TABLE OF CONTENTS

Table of Contents i
Mission Vision & Values Statement iv
Corporate Goals vi

INTRODUCTORY SECTION

Letter of Transmittal vii
Principal Officers xv
Organizational Chart xvi
GFOA Certificate of Achievement for Excellence in Financial Reporting xvii

FINANCIAL SECTION

Independent Auditors' Report 1
Management's Discussion and Analysis 4
Basic Financial Statements 19
Government-Wide Financial Statements
Statement of Net Position 21
Statement of Activities 22
Fund Financial Statements
Major Governmental Funds
Balance Sheet 24
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position 25
Statement of Revenues, Expenditures, and Changes in Fund Balances 26
Reconciliation of the Net Change in Fund Balances Total Governmental Funds to the Statement of Activities 27
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
General Fund 28
Concord Housing Special Revenue Fund 29
Proprietary Funds
Statement of Net Position 31
Statement of Revenues, Expenditures, and Changes in Fund Net Position 32
Statement of Cash Flows 33
Fiduciary Funds
Statement of Fiduciary Net Position 35
Statement of Changes in Fiduciary Net Position 36

Notes to the Financial Statements

Note 1 – Summary of Significant Accounting Policies 38
Note 2 – Budgets and Budgetary Accounting 47
Note 3 – Cash and Investments 49
Note 4 – Interfund Transactions 53
Note 5 – Loans and Notes Receivable 55
Note 6 – Capital Assets 57
Note 7 – Long-Term Debt 58
Note 8 – Fund Balances 65
Note 9 – Stewardship, Compliance and Accountability 66
Note 10 – City of Concord Retirement System Plan 67
Note 11 – City of Concord Early Retirement Plans 72
Note 12 – Pension Plan 72
Note 13 – Other Post-Employment Health Care Benefits 78
Note 14 – Deferred Compensation Plan 80
Note 15 – Risk Management and Insurance 81
Note 16 – Special Item 82
Note 17 – Commitments and Contingencies 82
Note 18 – Restatement of Net Position and Fund Balance 83
Note 19 – Redevelopment Successor Agency Activities 84

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF FUNDING PROGRESS 92
Schedule of Changes in Net Pension Liability and Related Ratios Last Ten Years 93
Schedule of City Contributions Last Ten Years 96

SUPPLEMENTAL INFORMATION

NON-MAJOR GOVERNMENTAL FUNDS 98
Combining Balance Sheets 100
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances 104
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual 107

INTERNAL SERVICE FUNDS 114
Combining Statement of Net Position 115
Combining Statement of Revenues, Expenditures, and Changes in Fund Net Position 117
Combining Statement of Cash Flows 119

FIDUCIARY FUNDS 121
Statement of Changes in Assets and Liabilities – Agency Funds 122

STATISTICAL SECTION

STATISTICAL TABLES AND OTHER SCHEDULES (UNAUDITED) 123
Table 1 – Net Position by Component 125
Table 2 – Changes in Net Position 126
Table 3 – Fund Balance of Governmental Funds 128
Table 4 – Changes in Fund Balance of Governmental Funds 129
Table 5 – Assessed and Estimated Actual Value of Taxable Property 131
Table 6 – Property Tax Rates, All Overlapping Governments 132
Table 7 – Principal Property Taxpayers 133
Table 8 – Property Tax Levies and Collections 134
Table 9 – Ratio of Outstanding Debt by Type 135
Table 10 – Computation of Direct and Overlapping Debt 136
Table 11 – Computation of Legal Bonded Debt Margin 137
Table 12 – Sewer Revenue Bonds Coverage 138

Table 13 – Bonded Debt Pledged Revenue Coverage 139
Table 14 – Demographic and Economic Statistics 140
Table 15 – Principal Employers 141
Table 16 – Full-time Equivalent (FTE) City Government Employees by Function 142
Table 17 – Operating Indicators by Function/Program 143
Table 18 – Capital Assets Statistics by Function/Program 144

MUNICIPAL DEBT CONTINUING DISCLOSURE

Municipal Debt Continuing Disclosure – See Rule 15c2-12(b)(5)

City of Concord Joint Powers Financing Authority
Lease Revenue Bonds (Concord Pavilion) Series 1995

Table 1 – Summary of Revenues and Expenditures and Changes in Fund Balances 148

City of Concord Joint Powers Financing Authority
Lease Revenue Bonds (Concord Avenue Parking Structure) Series 2001

Table 2 – Balance in the Parking Structure Revenue Fund 149
Table 3 – Balance in the Other Funds and Accounts Held by the city or the Trustee 150
Table 4 – Principal Amount of Bonds Outstanding 151
Table 5 – Taxable Sales Transactions 152
Table 6 – Taxable Sales Transactions by Type of Business 153

City of Concord Joint Powers Financing Authority
Lease Revenue Bonds (Concord Avenue Parking Structure) Series 2001
Certificates of Participation (ABAG 41)

Table 7 – Adopted and final Budgets for Unrestricted General Fund 154
Table 8 – Summary of Revenues, Expenditures and Changes in Fund Balances 155
Table 9 – City's Pooled Investment Portfolio 157

City of Concord Joint Powers Financing Authority
Certificates of Participation (2004 and 2007 Wastewater System Improvement Projects)

Table 10 – Ten Largest Users of the Wastewater System 158
Table 11 – Sewer Rates for Fiscal Year 2014-15 159

Successor Agency of the Former Redevelopment Agency of the City of Concord
(Central Concord Redevelopment Project) Tax Allocation Refunding Bonds Series 2004

Table 12 – Historical Taxable Values and Tax Increment Revenues 160
Table 13 – Largest Property Taxpayers by Assessed Value and Revenue 161
Table 14 – Annual Assessed Value Appeals 162
Table 15 – Assessed Valuation by Category of Use 163
Table 16 – Historic Tax Revenues 164
Table 17 – Top 10 taxpayers for Project Area 165
Table 18 – Assessed Value Appeals for Project Area 166
Table 19 – Projection of Tax revenues for Debt Services 167