

2024-2025  
POPULAR ANNUAL FINANCIAL REPORT  
FISCAL YEAR ENDED JUNE 30, 2025



# CITY OF SOUTH EL MONTE

*California*





# SOUTH EL MONTE

*City of Achievement*

**North  
Pacific  
Ocean**

**South El Monte**

Channel Islands

*Table of*  
**CONTENTS**

04 About South El Monte  
05 Our Elected Officials  
06 City Manager’s Message  
07 City Leadership & Strategic Plan  
08 Our Vision, Mission, and Values  
09 Local Economy  
10 General Fund Revenues  
11 General Fund Expenditures  
12 Financial Highlights  
14 Service Delivery & Quality of Life  
18 City Awards & Acknowledgments

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# *About* SOUTH EL MONTE

South El Monte, "The City of Achievement," is a vibrant and thriving community located in the heart of the San Gabriel Valley just minutes from downtown Los Angeles.

South El Monte was incorporated into a city in 1958 with a population of 3,900 and is now home to approximately 20,000 residents with a daytime population of over 44,000, as workers from various business industries stream into the city limits, every morning. The land uses within its 2.8 square miles are:

- 55% industrial
- 27% residential
- 7% other amenities
- 7% retail
- 4% office/commercial

South El Monte is a tight knit community, which offers a diverse age of residents with the same dedication and spirit that the City was founded upon. Our community members are the heart of South El Monte and for that reason, South El Monte is always striving to improve the quality of life and provide exceptional services.

South El Monte offers various community programs for residents of various ages, such as recreation facilities and parks, youth and senior services, and community special events.

In just six decades, South El Monte has matured into a viable commercial and industrial base, with over 2,400 businesses due to South El Monte having a diverse land use pattern and excellent freeway accessibility to the 10, 60, and 605 freeways, which provide ready access to points throughout Southern California. These factors have contributed to the desirability of South El Monte as a good location for development, and many businesses, housing, and roadway projects are presently ongoing.

# *Our* ELECTED OFFICIALS



Mayor  
Gloria Olmos



Mayor Pro Tem  
Rudy Bojorquez



Councilmember  
Manuel Acosta



Councilmember  
Hector Delgado



Councilmember  
Larry Rodriguez

The City Council serves as the elected legislative and policy-making body of the City, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities. The City Council reviews and adopts the operating budget, holds public hearing to solicit advice, and hears feedback from the public. The City Council authorizes contracts, approves agreements with other government agencies, and appoints City commissions and committees. The City Council is committed to improving the overall quality of life in the City of South El Monte by delivering exceptional public services, preserving and enhancing the City's economic well-being, and making South El Monte a desirable and a safe city to live, work, and raise a family.



*City of Achievement*



# *City* MANAGER'S MESSAGE

It is my honor and pleasure to submit to the residents of South El Monte the Popular Annual Financial Report (PAFR) for the Fiscal Year 2024-2025.

The PAFR, also referred to as the "Citizens' Report", summarizes the complex financial information reported in the City's Annual Comprehensive Financial Report (ACFR) into a simplified, easy to read format. This report provides an overview of the City's financial position, including sources of revenues and expenditures. In addition to key financial data, the PAFR also includes information regarding our local economy, the City's major initiatives, new business development, and the City's investment, capital asset, and debt profile. My hope is that this PAFR reflects our prudent and effective use of your tax dollars to continue providing a safe environment for businesses and citizens to thrive.

I would like to take this opportunity, on behalf of the City, to thank the employees of this City for their ongoing commitment and dedication. It has been challenging to navigate the ever-changing landscape of our daily lives, but I have seen the resilience of our community. Your contributions to this City inspire us to serve you to the best of our abilities.

I would also like to thank the City Council and City Departments. Under their tremendous leadership and support, I consistently witness the excellence and hard work displayed by each member of the City's team. Together, we strive to fulfill our commitment to provide responsive and exceptional public service for all. I am confident that the City will continue to be one of the best cities in which to live, work, and play.



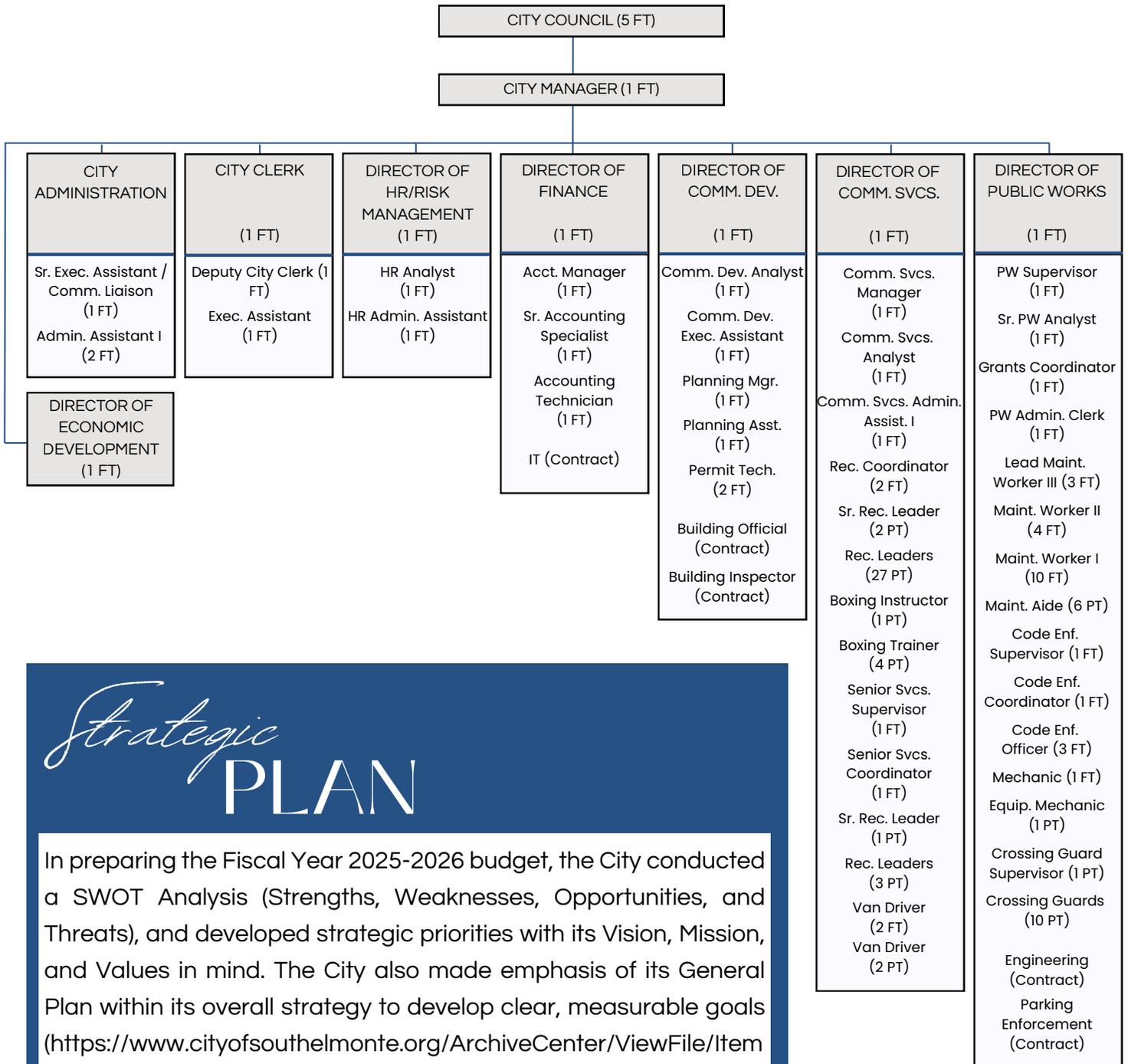
*Sincerely,*

**RENE SALAS**

**SOUTH EL MONTE CITY MANAGER**

# City LEADERSHIP

The City of South El Monte has a Council-Manager form of government. Voters elect the City Council to serve as the policy-making board of the City. City Council, in turn, appoints a City Manager to administer these policies. Below is the City's Organizational Chart:



## Strategic PLAN

In preparing the Fiscal Year 2025-2026 budget, the City conducted a SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats), and developed strategic priorities with its Vision, Mission, and Values in mind. The City also made emphasis of its General Plan within its overall strategy to develop clear, measurable goals (<https://www.cityofsouthelmonte.org/ArchiveCenter/ViewFile/Item/459>).

Our

# VISION, MISSION, & VALUES

The City is driven by the following Vision, Mission, and Values:

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## VISION

The City of South El Monte is committed to being a vibrant and welcoming community to live, work, and raise a family in a safe and thriving environment.



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## MISSION

The City of South El Monte's mission is to protect and improve the quality of life for our community by addressing concerns, increasing opportunities, enhancing services, safety, and strengthening our infrastructure while maintaining a viable economic base.

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## VALUES

Community First - Prioritizing strong neighborhoods, civic engagement, and inclusive decision-making that reflects the voices of all residents.

Cultural Pride - Celebrating the rich diversity, traditions, and heritage that define South El Monte's unique identity.

Integrity and Accountability - Upholding transparency, ethical leadership, and responsibility in local government and public service.

Youth Empowerment - Investing in the future through education, recreation, and programs that support the growth and leadership of young people.

Public Safety and Well-Being - Ensuring a secure and healthy environment through responsive services.

Sustainable Growth - Promoting responsible development that balances economic opportunity with environmental stewardship and long-term growth.

Livability - Collaboration and innovation encouraging partnerships, forward-thinking solutions, and continuous improvement in city services and infrastructure.

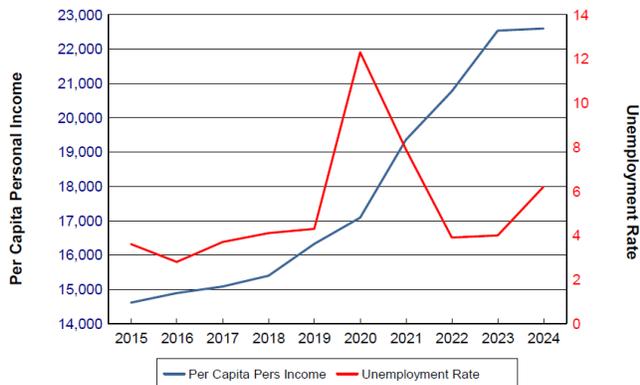
# Local ECONOMY



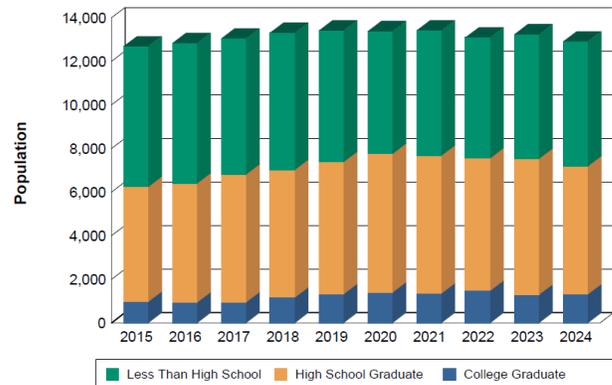
The City is the 68th largest city in Los Angeles County out of 88 cities, and the 305th largest city in California out of 482 cities. Other than unemployment, the City's demographics has consistently improved over the last 10 years as shown below:

Calendar Year	Population	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop 25+ with High School Degree	% of Pop 25+ with Bachelor's Degree
2015	20,814	\$14,610	3.6%	32.6	49.2%	7.7%
2016	20,862	\$14,891	2.8%	33.4	49.9%	7.4%
2017	20,882	\$15,079	3.7%	34.2	52.2%	7.3%
2018	21,293	\$15,394	4.1%	34.3	52.8%	8.8%
2019	21,204	\$16,321	4.3%	34.3	55.1%	9.9%
2020	21,296	\$17,091	12.3%	34.4	58.0%	10.5%
2021	19,668	\$19,356	7.9%	34.8	57.2%	10.1%
2022	19,461	\$20,770	3.9%	35.8	57.7%	11.3%
2023	19,441	\$22,537	4.0%	37.4	56.9%	9.8%
2024	19,535	\$22,600	6.2%	37.8	55.7%	10.2%

**Personal Income and Unemployment**



**Education Level Attained for Population 25 and Over**



**Notes and Data Sources:**

Population: California State Department of Finance. Unemployment Data: California Employment Development Department 2000-2009 Income, Age, and Education Data: ESRI - Demographic Estimates are based on the last available Census. Projections are developed by incorporating all of the prior census data released to date. Demographic Data is totaled from Census Block Groups that overlap the City's boundaries 2010 and later - Income, Age and Education Data - US Census Bureau, most recent American Community Survey.

At June 30, 2025, the average unemployment rate of the City was 5.6%, which was higher than the state's average of 5.4%, and higher than the national average of 4.1%. In order to reverse this trend towards pre-COVID levels, the City has been contributing more resources towards community services, community development, and economic development with an emphasis on increasing employment.

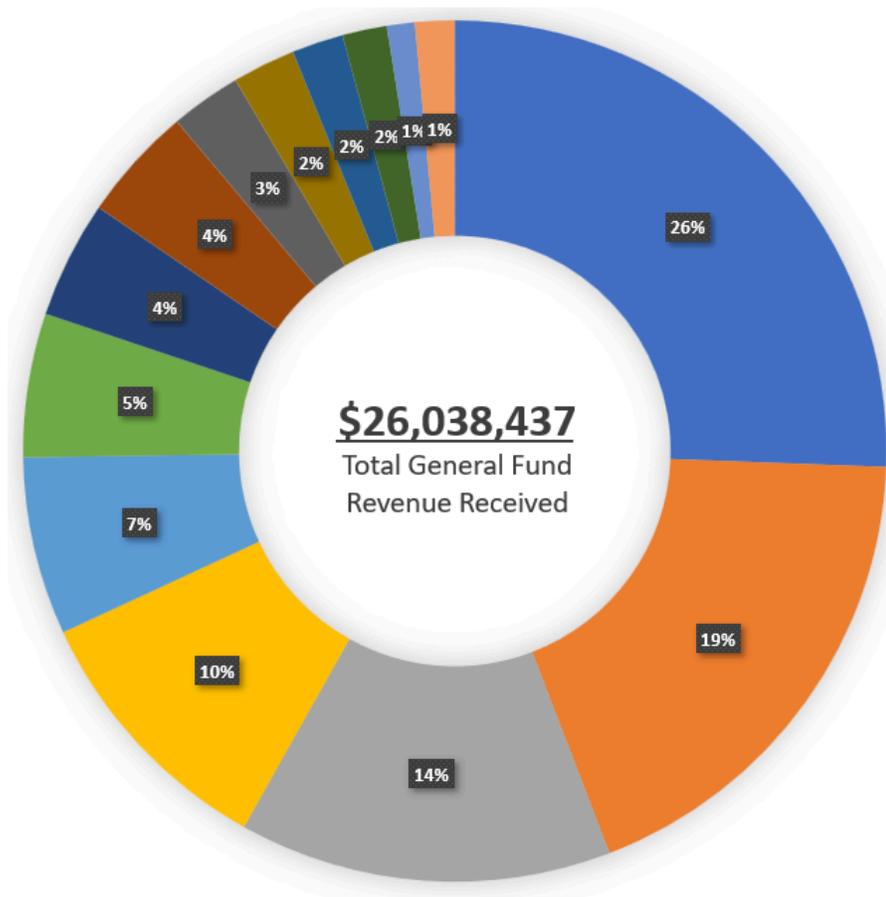
The City's business community is well-diversified with no single industry or business dominating the local economy. Local businesses include defense, space, healthcare, pharmaceutical, construction, and manufacturing, including ambulance vehicles, equipment, and garments, and various other wholesale and retail businesses. The top five principal employers in the City are Vacco Industries, Greater El Monte Community Hospital, Lawrence Equipment, AMRO Fabricating Corporation, and International Medication Systems.

# General Fund REVENUES

FY 2024-25

Where the money *Comes From*

## ACTUAL GENERAL FUND REVENUES RECEIVED



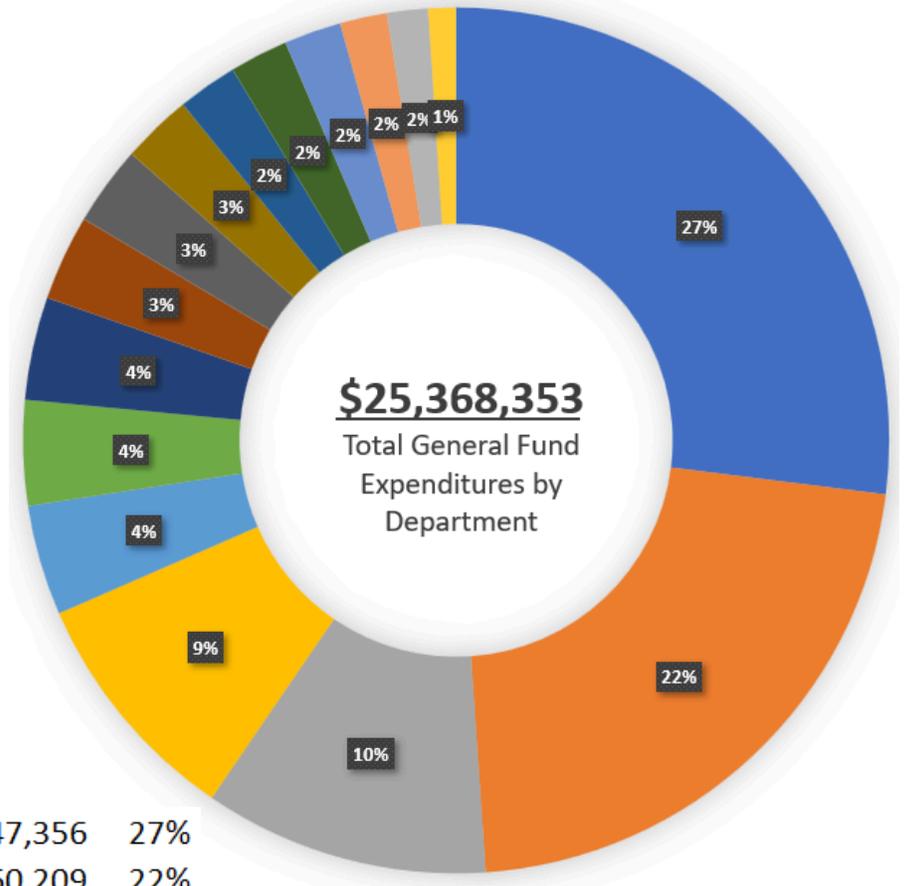
■ Sales Tax	\$ 6,662,354	26%
■ Transaction Tax	\$ 4,838,156	19%
■ Property Tax (Vehicle License Fee Swap)	\$ 3,632,923	14%
■ Building Permits	\$ 2,595,412	10%
■ Intergovernmental Revenues	\$ 1,738,629	7%
■ Franchise Tax	\$ 1,406,404	5%
■ Property Tax	\$ 1,146,435	4%
■ Transfers In	\$ 1,118,710	4%
■ Interest and Rent	\$ 691,262	3%
■ Other Permits	\$ 614,374	2%
■ Business Licenses	\$ 502,799	2%
■ Charges for Services	\$ 434,982	2%
■ Transient Occupancy Tax	\$ 269,697	1%
■ Other Revenues	\$ 386,300	1%

# General Fund EXPENDITURES

FY 2024-25

Where the money *Goes*

## ACTUAL GENERAL FUND EXPENDITURES BY DEPARTMENT



Public Safety	\$ 6,847,356	27%
Public Works	\$ 5,560,209	22%
Community Services	\$ 2,696,777	10%
Community Development	\$ 2,263,357	9%
Accounting	\$ 1,043,539	4%
Risk Management	\$ 995,506	4%
City Administration	\$ 975,384	4%
Debt Service	\$ 810,948	3%
Information Technology	\$ 754,439	3%
City Attorney	\$ 664,746	3%
Capital Outlay	\$ 567,664	2%
Recreation Programs	\$ 553,491	2%
City Clerk	\$ 540,094	2%
Human Resources	\$ 444,555	2%
City Council	\$ 389,062	2%
City Buildings & Facilities	\$ 261,225	1%

# Financial HIGHLIGHTS

## City of South El Monte's *Net Position*

	Governmental Activities		
	2025	2024	Net Change
<b>ASSETS AND DEFERRED OUTFLOWS</b>			
Current and other assets	\$ 36,261,030	\$ 38,410,505	\$ (2,149,475)
Capital assets	35,014,971	25,814,103	9,200,868
Total assets	71,276,001	64,224,608	7,051,393
Deferred outflows	5,077,468	7,448,725	(2,371,257)
<b>Total Assets and Deferred Outflows</b>	<b>76,353,469</b>	<b>71,673,333</b>	<b>4,680,136</b>
<b>LIABILITIES AND DEFERRED INFLOWS</b>			
Current liabilities	3,998,109	5,456,802	(1,458,693)
Long-term liabilities	10,802,707	12,056,256	(1,253,549)
Total liabilities	14,800,816	17,513,058	(2,712,242)
Deferred inflows	4,985,342	6,420,525	(1,435,183)
<b>Total Liabilities and Deferred Inflows</b>	<b>19,786,158</b>	<b>23,933,583</b>	<b>(4,147,425)</b>
<b>NET POSITION</b>			
Net investment in capital assets	33,577,814	24,261,157	9,316,657
Restricted	17,199,162	18,009,463	(810,301)
Unrestricted	5,790,335	5,469,130	321,205
<b>Total Net Position</b>	<b>\$ 56,567,311</b>	<b>\$ 47,739,750</b>	<b>\$ 8,827,561</b>

### % Change in Total Net Position



Net position, over time, may serve as a useful indicator of a government's financial health. The key consideration in analyzing net position is the direction and speed at which it is either increasing or decreasing, not the amount itself. In FY 2024-25, the City's overall net position increased by 18.5% from the prior fiscal year. This attributed

to higher revenues generated than expenses reported during the fiscal year. Over the last five fiscal years, the City's net position increased mainly due to grants received for road construction, such as for the Merced Greenway Project.

### Change in Net Position

	Governmental Activities		
	2025	2024	Net Change
<b>REVENUES</b>			
Program revenues			
Charges for services	\$ 5,863,709	\$ 6,029,449	\$ (165,740)
Operating grants and contributions	1,981,109	1,488,392	492,717
Capital grants and contributions	8,282,691	6,715,103	1,567,588
General revenues			
Sales taxes	11,500,510	11,226,273	274,237
Property taxes	5,857,115	5,495,764	361,351
Other taxes	1,706,903	1,678,856	28,047
Investment income	1,184,757	1,653,672	(468,915)
Other	193,785	94,853	98,932
<b>Total Revenues</b>	<b>36,570,579</b>	<b>34,382,362</b>	<b>2,188,217</b>
<b>EXPENSES</b>			
Program activities			
General government	\$ 5,749,551	\$ 5,945,415	\$ (195,864)
Public safety	7,251,613	6,972,914	278,699
Community development	2,273,430	2,649,174	(375,744)
Public works	7,523,823	6,767,359	756,464
Community service programs	4,630,506	4,234,875	395,631
Interest on long-term debt	314,095	327,368	(13,273)
<b>Total Expenses</b>	<b>27,743,018</b>	<b>26,897,105</b>	<b>845,913</b>
<b>Change in Net Position</b>	<b>8,827,561</b>	<b>7,485,257</b>	<b>1,342,304</b>
<b>Net Position - Beginning</b>	<b>47,739,750</b>	<b>40,254,493</b>	<b>7,485,257</b>
<b>Net Position - Ending</b>	<b>\$ 56,567,311</b>	<b>\$ 47,739,750</b>	<b>\$ 8,827,561</b>

# Financial HIGHLIGHTS

(CONTINUED)

## Allocation of your *Tax* Dollars

- ⇒ The *assets* of the City exceeded liabilities at the close of the fiscal 2024-25 year by \$56,567,311 (total net position). Of this amount, \$33,577,814 is invested in capital assets, net of related debt, \$17,199,162 is restricted for a specific purpose (restricted net position), and \$5,790,335 is unrestricted (unrestricted net position).
- ⇒ The largest portion of the City's net position, \$33,577,814 (59.4%), reflects its net investment in capital assets (e.g. land, buildings, improvements, infrastructure, vehicles, machinery, and equipment, including lease assets), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to *provide services to citizens*. Consequently, these assets are not available for future spending. Although the City's net investment in capital assets is reported net of debt and related deferred outflows and inflows, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.
- ⇒ The City's *net position increased* by \$8,827,561 during the current fiscal and \$7,485,257 in the prior fiscal year. The main reason for these increases were that capital grants and contributions were \$8,282,691 in the current year and \$6,715,103 in the prior year, contributing significantly to the City's net position, although not available for future spending.
- ⇒ As of June 30, 2025, the City's governmental funds reported combined fund balances of \$32,013,342, a decrease of \$713,447 in comparison with the prior year's fund balance.
- ⇒ As of June 30, 2025, 99.9% of the General Fund balance, \$18,023,617 is available to meet the City's current and future needs (General Fund unassigned fund balance).
- ⇒ At the end FY 2024-25, the General Fund balance was \$18,046,617 or 71.1% of total General Fund expenditures. Of this amount, \$23,000 is non-spendable, as it represents prepayments. The City Council has adopted a *goal* of maintaining a General Fund reserve at a minimum level of no less than the average of three months of regular General Fund operating expenditures, or 25%. The current fund balance of 71.1% significantly exceeds this minimum requirement.
- ⇒ The City's total long-term liabilities showed a net decrease of \$1,253,549 in comparison with the prior year. This decrease was attributed to a *reduction in debt* from the principal payments made during the fiscal year.



# *Service* DELIVERY & QUALITY OF LIFE

Engaging *active* community.

The City hosts more than 50 events throughout the year with very engaging and active community participants. One of the community's favorites has become the 10 Summer Night Markets with live bands and beer garden, where the proceeds go to fund youth sports teams, running from May through October. Other favorite events of the community are the Fourth of July with live fireworks, Christmas Wish for all attending children to receive a gift, Flags of Valor to honor the community veterans, and many others as listed below:

- |                        |                                    |
|------------------------|------------------------------------|
| Baby Pageant           | Veterans Day Ceremony              |
| Easter Basket          | 5K Turkey Run                      |
| Bike Rides             | Tree Lighting Ceremony             |
| Cinco de Mayo          | Neighborhood Watch                 |
| Memorial Day Ceremony  | National Day of Prayer             |
| Movies in the Park     | Walk to End Domestic Violence      |
| National Night Out     | Santa's Ride Around South El Monte |
| 9/11 Memorial Ceremony | Evening with a Sheriff Deputy      |
| Harvest Festival       | Harvard Day                        |
| Open Street Event      |                                    |





The City provides services that ensure the *safety*, resilience, and attractiveness of South El Monte.

### Parks and Recreation

- Introduced a pickleball program, giving residents the chance to enjoy the dynamic sport on the City's newly renovated multi-use court.
- Building improvements and renovations during the year included Basketball Gym Flooring, Outdoor Basketball Court Asphalt, Aquatic Center Pool Replastering, Basketball Courts upgrades, including repainting of floor and new backboard installation at the New Temple, Shively, and Mary Van Dyke parks.

### Community Development

- Processed 94 pre-applications, 826 building permits, and 9 entitlements.
- Issued 2,014 business licenses.
- Launched an online webpage dedicated to applicants for affordable housing.
- Approved 259,985 square feet of new industrial development and 26,842 square feet of new retail/commercial development by Planning Commission and the City.
  - Business coming into the city include In-N-Out Restaurant.

### Transportation & Senior Services

- Increased the Sheriff's department team engagement by conducting safety workshops and crime prevention presentations.
- Increased the number of active members to 1,855 using our online Senior Center Management System, MySeniorCenter.com.





# *Service* DELIVERY & QUALITY OF LIFE

## Public Works

(CONTINUED)

- The City partnered with Athens Services to implement food scrap collection and organics recycling.
- Clean-Up Week – Athens Services facilitates the collection of bulky items to help residents declutter their homes.
- Community Center and Mini Center parking lots resurfaced.
- Reconfigured and upgraded 2 school drop-off and pick-up zones to improve safety.
- Issued over 75 public right of way encroachment permits and executed over 450 jobsite inspections.
- Completed 300,000 square feet of residential streets paving 3,800 tons of asphalt concrete, reconstructing 25 pedestrian curb ramps and related accessibility improvements.
- Trimmed 1,425 street and park trees and planted 35 new trees.

## Code and Parking Enforcement

- Responded to 750 online GoGov requests which include private property maintenance, illegal construction, and graffiti on private property. Additionally, the division handled 1,291 cases and closed 1,192, with only 99 cases remaining open for a closure rate of 92% for the fiscal year.
- Issued 31 administrative citations and illegal construction citations.
- Issued an estimated 9,015 parking citations.



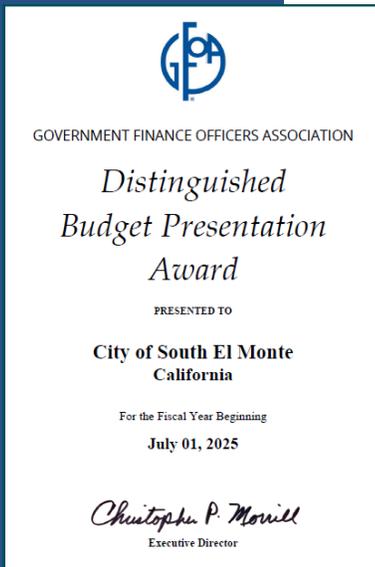


# City AWARDS & ACKNOWLEDGMENTS

## 1 Distinguished Budget Presentation Award

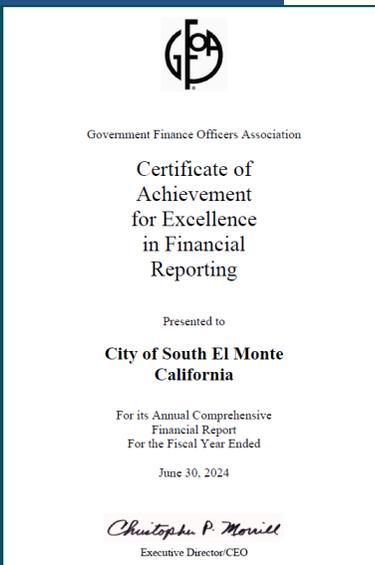
On December 17, 2025, the City received its first Distinguished Budget Presentation Award for the Fiscal Year Beginning July 1, 2025, from the Government Finance Officers Association (GFOA). This award is the highest form of recognition in governmental budgeting, and its attainment represents a significant achievement by the City. This award reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the City had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well a City's budget serves as:

- a policy document
- an operations guide
- a communications device
- a financial plan



## 2 Certificate of Achievement for Excellence in Financial Reporting

On January 6, 2026, the City received its third Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA). The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (Certificate Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles (GAAP) to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal. The City's Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024, has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.



### 3 The John Sanford Todd Award

In March 2025, the City received the Annual Municipal John Sanford Todd Award, recognizing the Merced Greenway Project as a model for successful, community-centered partnerships. Originally envisioned in 2015, this multi-phase effort transformed a 1.3-mile corridor into a vibrant greenway with an elevated Class IV bike lane, green infrastructure, and native landscaping. The project improves stormwater management, water quality, air quality, and provides much needed shade and mobility options in a historically underserved area.





THIS POPULAR ANNUAL FINANCIAL REPORT (PAFR) has been prepared to inform citizens about the City of South El Monte and its operations, services, and programs, as well as its financial condition for the fiscal year ended June 30, 2025. It is suitable for readers who prefer to review operational and financial information in summary form and does not substitute for the City's Annual Comprehensive Financial Report (ACFR). This publication is derived from information provided in the ACFR, which is based on generally accepted accounting principles (GAAP). The City's financial statements have been audited by Vasquez + Company, LLP, an independent firm of certified public accountants. The auditor's report concluded that the financial statements fairly reflect the financial condition of the City in all material respects.



The PAFR and a full copy of the ACFR are published on the City's website at <https://www.cityofsouthelmonte.org/167/Finance>. For more information, please contact Masami Higa, Director of Finance, at [mhiga@soelmonte.org](mailto:mhiga@soelmonte.org) or Teresa Garcia, Accounting Manager, at [tgarcia@soelmonte.org](mailto:tgarcia@soelmonte.org).