2026	67066GAE4	NVIDIA 3.200 09/16/26 '26	2,000,000.00	1,994,180.00	2,666.67	(1,996,846.67)	3.84
	03/30/2026	03/31/2026	91282CGB1	US TREASURY 3.875 12/31/29	2,000,000.00	1,997,890.63	19,267.96	(2,017,158.59)	3.90
	03/30/2026	03/31/2026	532457DB1	LILLY 4.000 10/15/28 '28	2,000,000.00	1,996,980.00	49,111.11	(2,046,091.11)	4.06
BUY TOTAL					15,000,000.00	14,823,914.80	80,590.18	(14,904,504.98)	3.93
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE		TOTAL	NET REALIZED GAIN/LOSS
MATURITY									
	03/23/2026	03/23/2026	02007GM42	Ally Bank 5.05 03/23/2026	(248,000.00)	248,000.00		248,000.00	0.00
	03/23/2026	03/23/2026	02589AEN8	American Express National Bank 5.0 03/23/2026	(248,000.00)	248,000.00		248,000.00	0.00
	03/30/2026	03/30/2026	910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	(248,000.00)	248,000.00		248,000.00	0.00
MATURITY TOTAL					(744,000.00)	744,000.00		744,000.00	0.00

Income/Dividend Received

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
US BANK				
316175108	FIDELITY IMM:GOVT;I	02/27/2026	03/02/2026	22,269.99
91282CHX2	US TREASURY 4.375 08/31/28	02/28/2026	03/02/2026	43,750.00
91282CFJ5	US TREASURY 3.125 08/31/29	02/28/2026	03/02/2026	23,437.50
91282CGQ8	US TREASURY 4.000 02/28/30	02/28/2026	03/02/2026	40,000.00
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	02/28/2026	03/02/2026	985.21
91282CCW9	US TREASURY 0.750 08/31/26	02/28/2026	03/02/2026	3,750.00
3130A07B0	FHLBANKS 4.000 09/01/28	03/01/2026	03/02/2026	25,300.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	03/03/2026	03/03/2026	970.26
949764HK3	WELLS FARGO BANK 5.050 11/07/28	03/07/2026	03/09/2026	960.75
58933YAX3	MERCK & CO 3.400 03/07/29 '28	03/07/2026	03/09/2026	25,500.00
90355GHQ2	UBS USA 5.000 11/08/28	03/08/2026	03/09/2026	951.23
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/15/2026	03/16/2026	875.13
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	03/20/2026	03/20/2026	22,750.00
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2026	03/20/2026	884.65
02007GM42	Ally Bank 5.05 03/23/2026	03/23/2026	03/23/2026	6,210.53
02589AEN8	American Express National Bank 5.0 03/23/2026	03/23/2026	03/23/2026	6,183.01
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/22/2026	03/23/2026	6,149.04
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	03/30/2026	03/30/2026	1,019.18
91282CMU2	US TREASURY 4.000 03/31/30	03/31/2026	03/31/2026	40,000.00
91282CCZ2	US TREASURY 0.875 09/30/26	03/31/2026	03/31/2026	4,375.00
91282CJA0	US TREASURY 4.625 09/30/28	03/31/2026	03/31/2026	92,500.00
91282CFL0	US TREASURY 3.875 09/30/29	03/31/2026	03/31/2026	31,000.00
91282CPA3	US TREASURY 3.625 09/30/30	03/31/2026	03/31/2026	31,718.75
US BANK - TOTAL				431,540.23
TOTAL				431,540.23

Contribution/Withdrawals and Expenses

	POST DATE	PAR VALUE	TOTAL
CITY OF SAN RAMON, CA			
CONTRIBUTION			
	03/09/2026	1,000,000.00	1,000,000.00
	03/11/2026	9,000,000.00	9,000,000.00
CONTRIBUTION TOTAL		10,000,000.00	10,000,000.00

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3130AUSN5	FHLBANKS 3.500 10/01/27	04/01/2026	35,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	04/03/2026	1,074.21
949764HK3	WELLS FARGO BANK 5.050 11/07/28	04/07/2026	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	04/08/2026	1,053.15
12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2026	5,502.88
32114VCH8	FIRST BK MCH 4.600 03/15/28	04/15/2026	968.90
532457DB1	LILLY 4.000 10/15/28 '28	04/15/2026	52,222.22
459058LN1	IBRD 3.875 10/16/29 MTN	04/16/2026	29,062.50
062119BK7	BANK FIVE 4.650 03/20/28	04/20/2026	979.43
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	04/21/2026	16,240.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	04/27/2026	36,250.00
931142FN8	WALMART 4.350 04/28/30 '30	04/28/2026	32,625.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	04/28/2026	8,000.00
91282CPD7	US TREASURY 3.625 10/31/30	04/30/2026	31,718.75
91282CLR0	US TREASURY 4.125 10/31/29	04/30/2026	33,000.00
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	04/30/2026	47,500.00
91282CFU0	US TREASURY 4.125 10/31/27	04/30/2026	41,250.00
91282CDG3	US TREASURY 1.125 10/31/26	04/30/2026	11,250.00
APR 2026 TOTAL			384,760.73
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	05/04/2026	1,039.56
949764HK3	WELLS FARGO BANK 5.050 11/07/28	05/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	05/08/2026	1,019.18
61768EE82	MORGAN PVT BNK 5.050 11/08/28	05/08/2026	6,210.53
037833EZ9	APPLE 4.200 05/12/30 '30	05/12/2026	31,500.00
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	05/13/2026	46,250.00
02079KAK3	ALPHABET 4.000 05/15/30 '30	05/15/2026	30,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	05/15/2026	937.64
912828R36	US TREASURY 1.625 05/15/26	05/15/2026	3,141.90

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
912828X88	US TREASURY 2.375 05/15/27	05/15/2026	23,750.00
9128283F5	US TREASURY 2.250 11/15/27	05/15/2026	22,500.00
912828R36	US TREASURY 1.625 05/15/26	05/15/2026	16,250.00
912828U24	US TREASURY 2.000 11/15/26	05/15/2026	20,000.00
3130AXU63	FHLBANKS 4.625 11/17/26	05/18/2026	23,125.00
857477AW3	STATE STREET 2.650 05/19/26	05/19/2026	19,875.00
857477AW3	STATE STREET 2.650 05/19/26	05/19/2026	3,085.71
062119BK7	BANK FIVE 4.650 03/20/28	05/20/2026	947.84
MAY 2026 TOTAL			250,661.74
91282CFY2	US TREASURY 3.875 11/30/29	06/01/2026	38,750.00
91282CPN5	US TREASURY 3.500 11/30/30	06/01/2026	30,625.00
57636QAM6	MASTERCARD 2.950 06/01/29 '29	06/01/2026	22,125.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	06/03/2026	1,074.21
023135BS4	AMAZON.COM 1.500 06/03/30 '30	06/03/2026	11,250.00
90355GHQ2	UBS USA 5.000 11/08/28	06/08/2026	1,053.15
949764HK3	WELLS FARGO BANK 5.050 11/07/28	06/08/2026	1,063.68
91282CMB4	US TREASURY 4.000 12/15/27	06/15/2026	25,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	06/15/2026	968.90
91282CJP7	US TREASURY 4.375 12/15/26	06/15/2026	43,750.00
91282CNH0	US TREASURY 3.875 06/15/28	06/15/2026	24,218.75
062119BK7	BANK FIVE 4.650 03/20/28	06/22/2026	979.43
91282CGB1	US TREASURY 3.875 12/31/29	06/30/2026	38,750.00
91282CJR3	US TREASURY 3.750 12/31/28	06/30/2026	21,562.50
91282CJQ5	US TREASURY 3.750 12/31/30	06/30/2026	32,812.50
JUN 2026 TOTAL			293,983.13
63873KG19	NATIXIS NY 07/01/26	07/01/2026	11,754.17
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	07/03/2026	1,039.56
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	07/06/2026	29,239.50

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
949764HK3	WELLS FARGO BANK 5.050 11/07/28	07/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	07/08/2026	1,019.18
713448GL6	PEPSICO 4.100 01/15/29 '28	07/15/2026	30,750.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	07/15/2026	937.64
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	07/20/2026	21,000.00
062119BK7	BANK FIVE 4.650 03/20/28	07/20/2026	947.84
45818WFN1	IDB 4.850 07/19/27 MTN	07/20/2026	48,500.00
91282CJW2	US TREASURY 4.000 01/31/29	07/31/2026	24,000.00
91282CGJ4	US TREASURY 3.500 01/31/30	07/31/2026	35,000.00
91282CNN7	US TREASURY 3.875 07/31/30	07/31/2026	33,906.25
91282CLC3	US TREASURY 4.000 07/31/29	07/31/2026	30,000.00
JUL 2026 TOTAL			269,123.51
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	08/03/2026	1,074.21
880591FE7	TVA 3.875 08/01/30	08/03/2026	31,968.75
949764HK3	WELLS FARGO BANK 5.050 11/07/28	08/07/2026	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	08/10/2026	1,053.15
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2026	1,352.79
857894Q77	STEARNS BANK 4.050 08/14/28	08/13/2026	4,980.72
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/14/2026	4,980.72
32114VCH8	FIRST BK MCH 4.600 03/15/28	08/17/2026	968.90
9128283W8	US TREASURY 2.750 02/15/28	08/17/2026	17,187.50
91282CLG4	US TREASURY 3.750 08/15/27	08/17/2026	23,437.50
062119BK7	BANK FIVE 4.650 03/20/28	08/20/2026	979.43
3130AQW66	FHLBANKS 2.080 02/25/27 '25	08/25/2026	10,400.00
91282CFJ5	US TREASURY 3.125 08/31/29	08/31/2026	23,437.50
91282CHX2	US TREASURY 4.375 08/31/28	08/31/2026	43,750.00
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	183.54
91282CGQ8	US TREASURY 4.000 02/28/30	08/31/2026	40,000.00

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	3,750.00
AUG 2026 TOTAL			210,568.40
3130A07B0	FHLBANKS 4.000 09/01/28	09/01/2026	25,300.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	09/03/2026	1,074.21
22533UJ87	CREDIT AGRI NY 09/08/26	09/08/2026	20,277.77
90355GHQ2	UBS USA 5.000 11/08/28	09/08/2026	1,053.15
58933YAX3	MERCK & CO 3.400 03/07/29 '28	09/08/2026	25,500.00
949764HK3	WELLS FARGO BANK 5.050 11/07/28	09/08/2026	1,063.68
32114VCH8	FIRST BK MCH 4.600 03/15/28	09/15/2026	968.90
67066GAE4	NVIDIA 3.200 09/16/26 '26	09/16/2026	5,785.56
67066GAE4	NVIDIA 3.200 09/16/26 '26	09/16/2026	32,000.00
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	09/18/2026	38,000.00
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	09/21/2026	22,750.00
062119BK7	BANK FIVE 4.650 03/20/28	09/21/2026	979.43
2546732U9	CAPITL ONE NA 5.000 03/21/28	09/22/2026	6,250.96
313385H25	FHLBANKS D NOTE 09/25/26	09/25/2026	35,400.00
91282CFL0	US TREASURY 3.875 09/30/29	09/30/2026	31,000.00
91282CCZ2	US TREASURY 0.875 09/30/26	09/30/2026	4,375.00
91282CMU2	US TREASURY 4.000 03/31/30	09/30/2026	40,000.00
91282CPA3	US TREASURY 3.625 09/30/30	09/30/2026	31,718.75
91282CCZ2	US TREASURY 0.875 09/30/26	09/30/2026	969.96
91282CJA0	US TREASURY 4.625 09/30/28	09/30/2026	92,500.00
SEP 2026 TOTAL			416,967.37
3130AUSN5	FHLBANKS 3.500 10/01/27	10/01/2026	35,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	10/05/2026	1,039.56
62479MK51	MUFG BANK NY 10/05/26	10/05/2026	40,620.56
949764HK3	WELLS FARGO BANK 5.050 11/07/28	10/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	10/08/2026	1,019.18

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
12547CAX6	CIBC BANK 4.450 04/13/28	10/14/2026	5,533.12
532457DB1	LILLY 4.000 10/15/28 '28	10/15/2026	40,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	10/15/2026	937.64
459058LN1	IBRD 3.875 10/16/29 MTN	10/16/2026	29,062.50
062119BK7	BANK FIVE 4.650 03/20/28	10/20/2026	947.84
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	10/21/2026	16,240.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	10/26/2026	4,235.92
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	10/26/2026	36,250.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	10/28/2026	33,500.47
931142FN8	WALMART 4.350 04/28/30 '30	10/28/2026	32,625.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	10/28/2026	8,000.00
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	10/30/2026	47,500.00
91282CDG3	US TREASURY 1.125 10/31/26	10/31/2026	7,275.18
OCT 2026 TOTAL			340,816.34
91282CPD7	US TREASURY 3.625 10/31/30	11/02/2026	31,718.75
91282CLR0	US TREASURY 4.125 10/31/29	11/02/2026	33,000.00
91282CFU0	US TREASURY 4.125 10/31/27	11/02/2026	41,250.00
91282CDG3	US TREASURY 1.125 10/31/26	11/02/2026	11,250.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	73.61
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	1,074.21
949764HK3	WELLS FARGO BANK 5.050 11/07/28	11/09/2026	1,063.68
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/09/2026	6,313.47
90355GHQ2	UBS USA 5.000 11/08/28	11/09/2026	1,053.15
037833EZ9	APPLE 4.200 05/12/30 '30	11/12/2026	31,500.00
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	11/13/2026	46,250.00
912828U24	US TREASURY 2.000 11/15/26	11/15/2026	(480.65)
912828X88	US TREASURY 2.375 05/15/27	11/16/2026	23,750.00
9128283F5	US TREASURY 2.250 11/15/27	11/16/2026	22,500.00

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
912828U24	US TREASURY 2.000 11/15/26	11/16/2026	20,000.00
02079KAK3	ALPHABET 4.000 05/15/30 '30	11/16/2026	30,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	11/16/2026	968.90
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2026	23,125.00
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2026	371.89
062119BK7	BANK FIVE 4.650 03/20/28	11/20/2026	979.43
91282CPN5	US TREASURY 3.500 11/30/30	11/30/2026	30,625.00
91282CFY2	US TREASURY 3.875 11/30/29	11/30/2026	38,750.00
NOV 2026 TOTAL			395,136.44
57636QAM6	MASTERCARD 2.950 06/01/29 '29	12/01/2026	22,125.00
22533UM26	CREDIT AGRI NY 12/02/26	12/02/2026	25,929.16
023135BS4	AMAZON.COM 1.500 06/03/30 '30	12/03/2026	11,250.00
949764HK3	WELLS FARGO BANK 5.050 11/07/28	12/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	12/08/2026	1,019.18
91282CJP7	US TREASURY 4.375 12/15/26	12/15/2026	43,750.00
91282CJP7	US TREASURY 4.375 12/15/26	12/15/2026	(11,953.13)
91282CNH0	US TREASURY 3.875 06/15/28	12/15/2026	24,218.75
91282CMB4	US TREASURY 4.000 12/15/27	12/15/2026	25,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	12/15/2026	937.64
062119BK7	BANK FIVE 4.650 03/20/28	12/21/2026	947.84
91282CJQ5	US TREASURY 3.750 12/31/30	12/31/2026	32,812.50
91282CGB1	US TREASURY 3.875 12/31/29	12/31/2026	38,750.00
91282CJR3	US TREASURY 3.750 12/31/28	12/31/2026	21,562.50
DEC 2026 TOTAL			237,378.82
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	01/06/2027	29,239.50
949764HK3	WELLS FARGO BANK 5.050 11/07/28	01/07/2027	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	01/08/2027	1,053.15
32114VCH8	FIRST BK MCH 4.600 03/15/28	01/15/2027	968.90

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
713448GL6	PEPSICO 4.100 01/15/29 '28	01/15/2027	30,750.00
45818WFN1	IDB 4.850 07/19/27 MTN	01/19/2027	48,500.00
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	01/19/2027	21,000.00
062119BK7	BANK FIVE 4.650 03/20/28	01/20/2027	979.43
JAN 2027 TOTAL			133,554.66
91282CGJ4	US TREASURY 3.500 01/31/30	02/01/2027	35,000.00
91282CNN7	US TREASURY 3.875 07/31/30	02/01/2027	33,906.25
880591FE7	TVA 3.875 08/01/30	02/01/2027	31,968.75
91282CLC3	US TREASURY 4.000 07/31/29	02/01/2027	30,000.00
91282CJW2	US TREASURY 4.000 01/31/29	02/01/2027	24,000.00
949764HK3	WELLS FARGO BANK 5.050 11/07/28	02/08/2027	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	02/08/2027	1,053.15
9128283W8	US TREASURY 2.750 02/15/28	02/16/2027	17,187.50
91282CLG4	US TREASURY 3.750 08/15/27	02/16/2027	23,437.50
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	02/16/2027	5,063.28
32114VCH8	FIRST BK MCH 4.600 03/15/28	02/16/2027	968.90
857894Q77	STEARNS BANK 4.050 08/14/28	02/16/2027	5,063.28
062119BK7	BANK FIVE 4.650 03/20/28	02/22/2027	979.43
3130AQW66	FHLBANKS 2.080 02/25/27 '25	02/25/2027	10,400.00
FEB 2027 TOTAL			220,091.72
91282CHX2	US TREASURY 4.375 08/31/28	03/01/2027	43,750.00
91282CGQ8	US TREASURY 4.000 02/28/30	03/01/2027	40,000.00
3130A07B0	FHLBANKS 4.000 09/01/28	03/01/2027	25,300.00
91282CFJ5	US TREASURY 3.125 08/31/29	03/01/2027	23,437.50
90355GHQ2	UBS USA 5.000 11/08/28	03/08/2027	951.23
949764HK3	WELLS FARGO BANK 5.050 11/07/28	03/08/2027	960.75
58933YAX3	MERCK & CO 3.400 03/07/29 '28	03/08/2027	25,500.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/15/2027	875.13

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	03/18/2027	38,000.00
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/22/2027	6,149.04
062119BK7	BANK FIVE 4.650 03/20/28	03/22/2027	884.65
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	03/22/2027	22,750.00
91282CPA3	US TREASURY 3.625 09/30/30	03/31/2027	31,718.75
91282CJA0	US TREASURY 4.625 09/30/28	03/31/2027	92,500.00
91282CFL0	US TREASURY 3.875 09/30/29	03/31/2027	31,000.00
91282CMU2	US TREASURY 4.000 03/31/30	03/31/2027	40,000.00
MAR 2027 TOTAL			423,777.05
GRAND TOTAL			3,576,819.89

Disclosure

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Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by Meeder. This information is provided as a client convenience and Meeder assumes no responsibility for performance of these accounts or the accuracy of the data reported.

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City of San Ramon
Investment Report - Supplementary Information
Investments Held by Trustees at March 31, 2026

<i>Description</i>	<i>CUSIP</i>	<i>Rate</i>	<i>Maturity Date</i>	<i>Cost</i>	<i>Market</i>	<i>Issue</i>
AMBAC Assurance				1.00	1.00	06(A) TA
Computershare Money Market				0.74	0.74	2010 POB
Computershare Money Market				3,100,497.97	3,100,496.97	2010 POB
Computershare Money Market				1,094.60	1,094.60	2010 POB
Computershare Money Market				67.61	67.61	2010 POB
Computershare Money Market				247,879.02	247,879.02	2010 POB
Computershare Money Market				496.24	496.24	2010 POB
Dreyfus Govt Cash Mgmt	X9USDYRUT	3.43%	n/a	148,388.42	148,388.42	2019 COP
Dreyfus Govt Cash Mgmt	X9USDYRUT	3.38%	n/a	2.66	2.66	2019 COP
				<u>\$ 3,498,428.26</u>	<u>\$ 3,498,427.26</u>	

INVESTMENT TERMINOLOGY

Basis Points – A standard measure for interest rates that represents one one-hundredth of one percent.

Book Value – The price paid for the financial instrument as recorded on the balance sheet. Book value never changes as long as the instrument is owned.

Fair Value – Also known as market value, fair value is the price that buyers and sellers of a financial instrument would agree upon if the instrument was sold in the market today.

Par Value – Value of the instrument at the time of issuance, also known as face value (when financial instruments were printed on paper, it was the value printed on the face of the paper document).

Weighted Average Days to Maturity – The average length of time until all the investments in the portfolio will mature.

Weighted Average Yield to Maturity – The average return anticipated on the investment instruments as a whole if all are held to maturity.



Finance Committee Staff Report Item No. 2.4.

Date: April 29, 2026

To: San Ramon Finance Committee

From: Jennifer Wakeman, Department Director

Subject: PARS Pension Stabilization Trust Statements for the Quarter Ended March 31, 2026

Executive Summary:

The PARS Pension Stabilization Trust was established as a tool for the City to pre-fund pension obligations and to smooth employer contributions over the years. Every month account statements are issued and these are summarized on a quarterly basis for presentation to the Finance Committee.

Recommendation:

Finance Committee is asked to review and accept the PARS Pension Stabilization Trust Statements for the quarter ended March 31, 2026.

Background:

Participation in the PARS Pension Stabilization Trust (PARS trust) was approved by City Council on November 28, 2017, by Resolution No. 2017-128. The purpose of the PARS Trust is to pre-fund pension obligations to address unfunded liabilities and large variances in annual pension contributions. Before the PARS Trust was established, the City's only option for reducing the unfunded pension liability was to commit additional funds to CalPERS. Unfortunately, these additional funds would be subject to the same market volatility risk and investment restrictions as the current CalPERS contributions and would not necessarily improve the plan's overall funded status in the long run. Pre-funding the pension obligations through the PARS Trust versus CalPERS offers the following benefits:

- Provides local control and more flexibility in investment allocations compared to maintaining funds in a City-invested reserve or giving money to CalPERS to pay down unfunded liability
- Offers potential for higher investment returns
- Acts as a reserve fund to help the City pay for increasing CalPERS annual contribution requirements and helps mitigate General Fund budget spiking

On January 1, 2026, the PARS Trust had a balance of \$1,915,812. During this quarter, there were investment gains of \$12,006 and expenses of \$1,199, which left an ending balance of \$1,926,619 at March 31, 2026.

Fiscal Impact:

This item is for informational purposes only – no fiscal impact.

Alternative Option(s):

Provide feedback for a different report format or an alternative operation of the PARS Pension Stabilization Trust.

Next Steps:

Implement feedback received from the Finance Committee.

Attachment(s):

- A. Pars Stmt - Jan 2026
- B. Pars Stmt - Feb 2026
- C. Pars Stmt - Mar 2026

CITY OF SAN RAMON
 PARS Post-Employment Benefits Trust

Account Report for the Period
 1/1/2026 to 1/31/2026

Steven Spedowfski
 City Manager
 City of San Ramon
 7000 Bollinger Canyon Rd.
 San Ramon, CA 94583

Account Summary

Source	Balance as of 1/1/2026	Contributions	Earnings	Expenses	Distributions	Transfers	Balance as of 1/31/2026
PENSION	\$1,915,812.25	\$0.00	\$2,556.70	\$399.13	\$0.00	\$0.00	\$1,917,969.82
Totals	\$1,915,812.25	\$0.00	\$2,556.70	\$399.13	\$0.00	\$0.00	\$1,917,969.82

Investment Selection

Source	
PENSION	Moderate - Strategic Blend

Investment Objective

Source	
PENSION	The dual goals of the Moderate Strategy are growth of principal and income. It is expected that dividend and interest income will comprise a significant portion of total return, although growth through capital appreciation is equally important. The portfolio will be allocated between equity and fixed income investments.

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
PENSION	0.13%	0.70%	3.78%	6.03%	3.21%	-	3/14/2018

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.
 Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.
 Account balances are inclusive of Trust Administration, Trustee and Investment Management fees

CITY OF SAN RAMON
PARS Post-Employment Benefits Trust

Account Report for the Period
2/1/2026 to 2/28/2026

Steven Spedowfski
City Manager
City of San Ramon
7000 Bollinger Canyon Rd.
San Ramon, CA 94583

Account Summary

Source	Balance as of 2/1/2026	Contributions	Earnings	Expenses	Distributions	Transfers	Balance as of 2/28/2026
PENSION	\$1,917,969.82	\$0.00	\$5,048.64	\$399.58	\$0.00	\$0.00	\$1,922,618.88
Totals	\$1,917,969.82	\$0.00	\$5,048.64	\$399.58	\$0.00	\$0.00	\$1,922,618.88

Investment Selection

Source	
PENSION	Moderate - Strategic Blend

Investment Objective

Source	
PENSION	The dual goals of the Moderate Strategy are growth of principal and income. It is expected that dividend and interest income will comprise a significant portion of total return, although growth through capital appreciation is equally important. The portfolio will be allocated between equity and fixed income investments.

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
PENSION	0.26%	0.66%	3.72%	6.98%	2.94%	-	3/14/2018

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.
Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.
Account balances are inclusive of Trust Administration, Trustee and Investment Management fees

CITY OF SAN RAMON
PARS Post-Employment Benefits Trust

Account Report for the Period
3/1/2026 to 3/31/2026

Steven Spedowfski
City Manager
City of San Ramon
7000 Bollinger Canyon Rd.
San Ramon, CA 94583

Account Summary

Source	Balance as of 3/1/2026	Contributions	Earnings	Expenses	Distributions	Transfers	Balance as of 3/31/2026
PENSION	\$1,922,618.88	\$0.00	\$4,400.23	\$400.55	\$0.00	\$0.00	\$1,926,618.56
Totals	\$1,922,618.88	\$0.00	\$4,400.23	\$400.55	\$0.00	\$0.00	\$1,926,618.56

Investment Selection

Source	
PENSION	Moderate - Strategic Blend

Investment Objective

Source	
PENSION	The dual goals of the Moderate Strategy are growth of principal and income. It is expected that dividend and interest income will comprise a significant portion of total return, although growth through capital appreciation is equally important. The portfolio will be allocated between equity and fixed income investments.

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
PENSION	0.23%	0.62%	3.60%	6.49%	2.81%	-	3/14/2018

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.
Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.
Account balances are inclusive of Trust Administration, Trustee and Investment Management fees



Finance Committee Staff Report Item No. 2.5.

Date: April 29, 2026

To: San Ramon Finance Committee

From: Jennifer Wakeman, Department Director

Subject: California Employers' Benefit Trust (CERBT) Statement for the Quarter Ended March 31, 2026

Executive Summary:

The CERBT was created to commit resources toward the City's obligation to retirees for health benefits. Statements are issued quarterly and then presented to the Finance Committee.

Recommendation:

Finance Committee is asked to review and accept the CERBT Statement for the quarter ended March 31, 2026.

Background:

On November 14, 2014, the City Council approved participation in CERBT for purposes of pre-funding the City's long-term obligation for health benefits accrued to retired City employees. Assets in this Trust can only be used for payment of these benefits and may not be used for other governmental purposes.

At the start of January 2026, the CERBT had a balance of \$41,021,773. During this quarter, the trust had investment gains of \$156,236, and expenses of \$7,232 leaving an ending balance of \$41,170,777 on March 31, 2026.

As of the most recent actuarial valuation, which has a measurement date of June 30, 2024, the OPEB liability measured \$44,515,123 and was 78% funded.

Fiscal Impact:

This item is for informational purposes only - there is no fiscal impact.

Alternative Option(s):

Provide feedback for a different report format or an alternative operation of the CERBT.

Next Steps:

Implement feedback received from the Finance Committee.

Attachment(s):

A. City of San Ramon 3.31.2026



City of San Ramon

CERBT Strategy 2

Entity #: SKB7-4889155551-001

Quarter Ended March 31, 2026

Market Value Summary:

	QTD Current Period	Fiscal Year to Date
Beginning Balance	\$41,021,772.97	\$38,572,885.28
Contribution	0.00	0.00
Disbursement	0.00	0.00
Transfer In	0.00	0.00
Transfer Out	0.00	0.00
Investment Earnings	156,235.54	2,619,278.01
Administrative Expenses	(2,789.28)	(8,248.97)
Investment Expense	(4,442.23)	(13,137.32)
Other	0.00	0.00
Ending Balance	\$41,170,777.00	\$41,170,777.00
FY End Contrib per GASB 74 Para 22	0.00	0.00
FY End Disbursement Accrual	0.00	0.00
Grand Total	\$41,170,777.00	\$41,170,777.00

Unit Value Summary:

	QTD Current Period	Fiscal Year to Date
Beginning Units	1,646,409.850	1,646,409.850
Unit Purchases from Contributions	0.000	0.000
Unit Sales for Withdrawals	0.000	0.000
Unit Transfer In	0.000	0.000
Unit Transfer Out	0.000	0.000
Ending Units	1,646,409.850	1,646,409.850
Period Beginning Unit Value	24.915894	23.428483
Period Ending Unit Value	25.006396	25.006396

Please note the Grand Total is your actual fund account balance at the end of the period, including all contributions per GASB 74 paragraph 22 and accrued disbursements. Please review your statement promptly. All information contained in your statement will be considered true and accurate unless you contact us within 30 days of receipt of this statement. If you have questions about the validity of this information, please contact CERBT4U@calpers.ca.gov.

Statement of Transaction Detail for the Quarter Ending 03/31/2026

City of San Ramon

Entity #: SKB7-4889155551-001



Date	Description	Amount	Unit Value	Units	Check/Wire	Notes
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Client Contact:
CERBT4U@CalPERS.ca.gov



Finance Committee Staff Report Item No. 2.6.

Date: April 29, 2026

To: San Ramon Finance Committee

From: Jennifer Wakeman, Department Director
Yuliya Elbo, Budget Program Manager

Subject: FY26 Budget to Actual Analysis: July 2025 — January 2026

Executive Summary:

The Finance Department is reinstating the practice of issuing regular financial analysis reports to City officials to support fiduciary responsibilities, strengthen ongoing monitoring of the City's financial position, and promote informed decision-making and responsible fiscal oversight.

Recommendation:

Staff recommends the Finance Committee review the budget to actual analyses covering Quarters 1 through 3 (9 months) of FY2025-26 and provide feedback on the content of the information provided.

Background:

Aligned with making the Finance Department the single source of accountability and communication for all budget and accounting matters, the Department is redesigning the quarterly financial reports. The goal is to provide clear, concise analyses that support ongoing monitoring of the City's financial position, informed decision-making, and responsible fiscal oversight.

Budget-to-actual analysis is a key governance tool. It helps ensure compliance with adopted budgets, policies, and funding restrictions, while enabling management to monitor spending trends, identify variances early, and take corrective action as needed. It also strengthens transparency, accountability, and alignment with approved financial plans.

The Finance Department presented its first budget-to-actual report on February 18, 2026, covering the first six months of FY26. The report presented today covers the nine-month period of FY25-26 and incorporates feedback from that February meeting.

Governmental funds are reported using the current financial resources measurement focus

and the modified accrual basis of accounting. Under this method, revenues are recognized when they are measurable and available—typically collectible within 60 days after year-end. During the year, revenues are generally recorded when received.

Expenditures are recorded when a liability is incurred for goods or services received, except for debt service, compensated absences, and claims and judgments, which are recognized only when payment is due.

Revenue Analyses

Most general revenue sources are performing as expected. Property tax revenue follows the Contra Costa County distribution schedule, and the City has now received the largest portion of its FY26 allocation—about 58% of advance collections for properties assessed as of January 1, 2024. Based on updated County data, property tax revenue is projected to come in approximately 3.5% (\$720K) above budget.

On April 13, 2026, City staff met with our sales tax consultant (HdL) to review the Quarter 4 (October–December 2025) sales tax analysis. HdL’s updated forecast indicates that the Bradley-Burns sales tax is expected to meet the FY26 budgeted amount of \$13.2M. While use-tax pool allocations are slightly stronger due to e-commerce activity, overall sales tax growth is expected to soften because of declining building and construction material sales following the expiration of the 30% federal solar investment tax credit, which temporarily boosted activity among material suppliers and electrical contractors.

Measure N revenue is now projected to exceed the FY26 budget by roughly \$300K. Because the City has limited historical data, these estimates remain volatile and are influenced by buyer behavior and retroactive corrections for under-reported prior-quarter revenue.

Fuel-related taxable sales remain highly volatile entering 2026, following weaker results in the fourth quarter of calendar year 2025. Geopolitical tensions involving Iran drove significant swings in crude oil markets, with West Texas Intermediate (WTI) prices ranging between \$80 and \$120 per barrel in March. Each \$10 increase in WTI generally adds about \$0.24 per gallon at California pumps, creating substantial volatility in fuel prices and associated sales tax collections. Structural supply pressures—including the closure of the Phillips 66 refinery in Los Angeles, the scheduled shutdown of the Valero Benicia refinery, and strict CARB regulations—are adding additional upward pressure. While higher prices may temporarily increase taxable sales, long-term growth in this category averages about 2% annually. Any short-term revenue gains will be offset by higher fuel costs for Police and Public Works operations.

As previously reported on February 18, 2026, garbage franchise fee revenue is projected to fall short of budget by approximately \$942K due to the new agreement with Alameda County Industries (effective November 25, 2025), which applies a revised fee-calculation methodology.

Most departmental charges for services are performing on target. Several revenue categories, however, are outperforming expectations, including:

- Business tax collections—boosted by HdL’s recovery efforts—up approximately \$430K.
- Electric vehicle charging station revenue—\$19K above budget year-to-date.
- Certain Police Department permit revenues—about \$15K above budget.

One additional item for Council’s attention is interest revenue (aka "investment income"). Although FY26 interest earnings are on pace with budget, an accounting correction is affecting year-to-date reporting. During the FY25 audit, staff identified that the FY24 year-end accrual for interest earned but not yet received was not reversed in FY25, which overstated FY25 investment income. The required correction in FY26 has resulted in a temporary negative balance in Investment Interest. This will resolve by year-end once all FY26 interest earnings and the required year-end accrual (per GASB 31) are recorded.

Expenditure Analyses

Overall, expenditures are in line with the budget. Personnel costs—representing roughly 74.8% of the total operating budget—are tracking as expected. Citywide vacancies remain low (9.2%, monthly average for 2025), with most openings resulting from internal promotions rather than turnover. This creates opportunities to hire new entry level staff while advancing existing employees into higher responsibility roles.

Because the City follows the modified accrual basis of accounting, most non-personnel expenditures do not yet reflect a full nine months of activity. Invoices for goods and services are typically paid 30–60 days after receipt of the goods or completion of the service. In addition, some costs do not occur evenly throughout the year. Training and development expenses arise when employees attend conferences or courses, and consulting services are billed as work is completed rather than in equal monthly increments.

Conclusion

Both the General Fund and the Dougherty Valley CSA fund – the City’s two major operating funds – are demonstrating strong adherence to the budget.

Fiscal Impact:

Committee's recommendations and feedback may have an impact on the financial results of FY 2025-26.

Alternative Option(s):

Staff is looking for recommendations on potential report improvements to further support City Council in making informed financial decisions.

Next Steps:

Staff will continue to revise this report and attachments to improve financial planning and transparency.

Attachment(s):

- A. General Fund and Dougherty Valley Fund: Budget to Actuals

**GENERAL FUND
REVENUE - EXPENDITURE - FUND BALANCE**

	FY 2026 Revised Budget	Actual Jul-2025 - March 2026	% of Budget Used
REVENUE			
Property Tax	\$ 26,311,354	\$ 15,889,301	60.39%
Sales and Use Tax	13,179,800	7,321,605	55.55%
Measure N	14,841,584	8,209,087	55.31%
Property Transfer Tax	638,282	373,944	58.59%
Transient Occupancy Taxes (TOT)	2,441,856	1,454,233	59.55%
Franchise Fees	6,244,990	2,773,545	44.41%
Licenses and Permits	3,621,223	4,405,685	121.66%
Intergovernmental	2,326,496	1,279,428	54.99%
Charges for Services	6,848,087	5,482,028	80.05%
Fines and Forfeitures	200,000	96,937	48.47%
Investment Income	418,005	(255,827)	-61.20%
Miscellaneous Revenue	3,907,227	2,186,868	55.97%
TOTAL REVENUES	\$ 80,978,903	\$ 49,216,835	60.78%
EXPENDITURES			
City Administration - TOTAL	\$ 7,993,068	\$ 4,380,586	54.80%
<i>Personnel</i>	\$ 5,278,853	\$ 2,987,088	56.59%
<i>Non-Personnel</i>	\$ 2,714,215	\$ 1,393,497	51.34%
Human Resources - TOTAL	\$ 1,681,106	\$ 762,444	45.35%
<i>Personnel</i>	\$ 1,272,245	\$ 607,428	47.74%
<i>Non-Personnel</i>	\$ 408,861	\$ 146,590	35.85%
Finance - TOTAL	2,412,381	1,279,739	53.05%
<i>Personnel</i>	\$ 2,153,239	\$ 1,092,583	50.74%
<i>Non-Personnel</i>	\$ 259,142	\$ 178,649	68.94%

**GENERAL FUND
REVENUE - EXPENDITURE - FUND BALANCE**

	FY 2026 Revised Budget	Actual Jul-2025 - March 2026	% of Budget Used
Community Development - TOTAL	6,622,082	3,601,042	54.38%
<i>Personnel</i>	\$ 5,414,164	\$ 2,741,572	50.64%
<i>Non-Personnel</i>	\$ 1,207,918	\$ 828,052	68.55%
Police Services - TOTAL	23,098,947	12,405,542	53.71%
<i>Personnel</i>	\$ 18,918,031	\$ 11,102,147	58.69%
<i>Non-Personnel</i>	\$ 4,180,916	\$ 1,303,395	31.17%
Public Works - TOTAL	19,940,876	10,692,924	53.62%
<i>Personnel</i>	\$ 12,525,406	\$ 6,906,102	55.14%
<i>Non-Personnel</i>	\$ 7,415,470	\$ 3,786,822	51.07%
Parks & Community Services - TOTAL	10,284,904	5,932,224	57.68%
<i>Personnel</i>	\$ 8,048,031	\$ 4,655,945	57.85%
<i>Non-Personnel</i>	\$ 2,236,873	\$ 1,276,280	57.06%
Non-Departmental	50,000	0	0.00%
<i>Personnel</i>	\$ -		
<i>Non-Personnel</i>	\$ 50,000	\$ -	0.00%
Total Expenditures	72,083,364	39,054,501	54.18%
TOTAL EXPENDITURES	\$ 72,083,364	\$ 39,054,501	54.18%
OTHER FINANCING SOURCES (USES)			
Operating Transfers In	\$ 1,765,525	\$ -	
Operating Transfers Out	(7,944,976)	\$ -	
TOTAL OTHER FINANCING SOURCES (USES)	\$ (6,179,451)	\$ -	

DOUGHERTY VALLEY FUND
REVENUE - EXPENDITURE - FUND BALANCE

Description	FY 2026 Revised Budget*	Actual Jul-2025 - March 2026	% of Budget Used
REVENUE			
CSA Special Assessment	\$ 23,225,582	\$ 12,094,577	44.18%
Miscellaneous Revenue	650	173	
TOTAL REVENUES	23,226,232	12,094,750	52.07%
EXPENDITURES			
Non-Departmental	-		
Police Services	12,372,856	6,605,328	51.32%
Public Works	14,740,141	8,346,936	55.93%
TOTAL EXPENDITURES	\$ 27,112,997	\$ 14,952,264	55.15%
OTHER FINANCING SOURCES (USES)			
Operating Transfers In	4,149,817		
Operating Transfers Out	(151,327)	-	
TOTAL OTHER FINANCING SOURCES (USES)	\$ 3,998,490	\$ -	