

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**APRIL 5, 2022 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021	◆RESOLUTION ORDINANCE RECEIVE/FILE	CINDY MISEREZ FINANCE DIRECTOR

**SYNOPSIS**

A resolution has been prepared to accept the following reports:

- The Annual Comprehensive Financial Report (Annual Report) for the fiscal year ended September 30, 2021, including the independent auditor's report and the auditor's Report on Compliance with Government Accounting Standards
- The Financial Report for the Economic Development Fund – LB840, including the independent auditor's report

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The Annual Report, while facilitating transparency and full disclosure, goes beyond the minimum requirements of generally accepted accounting principles to not only assess the financial health of the City but to ensure that users of the financial statements have the information they need to do so themselves. The transmittal letter, management discussion and analysis, required supplementary information and statistical section enhance the presentation of the financial statements and note disclosures.

The Government Finance Officers Association (GFOA) awarded a Certification of Achievement for Excellence in Financial Reporting (COA) to the City of La Vista for its Annual Report for the fiscal year ended September 30, 2020. This is the second year the City has achieved this prestigious award. A Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Report will meet the COA Program's requirements and will once again submit it to the GFOA to determine its eligibility.

The certified public accountants, Bergan KDV, LLP have submitted to the City their *Independent Auditor's Report (included in the Annual Report)* and the *Report on Compliance with Government Auditing Standards*. The auditor's reports state that the City's financial statements were tested and present fairly, in all material respects, the financial position of the City and disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE MUNICIPAL AUDIT FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2021 AS PREPARED BY THE AUDITING FIRM OF BERGAN KDV, LLP, OMAHA, NEBRASKA.

WHEREAS, the City of La Vista has contracted with the firm of Bergan KDV, LLP, Omaha, Nebraska, to complete an audit of the City's municipal operations for the twelve months ended September 30, 2021; and

WHEREAS, Bergan KDV, LLP has completed said audit and provided copies of their findings.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, that the municipal audit for the twelve months ended September 30, 2021 is hereby accepted and approved.

PASSED AND APPROVED THIS 5TH DAY OF APRIL 2022.

CITY OF LA VISTA

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Kim J. Thomas, Acting Mayor

ATTEST:

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Pamela A. Buethe, MMC  
City Clerk

# Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021

CITY OF LA VISTA,  
NEBRASKA

**City of La Vista, Nebraska**  
**Annual Comprehensive Financial Report**  
**For the Fiscal Year Ended**  
**September 30, 2021**  
**Prepared by:**  
**The Finance Department**

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### City of La Vista, Nebraska

#### List of Elected and Appointed Officials September 30, 2021

##### Elected Officials

###### Mayor

Douglas Kindig

###### City Council

###### Ward I

Kim Thomas, Council President  
Mike Crawford

###### Ward III

Alan Ronan  
Deb Hale

###### Ward II

Terrilyn Quick  
Ron Sheehan

###### Ward IV

Kelly Sell  
Jim Frederick

##### Appointed Officials

City Administrator

Brenda Gunn

Chief of Police

Bob Lausten

City Attorney

Tom McKeon (FSBB, PC,LLO)

City Clerk

Pam Buethe

City Engineer

Pat Dowse

Director of Public Works

Joe Soucie

Finance Director

Cindy Miserez

##### Executive Management Team

City Administrator

Brenda Gunn

Assistant City Administrator

Rita Ramirez

Chief of Police

Bob Lausten

Director of Administrative Services

Kevin Pokorny

Director of Public Works

Joe Soucie

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April 5, 2022

Honorable Mayor, City Council,  
and Residents of La Vista, Nebraska

The Annual Comprehensive Financial Report of the City of La Vista, Nebraska (the "City," "La Vista," or "City of La Vista") for the fiscal year ended September 30, 2021 is hereby submitted. State law requires cities to issue, within six months of fiscal year end, a set of audited financial statements. This report fulfills this requirement for the fiscal year ended September 30, 2021.

Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the management. In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss, theft, or misuse, and to ensure the reliability of financial records for preparing financial statements in accordance with accounting principles generally accepted in the United States of America ("GAAP") and maintaining accountability of assets. The concept of reasonable assurance recognizes that (1) the cost of control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of federal, state, and local financial assistance, the City is also responsible for ensuring that an adequate internal control structure is in place to ensure and document compliance with applicable laws and regulations related to these programs.

To the best of management's knowledge and belief, the enclosed data are accurate in all material respects and reported in a manner designed to present fairly the financial position and financial activities of the City. All disclosures necessary to enable the reader to gain an understanding of the government's financial activities as specified by all currently effective statements of the Governmental Accounting Standards Board have been included.

The City's financial statements have been audited by Bergan KDV LLC, a firm of licensed certified public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2021 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified ("clean") opinion that the City's financial statements for the fiscal year ended September 30, 2021 are fairly presented in accordance with generally accepted accounting principles ("GAAP"). The independent auditor's report is presented as the first component of this report.

Generally accepted accounting principles that require management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found in the Financial Section immediately following the Independent Auditor's Report.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 **P**  
402.331.4375 **F**

**Community Development**  
8116 Park View Blvd.  
402.593.6400 **P**  
402.593.6445 **F**

**Library**  
9110 Giles Rd.  
402.537.3900 **P**  
402.537.3902 **F**

**Police**  
7701 S. 96th St.  
402.331.1582 **P**  
402.331.7210 **F**

**Public Works**  
9900 Portal Rd.  
402.331.8927 **P**  
402.331.1051 **F**

**Recreation**  
8116 Park View Blvd.  
402.331.3455 **P**  
402.331.0299 **F**

[CityofLaVista.org](http://CityofLaVista.org)

## **CITY PROFILE**

Just south of the faint boundaries of Omaha, everyday priorities are clearer. The newest city in the greater Omaha region, La Vista is a special place experiencing remarkable growth and flourishing with opportunity. From modest beginnings in 1960 as a subdivision of 335 homes, La Vista has grown to become a dynamic and progressive community of nearly 17,000 and one of the fastest growing cities in Nebraska.

La Vista is a thoughtful, ambitious, family-friendly community, with tight-knit relationships and timeless traditions, while also offering the opportunities of a large city. Its inviting neighborhoods feature well-kept homes abutting tree-lined streets. The City offers an exceptional quality of life in a great suburban environment, and the people who live and work in La Vista are truly proud of their community.

Driven by a reputation for progressive thinking, La Vista always keeps an eye on what's next. And this vision amounts to more than a plan on paper – it leads to action in the real world. La Vista's commercial and industrial districts, with solid infrastructure and a convenient location, are undergoing impressive development and redevelopment.

The City of La Vista operates under the Mayor-Council form of government. The Mayor is elected at large to a four-year term, and eight City Council members are elected from four dual-member wards to staggered four-year terms. The Mayor, with confirmation from the City Council, appoints a professional City Administrator and certain other officials as provided in the La Vista Municipal Code. The City Administrator manages the day-to-day operations of the City. The organization is streamlined under four senior directors, who have responsibility for the following function areas: Public Safety, Public Works, Community Services, and Administrative Services.

The City Council is required to adopt a final budget no later than September 20 of the prior fiscal year. A biennial budget is adopted each even numbered year for the following two years and in the odd numbered years is reviewed for a possible amendment.

The FY21 – FY22 Biennial Budget marks the City's third biennial budget which serves as the foundation for the City's financial planning and control. The budget is prepared by fund and department. The City's legal level of budget control is at the department level. The City may reallocate expenditures between departments as long as the total expenditures within the fund do not exceed the adopted appropriation. Transfers between departments or additional fund appropriations need special approval from the City Council. In conjunction with the biennial budget, the City projects three additional years for purposes of monitoring fund balances and financial stability.

## **LOCAL ECONOMY**

La Vista's Southport area has grown into a regional destination with businesses such as Cabela's, Costco, Alamo Drafthouse, and the La Vista Conference Center along with over 750 hotel rooms.

La Vista's corporate community also includes Verizon Media (Yahoo!), PayPal, Streck Laboratories, Oriental Trading Co., Rotella's, and Securities America, among many others.

Elementary and secondary education is provided through Papillion La Vista Community Schools, the fourth largest school district in the State, and the Omaha Catholic Archdiocese, which operates schools in adjoining Ralston and Papillion. Pre-kindergarten education is available through the private Primrose Academy and two Montessori Schools.

La Vista residents enjoy exceptional higher education opportunities as well. The University of Nebraska at Omaha (UNO), Creighton University, and Bellevue University are easily accessible locally. Metropolitan Community College's Sarpy Center is located in La Vista, and the University of Nebraska at Lincoln is only 45 minutes away.

La Vista's diverse and high-quality housing stock provides a wide range of residential options. With 17 parks, a premier 62-acre sports complex, swimming pool, community center, youth and senior recreation programs, and an outstanding public library, leisure time opportunities abound.

The overall quality of life in the City of La Vista was rated as "excellent" or "good" by 90% of respondents to the 2019 National Community Survey. Ninety-four percent of respondents reported that they plan to remain in La Vista for the next five years.

## **LONG-RANGE FINANCIAL PLANNING**

On June 15, 2021 the City Council approved a General Fund Cash Reserve Policy to ensure that the General Fund Reserve balance is accumulated and maintained to protect the stability of tax rates, fiscal solvency, and creditworthiness of the City. The policy establishes a target reserve range of 20% to 25% of the year's General Fund operating expenditure budget. Based on the fiscal 2021 budget and the unassigned cash balance in the General Fund at September 30, 2021, the operating cash reserve is 56%. The excess reserve primarily relates to the state sales and use tax reserve associated with the State of Nebraska economic development incentive programs, a State of Nebraska CARES Act grant for public safety salaries and benefits, and the American Rescue Plan Act federal grant. Additionally, the COVID-19 pandemic's effect on the economy encouraged reduction of selected expenditures and the impact of reduced sales tax revenue was not as severe as expected.

A Long Range Financial Plan (LRFP) with 10-year projections is now available and features four budget model scenarios looking at long term impacts of current commitments and long range strategic planning goals through FY32. The FY23 - FY32 LRFP is the precursor to the FY23 - FY24 biennial budget process and will be updated prior to each successive biennial budget. The LRFP shows a drawdown of the General Fund Reserve balance over the next several years for additional personnel services and operational expenditures related to City Centre development, the Astro event venue, development of the adjacent Central Park, and a sports complex.

The City maintains a five-year Capital Improvement Program to establish a proactive approach to sustain and improve the community's infrastructure. The plan is updated annually in conjunction with the budget process. The plan establishes priorities and funding of capital investments, which the City of La Vista should make to assure its continued economic viability and to protect public health and safety. The first and second years of the plan are adopted as the capital budget.

## **MAJOR INITIATIVES**

Corridor 84 is a major redevelopment initiative currently underway along a major north-south corridor in the heart of the City. A private developer is constructing a mixed-use town center "City Centre" consisting of residential, commercial/retail, office, and an entertainment component that includes the Astro, a state-of-the-art indoor/outdoor performance venue. In conjunction with this project, the City is constructing public infrastructure that supports the development including streets, sewers, parking facilities, and public plaza spaces. The City is also in the process of transforming what was an adjacent golf course into a regional recreation area that connects to the City's existing Central Park. The transformation includes a large lake, trails, and amenities. Additional planned corridor improvements include a bridge and pedestrian underpass to connect the east and west sides of the community and streetscape improvements that will integrate pedestrian pathways, lighting, landscaping, and signage improvements to clearly identify the La Vista community.

The Nebraska Multi-Sport Complex (NMSC) has begun construction of twelve multi-purpose lighted and turf fields as a first stage of the NMSC development in the 120th and Giles Road area.

The state approves tax abatements under the Tax Increment Financing Program (TIF), the Nebraska Advantage Act and the Employment and Investment Growth Act. This includes TIF projects in the Corridor 84 redevelopment area and major development projects across the City participate in the tax abatement programs..

The City's infrastructure projects are included in the five-year Capital Improvement Program (CIP) and long-range operational needs, such as staffing and maintenance, are ongoing discussions and budget considerations.

## **ACKNOWLEDGEMENTS**

The Government Finance Officers Association (GFOA) awarded a Certification of Achievement for Excellence in Financial Reporting to the City of La Vista for its annual comprehensive financial report for the fiscal year ended September 30, 2020. This is the second year the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, the government had to publish an easily readable and efficiently organized annual report that satisfied both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual report will meet the Certificate of Achievement Program's requirements and will once again submit it to the GFOA to determine its eligibility for a certificate.

Honorable Mayor, City Council, and the Residents of La Vista, Nebraska  
April 5, 2022  
Page 4

The preparation of this report on a timely basis could not be accomplished without the efficient and dedicated services of the Finance Department. I would like to express my appreciation to all members of the departments who assisted and contributed to its preparation. I would also like to thank the Mayor and members of the City Council for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Brenda S. Gunn  
City Administrator



Cindy Miserez, CGFM, MBA  
Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

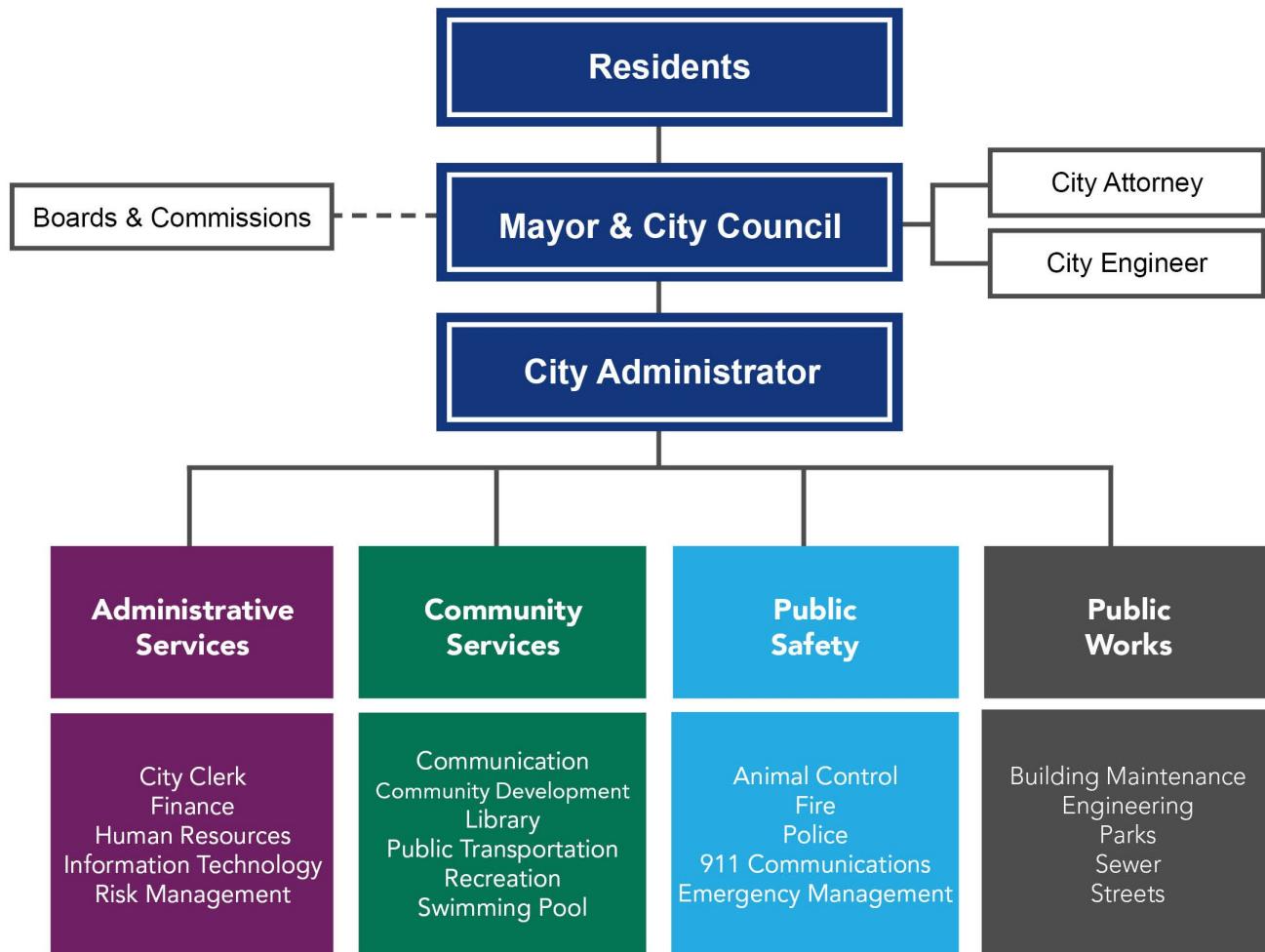
**City of La Vista  
Nebraska**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2020

*Christopher P. Morrell*

Executive Director/CEO

**ORGANIZATIONAL CHART**

# FINANCIAL SECTION

ANNUAL COMPREHENSIVE FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

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## Independent Auditor's Report

Honorable Mayor and Members  
of the City Council  
City of La Vista  
La Vista, Nebraska

### **Report on the Audit of the Financial Statements**

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of the City of La Vista, Nebraska, as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the City of La Vista's basic financial statements as listed in the Table of Contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the City of La Vista, Nebraska, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

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

#### **Responsibilities of Management for the Financial Statements**

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, which follows this report letter, and Required Supplementary information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of La Vista, Nebraska's basic financial statements. The schedules of revenues, expenditures, and changes in fund balances – budget and actual (budget basis) for the debt service, capital improvement, economic development, and 84<sup>th</sup> street redevelopment funds are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedules of revenues, expenditures and changes in fund balances – budget and actual (budget basis) are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Information**

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 3, 2022, on our consideration of the City of La Vista's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of La Vista's internal control over financial reporting and compliance.

*BerganKDV, LLC*

Omaha, Nebraska  
March 3, 2022

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### MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

This section of the City of La Vista, Nebraska (The “City” or “City of La Vista”) Annual Comprehensive financial report offers readers of the City’s financial statements a narrative overview and analysis of the City’s financial activities as a whole for the fiscal year ended September 30, 2021. Please consider this discussion in conjunction with the additional information provided in the Letter of Transmittal and the activities reflected in the City’s financial statements.

#### Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows of resources at September 30, 2021, by \$70.2 million. Of this amount, \$14.9 million is unrestricted and may be used to meet the government’s ongoing obligations to citizens and creditors.
- The City’s total net position increased by \$4.5 million, or 6.8% from the prior year. Of this amount, \$3.7 million, or 82%, is related to governmental activities and \$0.8 million, or 18%, is related to business-type activities.
- As of September 30, 2021, the unassigned fund balance for the General Fund was \$11.1 million or 60% of total operating General Fund expenditures. As of September 30, 2020 the corresponding fund balance amount was 9.1 million or 54% of total operating General Fund expenditures.
- The City’s total bonded debt increased by \$10.6 million, or 26.9% during the current fiscal year.
- As of September 30, 2021, the City’s general obligation bond rating from Moody’s Investor Service is Aa3.
- The City’s cash balance as of September 30, 2021, is \$31,389,891.
- The City’s certified valuation for fiscal year 2021 was \$1,755,107,309 compared to \$1,651,417,826 for fiscal year 2020. This equates to a 6.3% increase in overall valuation. The County Assessor’s certified growth for fiscal year 2021 was \$26.5 million which reflects growth in new construction.

#### Overview of the Financial Statements

The City’s financial statements are prepared in accordance with accounting principles established by the Governmental Accounting Standards Board (“GASB”).

This discussion and analysis is intended to serve as an introduction to the City’s basic financial statements. The City’s basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

The basic financial statements include two kinds of statements which present different views of the City.

- The first two statements are government-wide financial statements that provide both long-term and short-term information about the City’s overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of the City government, reporting the City’s operations in more detail than the government-wide statements.
  - The governmental fund statements indicate how general governmental services such as public safety were financed in the short-term as well as what remains for future spending.
  - Proprietary fund statements offer short and long-term financial information about the activities the government operates like businesses, such as the sewer system.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information and other supplementary information which include fund budgetary comparisons. These statements further explain and support the information in the financial schedules.

#### Government-Wide Statements

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The Statement of Net Position includes all the government’s assets and liabilities. All of the current year’s revenues and expenses are accounted for in the Statement of Activities

## MANAGEMENT'S DISCUSSION AND ANALYSIS

regardless of when cash is received or paid. The two government-wide statements begin on page 30 and report the City's net position and how it has changed.

The Statement of Net Position presents the difference between the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources.

- Over time, increases or decreases in the City's net position are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the City one needs to consider additional non-financial factors such as changes in the City's property tax base and the condition of the City's capital assets.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event of the change occurs, regardless of the timing of related cash flows. This is the accrual basis of accounting. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal months (e.g., uncollected taxes and earned but unused vacation leave).

The government-wide financial statements of the City are divided into two categories:

- Governmental activities - Most of the City's basic services are included here. This includes police, streets, fire, library, planning, building inspection, parks, recreation departments, and general administration. Property and sales taxes, charges for services, and state and federal grants finance most of these activities.
- Business-type activities - The City charges fees to customers to help it cover the costs of certain services it provides. The City's sewer system is currently the only business type activity.

## Fund Financial Statements

The fund financial statements provide more detailed information about the City's funds - not the City as a whole. Funds are accounting devices that the City uses to keep track of specific sources of funding and spending for particular purposes.

- Some funds are required by state law and bond covenants.
- The City Council establishes other funds to control and manage money for particular purposes.

The City has two types of funds:

**Governmental Funds** - Most of the City's basic services are included in governmental funds, which focus on (1) how cash and other financial assets that can readily be converted to cash and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds statements provide a detailed short-term view which helps determine whether there are greater or fewer financial resources which can be spent in the near future to finance the City's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, a reconciliation to the Statement of Activities is provided which explains the relationship (or differences) between them. By comparing the governmental activities in the government-wide financial statements the reader may better understand the long-term impact of the government's near-term financing decisions.

Fund information is presented separately in the governmental fund Balance Sheet and in the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balance Statement.

The basic governmental fund financial statements can be found on pages 34 through 40 of this report.

The City adopts a biennial appropriated budget for all its funds. A budgetary comparison schedules has been provided for the General Fund, Keno Fund, and Police Academy Funds to demonstrate compliance with this budget. These schedules can be found on pages 66 through 69 of this report. For other legally adopted fund budgets, these schedules can be found on pages 72 through 75 of this report.

## FINANCIAL SECTION

**Proprietary funds** - Services for which the City charges customers a fee are generally reported in proprietary funds. Proprietary funds, like the government-wide statements, provide both long and short-term financial information. In fact, the City's enterprise fund (one type of proprietary fund) is the same as its business-type activities, but provides more detail and additional information, such as a Statement of Cash Flows.

The basic proprietary fund financial statements can be found on pages 41 through 43 of this report.

### Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 45 through 63 of this report.

### Required Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's 2021 budget information for various City funds. Required supplementary information can be found on pages 66 through 69 of this report.

### Other Supplementary Information

This section contains legally adopted budget information for funds not previously included in the required supplementary information. These schedules are found on pages 72 through 75 of this report.

### Financial Analysis of the City as a Whole

#### Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows exceeded liabilities and deferred inflows of resources by \$70.2 million at September 30, 2021.

The largest portion of the City's net position (60.2%) reflects its investment in capital assets (e.g. land, infrastructure, buildings, machinery, and equipment) less any related outstanding debt to acquire those assets 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 investment in its capital assets is reported net of related debt, it should be noted, 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. Unrestricted net position may be used to meet the government's ongoing obligations to citizens and creditors.

**MANAGEMENT'S DISCUSSION AND ANALYSIS****Condensed Statements of Net Position**  
**September 30, 2021 and 2020**

	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
Current and other assets	\$38,667,408	\$24,106,373	\$ 5,156,883	\$ 4,689,597	\$43,824,291	\$28,795,970
Capital assets	78,099,716	76,815,989	4,689,291	4,868,617	82,789,007	81,684,606
Total assets	116,767,124	100,922,362	9,846,174	9,558,214	126,613,298	110,480,576
Deferred outflows of resources	876,912	398,182	—	—	876,912	398,182
Long-term liabilities	47,445,026	37,558,356	67,240	43,369	47,512,266	37,601,725
Other liabilities	9,316,745	6,548,063	511,116	1,035,097	9,827,861	7,583,160
Total liabilities	56,761,771	44,106,419	578,356	1,078,466	57,340,127	45,184,885
Deferred inflows of resources	—	—	—	—	—	—
Net position:						
Net investment in capital assets	37,559,118	37,618,808	4,689,291	4,868,617	42,248,409	42,487,425
Restricted	12,968,570	11,930,359	—	—	12,968,570	11,930,359
Unrestricted	10,354,577	7,664,958	4,578,527	3,611,131	14,933,104	11,276,089
Total Net Position	\$60,882,265	\$57,214,125	\$ 9,267,818	\$ 8,479,748	\$70,150,083	\$65,693,873

An additional portion of the City's net position (18.5%) represents resources subject to external restrictions on their use. The remaining balance of unrestricted net position (21.3%) may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City reports positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

In addition to the General Fund departments listed on page 23, these funds are included in governmental activities expenditures:

<b>Expenditure Category</b>	<b>Fund</b>
<b>General Government</b>	Debt Service Fund Keno Fund (audit expenditures)
<b>Public Safety</b>	Police Academy Fund
<b>Community Betterment</b>	Keno Fund (remaining expenditures)
<b>Community Development</b>	Redevelopment Fund Economic Development Fund

**Condensed Statements of Activities**  
**For the Fiscal Year Ended September 30, 2021 and 2020**

	<b>Governmental Activities</b>		<b>Business-type Activities</b>	
	<b>9/30/2021</b>	<b>9/30/2020</b>	<b>9/30/2021</b>	<b>9/30/2020</b>
<b>Revenues</b>				
Program revenues				
Charges for services	\$ 2,481,278	\$ 2,260,382	\$ 4,637,741	\$ 4,235,768
Operating grants & contributions	2,087,869	3,102,332	—	—
Capital grants & contributions	120,676	16,789	—	—
General revenues				
Property taxes	10,082,913	9,201,124	—	—
Sales and use taxes	9,096,486	9,166,394	—	—
Occupation taxes	2,395,210	2,160,134	—	—
Motor vehicle taxes	517,238	493,707	—	—
In lieu of taxes	214,639	341,771	—	—
Interest income	75,412	172,046	9,018	21,508
Miscellaneous	780,683	611,522	—	—
<b>Total Revenues</b>	<b>27,852,404</b>	<b>27,526,201</b>	<b>4,646,759</b>	<b>4,257,276</b>
<b>Expenditures</b>				
General government	4,933,287	4,698,589	—	—
Public safety	8,496,120	8,119,378	—	—
Public works	5,021,900	5,219,650	—	—
Culture and recreation	3,221,142	2,976,833	—	—
Community betterment	659,766	518,484	—	—
Community development	925,830	826,912	—	—
Interest on long-term debt	925,554	1,227,687	—	—
Sewer	—	—	3,859,354	3,655,217
<b>Total Expenses</b>	<b>24,183,599</b>	<b>23,587,533</b>	<b>3,859,354</b>	<b>3,655,217</b>
<b>Increase in Net Position Before Transfers</b>	<b>3,668,805</b>	<b>3,938,668</b>	<b>787,405</b>	<b>602,059</b>
Transfers	(665)	—	665	—
<b>Total Transfers</b>	<b>(665)</b>	<b>—</b>	<b>665</b>	<b>—</b>
<b>Increase in Net Position</b>	<b>3,668,140</b>	<b>3,938,668</b>	<b>788,070</b>	<b>602,059</b>
Net position - beginning	57,214,125	53,275,457	8,479,748	7,877,689
<b>Net position - ending</b>	<b>\$ 60,882,265</b>	<b>\$ 57,214,125</b>	<b>\$ 9,267,818</b>	<b>\$ 8,479,748</b>

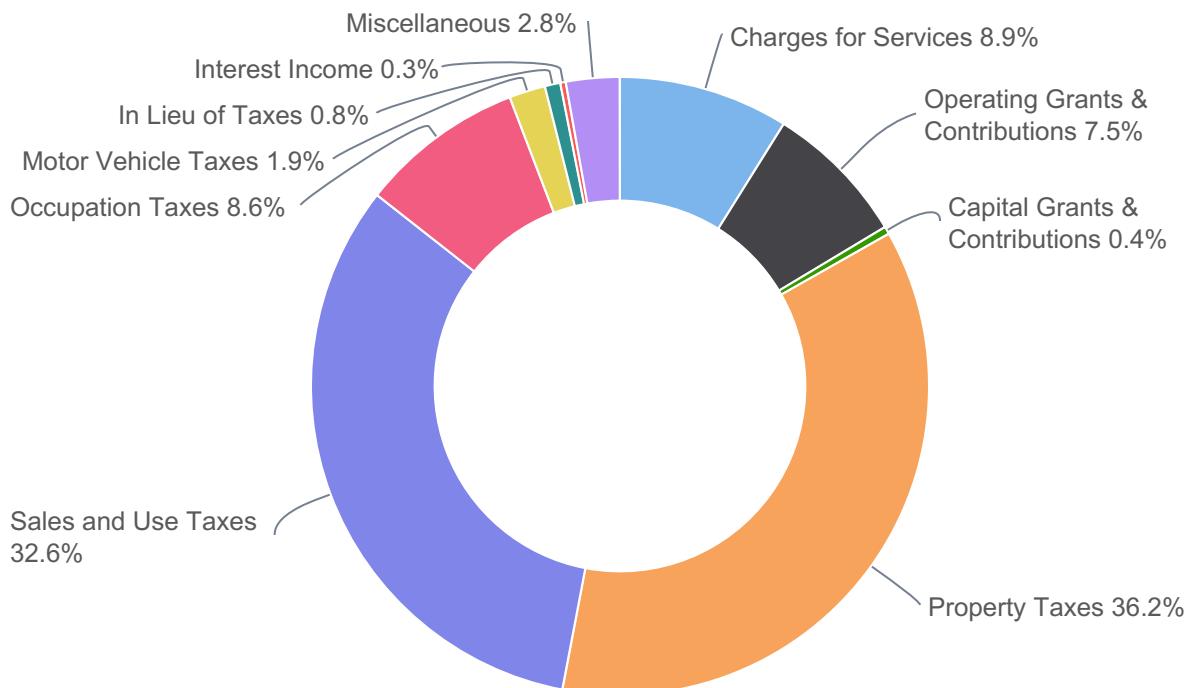
**MANAGEMENT'S DISCUSSION AND ANALYSIS****Condensed Statements of Activities**  
**For the Fiscal Year Ended September 30, 2021 and 2020 (Continued)**

	<b>Total</b>	
	<b>9/30/2021</b>	<b>9/30/2020</b>
<b>Revenues</b>		
Program revenues		
Charges for services	\$ 7,119,019	\$ 6,496,150
Operating grants & contributions	2,087,869	3,102,332
Capital grants & contributions	120,676	16,789
General revenues		
Property taxes	10,082,913	9,201,124
Sales and use taxes	9,096,486	9,166,394
Occupation taxes	2,395,210	2,160,134
Motor vehicle taxes	517,238	493,707
In lieu of taxes	214,639	341,771
Interest income	84,430	193,554
Miscellaneous	780,683	611,522
Total Revenues	<u>32,499,163</u>	<u>31,783,477</u>
<b>Expenditures</b>		
General government	4,933,287	4,698,589
Public safety	8,496,120	8,119,378
Public works	5,021,900	5,219,650
Culture and recreation	3,221,142	2,976,833
Community betterment	659,766	518,484
Community development	925,830	826,912
Interest on long-term debt	925,554	1,227,687
Sewer	3,859,354	3,655,217
Total Expenses	<u>28,042,953</u>	<u>27,242,750</u>
<b>Increase in Net Position Before Transfers</b>	<u>4,456,210</u>	<u>4,540,727</u>
Transfers	<u>—</u>	<u>—</u>
Total Transfers	<u>—</u>	<u>—</u>
<b>Increase in Net Position</b>	<u>4,456,210</u>	<u>4,540,727</u>
Net position - beginning	<u>65,693,873</u>	<u>61,153,146</u>
Net position - ending	<u>\$ 70,150,083</u>	<u>\$ 65,693,873</u>

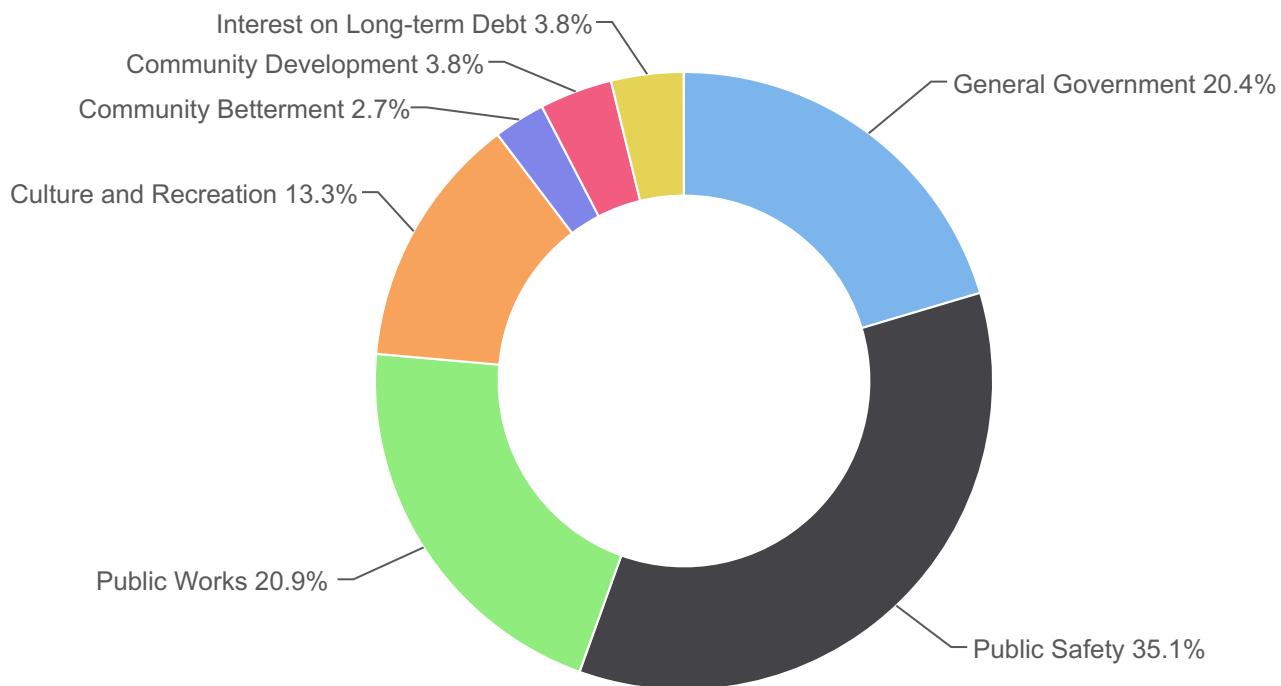
## FINANCIAL SECTION

### Governmental Activities

**Revenues by Source - Governmental Activities**



**Expenses by Category - Governmental Activities**



## MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental activities increased the City's net position by \$3.7 million. Key elements of the \$270,528 year over year decrease in net position activity are as follows:

- Charges for services increased by \$220,896 (9.8%) due to the re-opening of the pool and resumption of recreation center activities in fiscal year 2021. In addition, the Policy Academy Fund revenue was moved from Grants & Capital Contributions to the Charges for Services revenue category in the Statement of Activities beginning in fiscal year 2021.
- Operating grants and contributions decreased \$1,014,463 (32.7%) in fiscal year 2021 due to the Coronavirus Aid, Relief, and Economic Security Act federal grant related to reimbursement for public safety expenses received in fiscal year 2020.
- The Omaha Public Power District payment in lieu of taxes decreased \$127,132 due to an update to the distribution formula.
- Capital grants and contributions increased \$103,887 (618.8%) in fiscal year 2021, due to the Omaha Public Power District charging station grant in Parking District #1.
- Property tax revenues increased \$881,789 (9.6%) in fiscal year 2021 due to a 6.3% increase in the property valuations and collection of back year taxes.
- Net sales tax revenues decreased by \$69,908 (0.8%) in fiscal year 2021.
  - Gross sales and use tax revenues increased \$548,604 (5.4%) in fiscal year 2021.
  - State sales and use tax refunds increased \$618,512 (61.8%) in fiscal year 2021. The refunds act as a decrease in revenue. The Nebraska Advantage Act allows eligible businesses refunds of their state sales and use tax payments.
- Occupation taxes increased by \$235,076 (10.9%) due a gradual recovery of the hospitality industry from the pandemic through increase hotel occupation tax revenue.
- General government expenses increased \$234,698 (5.0%) related to bond refinancing expenditures and increased tax increment financing (TIF) payments to the developer of City Centre.
- Public safety expenses increased \$376,742 (4.6%) primarily related to the annual increase in the Papillion Rural Fire District contract, a full year of salary and benefits for positions that were vacant part of the prior fiscal year and increased overtime and expenses for a missing child investigation in fiscal year 2021.
- Public Works expenses decreased \$197,750 (3.8%) related to depreciation expense.
- Culture and recreation expenses increased \$244,309 (8.2%) due to re-opening of the pool in fiscal year 2021 which was closed in fiscal year 2020 and a full year of part-time employees in fiscal year 2021 where Recreation and Library furloughed part-time employees from March to August in fiscal year 2020.
- Community betterment expenses increased \$141,282 (27.2%) due to increased state lottery tax on increased community betterment revenues and resumption of Salute to Summer community activities in fiscal year 2021 after the fiscal year 2020 cancellation of the activity.
- Community development expenses increased \$98,918 (12.0%) due to bond refinancing expenses in fiscal year 2021.
- Interest on long term debt expenses decreased \$302,133 (24.6%) due to refunding bonds issued.

### Business-Type Activities

Business type activities increased the City's net position by \$0.8 million, or 18% of the total growth in the net position of the City.

The City's enterprise operations are reviewed on an ongoing basis. Revenues and expenses are adjusted as necessary to maintain an adequate amount of working capital. The City has decided to account for these activities through the use of enterprise accounting to better identify the cost of the services and for better management control.

### Financial Analysis of the City's Funds

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

### Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a measure of a government's net resources available for spending at the end of the fiscal year. As the City completed the year, its governmental funds reported a combined fund balance of \$33.8 million. Of that fund balance, \$11.1 million constitutes unassigned fund balance.

The General Fund is the main operating fund of the City. At the end of fiscal year 2021, the unassigned fund balance of the general fund was \$11.1 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. The unassigned fund balance is 94% of the total General Fund balance. The unassigned fund balance represents 60% of the total 2021 General Fund expenditures. This exceeds the fund balance reserve policy to maintain a target reserve range from 20% to 25%. This percentage of fund to expenditure ratio is important for the City to mitigate current and future risk, such as revenue shortfalls or unanticipated expenditures in capital or maintenance needs of City infrastructure and facilities. In addition, through the state's Nebraska Advantage Act incentive program, the City may need to refund earned sales taxes over several years into the future. To mitigate the revenue loss, the City maintains a reserve to offset these refunds. This state sales and use tax reserve balance is \$3.8 million. Excluding this amount from the general fund reserve balance the reserve balance is 39% which represents approximately five months of operating expense. The increase in fund balance of \$2.2 million is primarily related to a revenue increase of additional property tax, sales tax and occupation tax collections.

The Debt Service Fund provides for the servicing of bonded debt issued for governmental activities regarding the general obligation bonds and notes from direct placements. At the end of the current fiscal year, the restricted fund balance was \$3.7 million which represents 88% of the scheduled principal and interest payments of the currently issued general obligation bonds and notes from direct placements due in the next twelve months. The decrease in fund balance of \$93,283 is primarily related to the bond refinancing activity.

The Keno Fund is restricted for community betterment as defined by Nebraska State Statutes. At the end of the fiscal year 2021, the restricted fund balance was \$4.5 million which is a 553,568 increase from the prior year. The increase is primarily due to the changes in community activities due to the COVID-19 pandemic and the increased revenue trend that began in 2020 due to other closed outlets. Current year revenue was used for community events such as drive-thru Easter Egg Hunt, Santa's Sleigh Ride in July, Halloween Safe-Night drive-thru and Santa's Winter Wonderland walk and photo event. Funds are also directed to strategic initiatives such as the City's brand development and capital improvement projects such as mini-park improvements including a dog park. These funds will continue to be used in the future for community betterment purposes as allowed by the state.

The Capital Improvements Fund accounts for the City's construction projects. The fund balance of \$3.7 million is restricted for various capital projects. The increase in fund balance of \$3.5 million is due to the unexpended balances from issuance of debt transferred in from the Debt Service Fund.

The activity in the Economic Development Program Fund is \$5.5 million due to debt issuance. Two grant applications were approved in 2021 for the Astro performance venue and the Nebraska Multi-Sport Complex. The fund balance is restricted for future grant activity.

The 84th Street Redevelopment Fund was created to track proceeds of the additional one-half percent sales and use tax and related expenditures for public infrastructure projects or public purposes associated with redevelopment of the 84th Street corridor. The Redevelopment Fund is not exclusive and other funds of the City may be involved with respect to the 84th Street Redevelopment Area. At the end of the current fiscal year, the restricted fund balance was \$4.6 million which is an increase of 0.5 million from one year ago. The increase is a result of issuance of refunding debt. The tax revenue bond debt service is paid through the 84th Street Redevelopment Fund.

The Sarpy-Douglas Law Enforcement Academy (SDLEA) is the primary activity of the Police Academy Fund. The fund balance of \$78,546 is restricted for SDLEA activities. The increase in fund balance of \$50,040 is due to an agency now paying tuition and fees rather than supplying the in-kind services of an instructor.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### General Fund Budgetary Highlights

Significant variances between the general fund's actual revenues and expenditures (on the budgetary basis) and the final amended budget are summarized as follows:

- Net sales tax revenue was over budget by \$1,109,199.
- Occupation tax including Hotel and Restaurant tax revenue was over budget by \$394,017.
- Intergovernmental revenue was over budget by \$348,078.
- Grant income revenue was over budget by \$2,492,019.

Revenue variance is due to conservative budgeting during the COVID-19 pandemic. Increased on-line sales tax and a faster recovery in the hospitality industry than expected positively impacted actual revenue.

Intergovernmental revenue in the form of highway allocation funds increased due to estimated highway user revenue collected. Grant income revenue was received in FY21 for the CARES Act through the State of Nebraska for public safety salaries and benefits and the American Rescue and Recovery Act for revenue replacement due to revenue losses during the COVID-19 pandemic.

- General government activity was \$1,175,708 below budget due to reduced use of contract services and the HRA (Health Reimbursement Arrangement) for employee share health plan deductibles.
- Public works activity was \$212,742 below budget due to vacant positions.
- Public safety activity was \$63,158 over budget due to resignation related vacation and sick leave payouts and additional personnel costs related to a missing child investigation.
- Culture and recreation was \$419,885 below budget due to vacancies in Parks, Recreation and Sports Complex departments and reduced commodities and contracts in the Recreation department.
- The Library Department was \$110,314 below budget due to reduced part-time salaries, material, and contract expenditures.

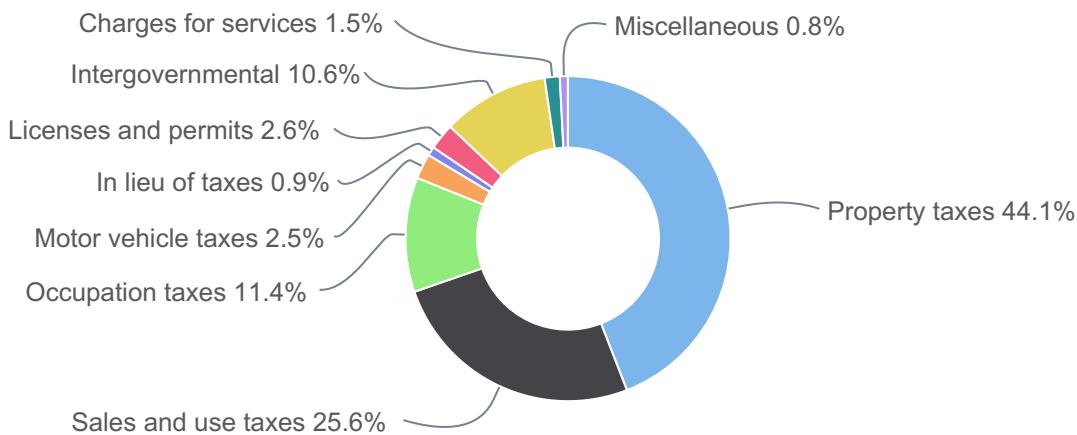
Over the course of the year, the City Council amended the budget for the FY21 year of the biennial budget for increased Lottery taxes due to increased community betterment revenue.

### General Fund Budget and Actual (Budget Basis)

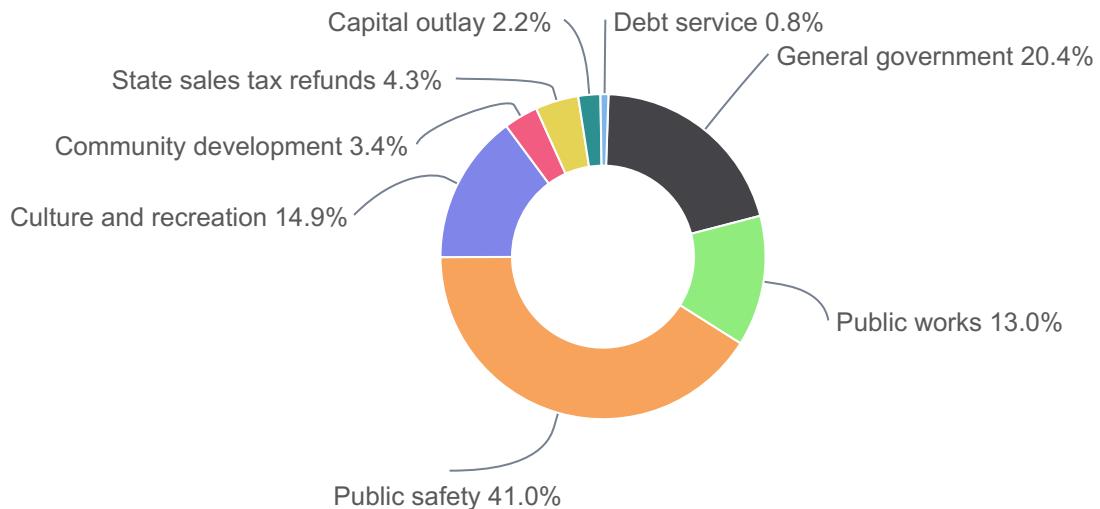
For the Fiscal Year Ended September 30, 2021

	Original Budget	Final Budget	Actual
<b>Revenues</b>			
Taxes	\$ 16,311,419	\$ 16,232,078	\$ 17,207,177
Charges for services	388,491	388,491	283,899
Other	2,601,848	2,681,189	5,477,787
<b>Total</b>	<b>19,301,758</b>	<b>19,301,758</b>	<b>22,968,863</b>
<b>Expenditures, lapsed encumbrances, and transfers</b>			
	20,713,329	20,713,329	18,332,327
Changes in fund balance	\$ (1,411,571)	\$ (1,411,571)	\$ 4,636,536

**General Fund Revenues - Actual**



**General Fund Expenditures - Actual**



The following departments are included in the General Fund Expense Categories Chart above.

**General Government**

- Mayor & Council
- Boards & Commissions
- City Administration
- Administrative Services
- Human Resources
- Finance
- Information Technology
- Public Transportation
- Special Services Bus
- Building Maintenance

**Public Works**

- Administration
- Streets
- Police
- Fire
- Animal Control

**Culture and Recreation**

- Parks
- Sports Complex
- Recreation
- Pool
- Library

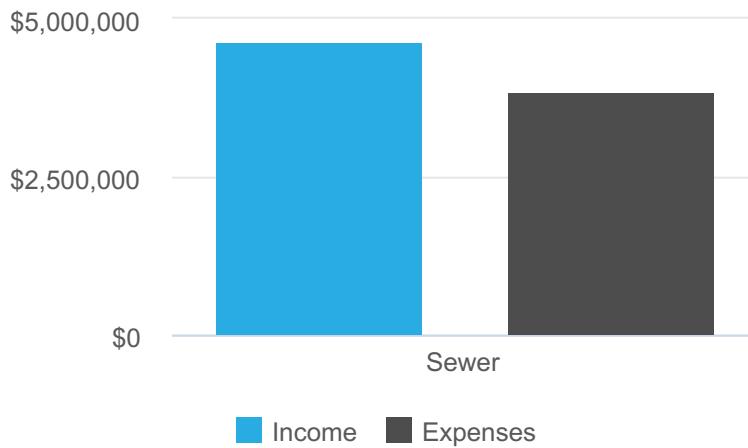
**Community Development**

- Community Development

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### Proprietary Fund

#### Expense and Program Revenues - Business Type Activities



The City's Sewer Fund provides the same type of information found in the government-wide financial statements, but in more detail.

The total proprietary fund unrestricted net position at the end of the year was \$4.6 million. Factors concerning the finances of this fund are addressed in the discussion of the City's business-type activities.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Assets

The City's capital assets for its governmental and business-type activities as of September 30, 2021, equals \$82.8 million (net of accumulated depreciation). This investment in capital assets includes vehicles, furniture, land, buildings, and system improvements, including construction-in-progress, machinery and equipment, park facilities, utility systems, roads, highways, and bridges. The net increase in the City's capital assets for the current year was \$1.1 million. This increase over the prior year results from the depreciation of assets being less than than new asset purchases and an increase in construction-in-progress. This is a 1.7% increase for governmental activities and a decrease of 3.7% for business type activities.

#### Capital Assets (net of depreciation) September 30, 2021 and 2020

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$15,609,324	\$15,609,324	\$ 9,524	\$ 9,524	\$15,618,848	\$15,618,848
Buildings	9,046,800	10,021,335	—	—	9,046,800	10,021,335
Improvements/ Infrastructure	32,391,277	31,883,149	—	—	32,391,277	31,883,149
Equipment/Furniture/ Vehicles	2,789,378	3,019,608	519,043	608,256	3,308,421	3,627,864
Sewer line system	—	—	3,928,823	4,084,953	3,928,823	4,084,953
Construction in progress	18,262,937	16,282,573	231,901	165,884	18,494,838	16,448,457
<b>Total</b>	<b>\$78,099,716</b>	<b>\$76,815,989</b>	<b>\$ 4,689,291</b>	<b>\$ 4,868,617</b>	<b>\$82,789,007</b>	<b>\$81,684,606</b>

## FINANCIAL SECTION

Major Capital Asset events during 2021 include the following

- Public Infrastructure Improvements:
  - Overlay of 108th and 96th Streets amounted to \$3.4 million in expenditures.
  - Public infrastructure improvements including streets, sewer, and utilities amounted to \$1.2 million in expenditures.

Additional Information on the City's capital assets can be found in Note 5 of the notes to the financial statements on pages 53 of this report.

### Long Term Debt

At the end of fiscal year 2021, the City had total bonded debt outstanding of \$50.0 million, all backed by the full faith and credit of the government. The City made all scheduled payments.

#### Outstanding Bonded Debt September 30, 2021 and 2020

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
General obligation bonds	\$29,270,000	\$18,885,000	\$ —	\$ —	\$29,270,000	\$18,885,000
Tax revenue bonds	17,695,000	17,560,000	—	—	17,695,000	17,560,000
Notes from direct placements	2,155,000	2,485,000	—	—	2,155,000	2,485,000
Premium/discount on bonds issued	836,583	451,552	—	—	836,583	451,552
Total	<u>\$49,956,583</u>	<u>\$39,381,552</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$49,956,583</u>	<u>\$39,381,552</u>

The City's bonded debt increased by 26.9% in fiscal year 2021. The net increase of \$10.6 million is a result of issuing highway allocations bonds for street infrastructure and Economic Development Program bonds for grantee payments..

The City maintains a Aa3 bond rating as issued by Moody's Investors Service.

The City has notes payable direct borrowings of \$70,927 related to capital equipment. These notes contain a provision that in the event of default, outstanding amounts become immediately due if the City is unable to make payment.

Additional information on the City's long-term debt can be found in Note 7 on pages 56 through 59 of this report.

### Economic Factors and Next Year's Budget and Rates

While establishing fiscal year 2022's budget, the focus is on the long-term future of the City, not simply a one-year view. As a result of budgetary planning done in prior years, the City was able to prepare the fiscal 2022 budget with an 1 cent decrease to the property tax levy.

The unprecedented outbreak of the novel coronavirus (COVID-19) had a direct financial impact on the City in 2020 and 2021. Working with the State of Nebraska, the City was able to secure \$1 million in CARES Act relief in 2020 which was directed toward eligible public safety expenses. As the City continues to recover financially from the pandemic, it is pursuing all eligible forms of assistance. In 2021 the City received direct funding from the American Rescue Plan Act of 2021. The City will receive approximately \$3.1 million over the next two years which is intended to replace City revenue losses and promote economic recovery.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### Revenues:

- Gross sales and use tax receipts are estimated to decrease 1.9% in 2022. The fiscal year 2022 gross sales and use tax budget backed off slightly from the pandemic related on-line sales growth experienced in fiscal year 2021. Sales and use tax incentive refunds are budgeted at \$2.0 million in 2022, a 47.6% increase from \$1.4 in fiscal year 2021. Net sales tax receipts in 2022 are projected at \$9.1 million, which is a 8.6% decrease from 2021 receipts of \$10.0 million on a budget basis. This is due to an increased budget for sales tax incentive refunds in 2021. Sales & use tax is 25% of revenues for the General Fund on a budgetary basis and 40% of revenues on a governmental activity basis.
- The City's assessed property tax valuation for the year ending September 30, 2021, is \$1,755,107,309 which is 6.3% higher compared to the year ended September 30, 2020, due primarily to an increase in property values within city limits. Property tax is a significant revenue source and accounts for approximately 46% of General Fund revenues on a budgetary basis and 44% of revenues on a governmental activity basis.
- The City anticipated continued commercial build out of the 84th Street corridor, Southport commercial district to increase future year's sales tax and property tax revenue.
- In-fill annexation is planned in the out-years beyond the FY23 - FY24 biennial budget.

## FINANCIAL SECTION

### Expenditures:

- The City has budgeted and expects to make significant expenditures for the following capital projects during the next two fiscal years. Major projects are listed below:

Project	2022 Adopted	2023 Projection
108th St Asphalt M376 391	\$ 100,000	\$ —
120th And Giles Drainage Improvements	300,000	—
73rd Avenue Culvert Rehabilitation	—	250,000
84th Street Underpass Design	100,000	—
96th St Panel/Ovly M376	715,000	—
Annual Street Resurfacing	700,000	500,000
Applewood Creek Trail M376	600,000	—
Brentwood Signal	150,000	—
Central Park Interface Improvements	7,687,000	2,000,000
Central Park Phase 3 Improvements	100,000	—
City Centre - Building Demolition	115,000	—
City Centre Parking #2	9,500,000	3,000,000
Civic Center Park Access	1,250,000	1,050,000
Corridor 84 Streetscape - Phase 1C	—	1,000,000
Corridor 84 Streetscape 1A & 1B	—	2,000,000
East Lv Sewer/Pavement Rehab	5,700,000	—
Giles Rd Wide M376 (230)	200,000	—
Giles Road Rehabilitation	—	750,000
Holiday Lights	100,000	100,000
It Asset Management Plan	110,000	50,000
Library Parking Lot Rehab	—	600,000
Library Roof Replacement	135,000	—
Municipal Campus Planning	150,000	—
Storm Sewer Inlet Top Repair	—	150,000
Thompson Ck Channel & Trail - Central Pk	1,437,000	—
West Papio Creek Stabilization Siphon	500,000	—
Zoning/Subdivision Regulations Update	—	150,000
<b>Total</b>	<b>\$ 29,649,000</b>	<b>\$ 11,600,000</b>

### Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Clerk's Office, 8116 Park View Blvd La Vista, NE 68128.

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# Government-Wide Financial Statements

ANNUAL COMPREHENSIVE FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

**GOVERNMENT-WIDE FINANCIAL STATEMENTS****Statement of Net Position**  
**September 30, 2021**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 30,303,031	\$ 1,086,860	\$ 31,389,891
Restricted cash and cash equivalents	1,675,882	—	1,675,882
Cash at County Treasurer	152,463	—	152,463
Certificates of deposit	3,539,387	3,460,613	7,000,000
Receivables	2,860,275	606,564	3,466,839
Prepaid items	136,370	2,846	139,216
Capital assets			
Nondepreciable	33,872,261	241,425	34,113,686
Depreciable, net	44,227,455	4,447,866	48,675,321
Total assets	<u>116,767,124</u>	<u>9,846,174</u>	<u>126,613,298</u>
<b>Deferred Outflows of Resources</b>			
Deferred charge on refunding	<u>876,912</u>	<u>—</u>	<u>876,912</u>
<b>Liabilities</b>			
Accounts payable	1,276,757	331,328	1,608,085
Accrued expenses	579,642	176,177	755,819
Unearned revenue	1,519,440	—	1,519,440
State sales and use tax refunds payable	1,618,955	—	1,618,955
Compensated absences			
Payable within one year	86,024	3,611	89,635
Payable in more than one year	1,653,443	67,240	1,720,683
Notes payable			
Due within one year	70,927	—	70,927
Bonds payable			
Due within one year	4,165,000	—	4,165,000
Due in more than one year	<u>45,791,583</u>	<u>—</u>	<u>45,791,583</u>
Total liabilities	<u>56,761,771</u>	<u>578,356</u>	<u>57,340,127</u>
<b>Net Position</b>			
Net investment in capital assets	37,559,118	4,689,291	42,248,409
Restricted for community betterment	9,231,276	—	9,231,276
Restricted for debt service	3,658,748	—	3,658,748
Restricted for public safety	78,546	—	78,546
Unrestricted	10,354,577	4,578,527	14,933,104
Total net position	<u>\$ 60,882,265</u>	<u>\$ 9,267,818</u>	<u>\$ 70,150,083</u>

See Notes to the Financial Statements

**Statement of Activities**  
**For the Fiscal Year Ended September 30, 2021**

	<b>Program Revenues</b>			
	<b>Expenses</b>	<b>Charges for Service</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>
<b>Primary Government</b>				
Governmental Activities				
General government	\$ 4,933,287	\$ 560,939	\$ 70,504	\$ —
Public safety	8,496,120	166,858	110,742	—
Public works	5,021,900	—	1,906,623	120,676
Culture and recreation	3,221,142	317,928	—	—
Community betterment	659,766	1,435,553	—	—
Community development	925,830	—	—	—
Interest on long-term debt	925,554	—	—	—
Total governmental activities	<u>24,183,599</u>	<u>2,481,278</u>	<u>2,087,869</u>	<u>120,676</u>
Business-type activities				
Sewer	3,859,354	4,637,741	—	—
Total business-type activities	<u>3,859,354</u>	<u>4,637,741</u>	<u>—</u>	<u>—</u>
Total Primary Government	<u>\$ 28,042,953</u>	<u>\$ 7,119,019</u>	<u>\$ 2,087,869</u>	<u>\$ 120,676</u>
<b>Net Revenues (Expenses) and Changes in Net Position</b>				
	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>	
<b>Primary Government</b>				
Governmental Activities				
General government	\$ (4,301,844)	\$ —	\$ (4,301,844)	
Public safety	(8,218,520)	—	(8,218,520)	
Public works	(2,994,601)	—	(2,994,601)	
Culture and recreation	(2,903,214)	—	(2,903,214)	
Community betterment	775,787	—	775,787	
Community development	(925,830)	—	(925,830)	
Interest on long-term debt	(925,554)	—	(925,554)	
Total governmental activities	<u>(19,493,776)</u>	<u>—</u>	<u>(19,493,776)</u>	
Business-type activities				
Sewer	—	778,387	778,387	
Total business-type activities	<u>—</u>	<u>778,387</u>	<u>778,387</u>	
Total Primary Government	<u>\$ (19,493,776)</u>	<u>\$ 778,387</u>	<u>\$ (18,715,389)</u>	

**GOVERNMENT-WIDE FINANCIAL STATEMENTS****Statement of Activities**  
**For the Fiscal Year Ended September 30, 2021**

	<b>Net Revenues (Expenses) and Changes in Net Position</b>		
	<b>Governmental Activities</b>	<b>Business- type Activities</b>	<b>Total</b>
General Revenues			
Property taxes	10,082,913	—	10,082,913
Sales and use taxes	9,096,486	—	9,096,486
Occupation taxes	2,395,210	—	2,395,210
Motor vehicle taxes	517,238	—	517,238
In lieu of taxes	214,639	—	214,639
Interest income	75,412	9,018	84,430
Miscellaneous	780,683	—	780,683
Transfers	(665)	665	—
Total general revenues and transfers	23,161,916	9,683	23,171,599
<b>Change in Net Position</b>	3,668,140	788,070	4,456,210
<b>Net Position, Beginning of Year</b>	57,214,125	8,479,748	65,693,873
<b>Net Position, End of Year</b>	<u>\$ 60,882,265</u>	<u>\$ 9,267,818</u>	<u>\$ 70,150,083</u>

See Notes to the Financial Statements

# Fund Financial Statements

ANNUAL COMPREHENSIVE FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

**FUND FINANCIAL STATEMENTS**

**Balance Sheet –  
Governmental Funds  
September 30, 2021**

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Keno Fund</b>	<b>Capital Improvements Fund</b>
<b>Assets</b>				
Cash and cash equivalents	\$ 10,321,696	\$ 3,560,712	\$ 4,015,027	\$ 2,188,539
Restricted cash and cash equivalents	1,520,940	—	73,834	—
Cash at County Treasurer	142,040	10,423	—	—
Certificates of deposit	1,039,387	—	500,000	2,000,000
Prepaid items	133,596	—	—	—
Receivables	1,803,929	499,509	66,295	—
<b>Total assets</b>	<b><u>\$ 14,961,588</u></b>	<b><u>\$ 4,070,644</u></b>	<b><u>\$ 4,655,156</u></b>	<b><u>\$ 4,188,539</u></b>
<b>Liabilities</b>				
Accounts payable	\$ 515,135	\$ —	\$ 46,117	\$ 529,950
Accrued expenses	238,876	—	78,054	—
Unearned revenue	1,519,440	—	—	—
Sales tax refunds payable	809,477	404,739	—	—
<b>Total liabilities</b>	<b><u>3,082,928</u></b>	<b><u>404,739</u></b>	<b><u>124,171</u></b>	<b><u>529,950</u></b>
<b>Deferred Inflows of Resources</b>				
Unavailable revenues	79,968	7,157	—	—
<b>Fund Balances</b>				
Nonspendable	133,596	—	—	—
Restricted for:				
Debt service	—	3,658,748	—	—
Community betterment	189,345	—	4,530,985	—
Economic development	—	—	—	—
84th street redevelopment	—	—	—	—
Public safety	—	—	—	—
Committed for:				
Capital outlay	402,371	—	—	3,658,589
Unassigned	11,073,380	—	—	—
<b>Total fund balances</b>	<b><u>11,798,692</u></b>	<b><u>3,658,748</u></b>	<b><u>4,530,985</u></b>	<b><u>3,658,589</u></b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b><u>\$ 14,961,588</u></b>	<b><u>\$ 4,070,644</u></b>	<b><u>\$ 4,655,156</u></b>	<b><u>\$ 4,188,539</u></b>

See Notes to the Financial Statements

**Balance Sheet –  
Governmental Funds  
September 30, 2021**

	<b>Economic Development Fund</b>	<b>84th Street Redevelopment Fund</b>	<b>Police Academy Fund</b>	<b>Total Governmental Funds</b>
<b>Assets</b>				
Cash and cash equivalents	\$ 5,509,493	\$ 4,707,564	\$ —	\$ 30,303,031
Restricted cash and cash equivalents	—	—	81,108	1,675,882
Cash at County Treasurer	—	—	—	152,463
Certificates of deposit	—	—	—	3,539,387
Prepaid items	—	—	2,774	136,370
Receivables	—	489,840	702	2,860,275
 Total assets	 \$ 5,509,493	 \$ 5,197,404	 \$ 84,584	 \$ 38,667,408
 <b>Liabilities</b>				
Accounts payable	\$ —	\$ 181,212	\$ 4,343	\$ 1,276,757
Accrued expenses	—	—	1,695	318,625
Unearned revenue	—	—	—	1,519,440
Sales tax refunds payable	—	404,739	—	1,618,955
 Total liabilities	 —	 585,951	 6,038	 4,733,777
 <b>Deferred Inflows of Resources</b>				
Unavailable revenues	—	—	—	87,125
 <b>Fund Balances</b>				
Nonspendable	—	—	2,774	136,370
Restricted for:				
Debt service	—	—	—	3,658,748
Community betterment	—	—	—	4,720,330
Economic development	5,509,493	—	—	5,509,493
84th street redevelopment	—	4,611,453	—	4,611,453
Public safety	—	—	75,772	75,772
Committed for:				
Capital outlay	—	—	—	4,060,960
Unassigned	—	—	—	11,073,380
 Total fund balances	 5,509,493	 4,611,453	 78,546	 33,846,506
 Total liabilities, deferred inflows of resources and fund balances	 \$ 5,509,493	 \$ 5,197,404	 \$ 84,584	 \$ 38,667,408

See Notes to the Financial Statements

## FUND FINANCIAL STATEMENTS

**Reconciliation of the Balance Sheet  
of Governmental Funds to the  
Statement of Net Position - Governmental Activities**  
**September 30, 2021**

**Total Fund Balances - Total Governmental Funds** \$ 33,846,506

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets, net of accumulated depreciation used in governmental activities, are not financial resources and, therefore, are not reported in the funds. 78,099,716

Long-term liabilities, including bonds payable of \$49,120,000, are not due and payable in the current period and, therefore, are not reported in the funds. Other related amounts include interest payable of \$261,017, bond premiums of \$836,583 and notes payable of \$70,927. (50,288,527)

Deferred outflows of resources related to refunded debt are not current financial resources, and therefore, are not reported in the funds. 876,912

Compensated absences are not due and payable in the current period and, therefore, are not reported in the funds. (1,739,467)

Deferred inflows represents funds not available in the current period and, therefore, are not recognized as revenue in the governmental funds. 87,125

**Net Position of Governmental Activities** \$ 60,882,265

## See Notes to the Financial Statements

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**FUND FINANCIAL STATEMENTS****Statement of Revenues, Expenditures, and Changes in Fund Balances –  
For the Fiscal Year Ended September 30, 2021**

	General Fund	Debt Service Fund	Keno Fund	Capital Improvements Fund
<b>Revenues</b>				
Property taxes	\$ 9,239,320	\$ 888,280	\$ —	\$ —
Sales and use taxes	5,357,721	2,678,860	—	—
Occupation taxes	2,395,138	—	—	—
Motor vehicle taxes	514,777	2,461	—	—
In lieu of taxes	195,126	19,513	—	—
Licenses and permits	553,859	—	—	—
Intergovernmental	2,219,659	—	—	120,676
Charges for services	311,450	—	—	—
Keno	—	—	1,435,553	—
Interest income	28,617	9,457	15,614	2,003
Special assessments	—	4,654	—	—
Miscellaneous	149,969	503,713	3,000	—
<b>Total revenues</b>	<b>20,965,636</b>	<b>4,106,938</b>	<b>1,454,167</b>	<b>122,679</b>
<b>Expenditures</b>				
Current				
General government	3,885,891	221,861	7,594	—
Public works	2,456,234	—	—	—
Public safety	7,762,673	—	—	—
Culture and recreation	2,815,926	—	—	—
Community betterment	—	—	659,766	—
Community development	638,653	—	—	—
State sales tax refunds	809,477	404,739	—	—
Capital outlay	424,665	—	—	4,715,896
Debt service				
Principal retirement	142,884	3,135,000	—	—
Interest	3,585	540,328	—	—
Bond issuance costs	—	209,968	—	—
<b>Total expenditures</b>	<b>18,939,988</b>	<b>4,511,896</b>	<b>667,360</b>	<b>4,715,896</b>
<b>Excess (Deficiency) of Revenues</b>				
<b>Over (Under) Expenditures</b>	<b>2,025,648</b>	<b>(404,958)</b>	<b>786,807</b>	<b>(4,593,217)</b>
<b>Other Financing Sources (Uses)</b>				
Transfers, net	152,502	(7,776,191)	(233,239)	8,102,186
Issuance of debt from bonds	—	7,705,000	—	—
Issuance of refunding bonds	—	5,970,000	—	—
Premium from bonds	—	507,866	—	—
Payments to refund escrow agent	—	(6,095,000)	—	—
<b>Total other financing sources (uses)</b>	<b>152,502</b>	<b>311,675</b>	<b>(233,239)</b>	<b>8,102,186</b>
<b>Net Change in Fund Balances</b>	<b>2,178,150</b>	<b>(93,283)</b>	<b>553,568</b>	<b>3,508,969</b>
<b>Fund Balances, Beginning of Year</b>	<b>9,620,542</b>	<b>3,752,031</b>	<b>3,977,417</b>	<b>149,620</b>
<b>Fund Balances, End of Year</b>	<b>\$ 11,798,692</b>	<b>\$ 3,658,748</b>	<b>\$ 4,530,985</b>	<b>\$ 3,658,589</b>

See Notes to the Financial Statements

## FINANCIAL SECTION

### Statement of Revenues, Expenditures, and Changes in Fund Balances – For the Fiscal Year Ended September 30, 2021

	Economic Development Fund	84th Street Redevelopm ent Fund	Police Academy Fund	Total Governmental Funds
<b>Revenues</b>				
Property taxes	\$ —	\$ —	\$ —	\$ 10,127,600
Sales and use taxes	—	2,678,860	—	10,715,441
Occupation taxes	—	72	—	2,395,210
Motor vehicle taxes	—	—	—	517,238
In lieu of taxes	—	—	—	214,639
Licenses and permits	—	—	—	553,859
Intergovernmental	—	—	166,858	2,507,193
Charges for services	—	—	—	311,450
Keno	—	—	—	1,435,553
Interest income	1,445	17,926	94	75,156
Special assessments	—	—	—	4,654
Miscellaneous	—	—	—	656,682
<b>Total revenues</b>	<b>1,445</b>	<b>2,696,858</b>	<b>166,952</b>	<b>29,514,675</b>
<b>Expenditures</b>				
Current				
General government	—	—	—	4,115,346
Public works	—	—	—	2,456,234
Public safety	—	—	116,912	7,879,585
Culture and recreation	—	—	—	2,815,926
Community betterment	—	—	—	659,766
Community development	—	287,177	—	925,830
State sales tax refunds	—	404,739	—	1,618,955
Capital outlay	—	127,277	—	5,267,838
Debt service				
Principal retirement	—	645,000	—	3,922,884
Interest	—	478,874	—	1,022,787
Bond issuance costs	109,021	779,134	—	1,098,123
<b>Total expenditures</b>	<b>109,021</b>	<b>2,722,201</b>	<b>116,912</b>	<b>31,783,274</b>
<b>Excess (Deficiency) of Revenues</b>				
<b>Over (Under) Expenditures</b>	<b>(107,576)</b>	<b>(25,343)</b>	<b>50,040</b>	<b>(2,268,599)</b>
<b>Other Financing Sources (Uses)</b>				
Transfers, net	—	(245,923)	—	(665)
Issuance of debt from bonds	5,610,000	—	—	13,315,000
Issuance of refunding bonds	—	13,085,000	—	19,055,000
Premium from bonds	—	—	—	507,866
Payments to refund escrow agent	—	(12,305,000)	—	(18,400,000)
<b>Total other financing sources (uses)</b>	<b>5,610,000</b>	<b>534,077</b>	<b>—</b>	<b>14,477,201</b>
<b>Net Change in Fund Balances</b>	<b>5,502,424</b>	<b>508,734</b>	<b>50,040</b>	<b>12,208,602</b>
<b>Fund Balances, Beginning of Year</b>	<b>7,069</b>	<b>4,102,719</b>	<b>28,506</b>	<b>21,637,904</b>
<b>Fund Balances, End of Year</b>	<b>\$ 5,509,493</b>	<b>\$ 4,611,453</b>	<b>\$ 78,546</b>	<b>\$ 33,846,506</b>

See Notes to the Financial Statements

## FUND FINANCIAL STATEMENTS

**Reconciliation of the Statement of Revenues, Expenditures, and  
Changes in Fund Balances of Governmental Funds to the  
Statement of Activities - Governmental Activities  
For the Fiscal Year Ended September 30, 2021**

**Net Change in Fund Balances - Total Governmental Funds** \$ 12,208,602

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.

Capital outlays	\$ 5,164,458
Less: depreciation expense	<u>(3,880,731)</u>
	1,283,727

The issuance of long-term debt provides current financial resources to governmental funds; however, the transaction increases long-term liabilities in the Statement of Net Position.

(32,370,000)

Governmental funds report the effect of the premiums, discounts and similar items when the debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.

(385,031)

Repayment of bond and note principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

22,322,884

In the Statement of Activities, interest is accrued on outstanding bonds and notes, whereas in governmental funds, an interest expenditure is reported when due.

11,430

Compensated absences do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

158,486

Deferred inflows represent funds not available in the current period and, therefore, are not recognized as revenue in the governmental funds.

(40,688)

Amortization net of additions of deferred amounts on refunding that do not represent activity in the current period.

478,730

**Change in Net Position of Governmental Activities**

3,668,140

See Notes to the Financial Statements

**Statement of Net Position**  
**Proprietary Fund**  
**September 30, 2021**

	<b>Sewer Fund</b>
<b>Assets</b>	
<b>Current Assets</b>	
Cash and cash equivalents	\$ 1,086,860
Prepays	2,846
Certificates of deposit	3,460,613
Accounts receivable	<u>606,564</u>
Total current assets	<u>5,156,883</u>
<b>Non-Current Assets</b>	
Land	9,524
Equipment and furniture	1,851,571
Sewer line systems	7,872,662
Buildings and improvements	9,365
Construction in progress	231,901
Accumulated depreciation	<u>(5,285,732)</u>
Capital assets - net of depreciation	<u>4,689,291</u>
Total assets	<u>\$ 9,846,174</u>
<b>Liabilities and Net Position</b>	
<b>Current Liabilities</b>	
Accounts payable	\$ 331,328
Accrued expenses	176,177
Compensated absences - current portion	<u>3,611</u>
Total current liabilities	<u>511,116</u>
<b>Non-Current Liabilities</b>	
Compensated absences	<u>67,240</u>
Total non-current liabilities	<u>67,240</u>
Total liabilities	<u>\$ 578,356</u>
<b>Net Position</b>	
Net investment in capital assets	4,689,291
Unrestricted	<u>4,578,527</u>
Total net position	<u>9,267,818</u>
Total liabilities and net position	<u>\$ 9,846,174</u>

See Notes to the Financial Statements

**FUND FINANCIAL STATEMENTS**

**Statement of Revenues, Expenses, and Changes in Net Position –  
Proprietary Fund  
For the Fiscal Year Ended September 30, 2021**

	<u><b>Sewer Fund</b></u>
<b>Operating Revenues</b>	
User fees	\$ 4,592,608
Permits and hookups	<u>45,133</u>
Total operating revenues	<u>4,637,741</u>
<b>Operating Expenses</b>	
General and administrative	23,070
Maintenance	<u>3,590,942</u>
Depreciation and amortization	<u>245,342</u>
Total operating expenses	<u>3,859,354</u>
<b>Operating Income</b>	<u>778,387</u>
<b>Nonoperating Revenues</b>	
Interest income	<u>9,018</u>
Total nonoperating revenues	<u>9,018</u>
<b>Income (Loss) before Transfers</b>	787,405
<b>Transfers</b>	<u>665</u>
<b>Change in Net Position</b>	788,070
<b>Net Position, Beginning of Year</b>	<u>8,479,748</u>
<b>Net Position, End of Year</b>	<u><u>\$ 9,267,818</u></u>

See Notes to the Financial Statements

**Statement of Cash Flows – Proprietary Funds**  
**For the Fiscal Year Ended September 30, 2021**

	<b><u>Sewer Fund</u></b>
<b>Cash Flows from Operating Activities</b>	
Receipts from customers	\$ 4,589,512
Payments to suppliers	(3,564,918)
Payments to employees	<u>(552,049)</u>
Net cash provided by operating activities	<u>472,545</u>
<b>Cash Flows from Non-Capital Financing Activities</b>	
Transfers	<u>665</u>
Net cash provided by non-capital financing activities	<u>665</u>
<b>Cash Flows from Capital and Related Financing Activities</b>	
Acquisition of capital assets	<u>(66,017)</u>
Net cash used in capital and related financing activities	<u>(66,017)</u>
<b>Cash Flows from Investing Activities</b>	
Purchases of certificates of deposit	(3,200,159)
Sale of investments	508,576
Interest income	<u>9,018</u>
Net cash used in investing activities	<u>(2,682,565)</u>
<b>Net Increase in Cash and Cash Equivalents</b>	<u>(2,275,372)</u>
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>3,362,232</u>
<b>Cash and Cash Equivalents, End of Year</b>	<u>\$ 1,086,860</u>
<b>Reconciliation of Operating Income to Net Cash Provided by Operating Activities</b>	
Operating income	778,387
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	245,343
Changes in operating assets and liabilities	
Increase in receivables	(48,229)
Increase in prepaid items	(2,846)
Decrease in payables and accrued expenses	<u>(500,110)</u>
<b>Net Cash Provided by Operating Activities</b>	<u>\$ 472,545</u>

See Notes to the Financial Statements

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# Notes to Financial Statements

ANNUAL COMPREHENSIVE FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

## NOTES TO THE FINANCIAL STATEMENTS

### Note 1: Summary of Significant Accounting Policies

#### Introduction

The accounting and reporting framework and the more significant accounting principles and practices of the City of La Vista, Nebraska (the "City") are discussed in the subsequent section of this Note. The remainder of the Notes are organized to provide explanations, including required disclosures, of the City's financial activities for the fiscal year ended September 30, 2021.

The City of La Vista, Nebraska operates under a Council-Mayor form of government and provides the following services: public safety (Police and Fire), public works (highway and streets), sanitary sewer, culture and recreation, community development (planning and zoning), and general administrative services.

#### Financial Reporting Entity

These financial statements present the financial statements of the City as the primary government. In determining its reporting entity, the City has considered all potential component units for which it is financially accountable, including other organizations which are fiscally dependent on the City, or the significance of their relationship with the City are such that exclusion would make the financial statements misleading or incomplete. The Governmental Accounting Standards Board ("GASB") has set forth criteria to be considered in determining financial accountability, which was used in making this evaluation.

The City has determined the La Vista Municipal Facilities Corporation is a blended component unit as the governing body consists of members appointed by the City government and the City is obligated to help support the component unit. A blended component unit, although a legally separate entity, is a direct part of the government's operations. The City is financially responsible for this blended component unit and provides operational responsibility and control. No separate financial statements are issued for this blended component unit.

#### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property and sales taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenues from grants, entitlements and donations are recognized in the fiscal year in which all eligibility requirements have been met.

Governmental fund financial statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period and that it is legally available for such purposes. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for debt service expenditures and other long-term obligations general obligations, which are reported as expenditures in the year due.

Major revenues that are determined to be susceptible to accrual include real estate taxes, sales taxes, earned interest, and charges for services. Major revenues not susceptible to accrual because they are either not available early enough to pay liabilities from the current period or are not measurable until received include licenses, permits, and fines. Revenues not considered available are recorded as unearned revenues.

Operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges to customers for sales or services. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

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

### Note 1: Summary of Significant Accounting Policies (Continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's utility functions and various other functions of the City. Elimination of these charges would distort the direct cost and program revenues for the various functions covered.

#### Basis of Presentation

The government-wide financial statements include the Statement of Net Position and the Statement of Activities. These statements report financial information for the City as a whole excluding fiduciary activities. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers.

The Statement of Activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program or business segment is self-financing or draws from the general revenues of the City.

Net position should be reported as restricted when constraints placed on net position use are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Separate financial statements are provided for governmental funds and proprietary funds. Fund financial statements report detailed information about the City. The focus of governmental and enterprise fund financial statements is on major funds rather than reporting funds by type. Major individual funds are reported in separate columns in the fund financial statements. A fund is considered major if it is the primary operating fund of the City, meets specific criteria set forth by GASB or is identified as a major fund by the City's management.

#### Fund Types and Major Funds

Governmental funds are those through which most general governmental functions of the City are financed. Governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases and decreases in fund balances.

The City reports the following major governmental funds:

General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. Revenues are derived primarily from property and other local taxes, state and federal distributions, licenses, permits, charges for services and interest income.

Debt Service Fund is used to account for financial resources that are restricted for, and the payment of, general long-term debt principal, interest, and related costs.

Keno Fund is a special revenue fund used to account for the revenues and expenses related to the Keno operations of the City. These funds are used for community betterment.

Capital Improvements Fund is a capital projects fund used to account for financial resources that are committed to expenditures for capital outlay.

Economic Development Fund is a debt service fund used to account for revenues and expenditures to support the payment of long-term debt principal, interest and related costs. The bond proceeds are used to issue grants to support the commercial developments, rehabilitate residential neighborhoods and expand industrial development in order to ensure economic stability and vitality of the City.

84th Street Redevelopment Fund is a capital projects fund used to account for revenues and expenditures to support the redevelopment of the 84th Street corridor between Harrison Street and Giles Street to improve the economic viability of a town center and central park. A voter approved sales tax levy provides the revenue for this fund.

## NOTES TO THE FINANCIAL STATEMENTS

### Note 1: Summary of Significant Accounting Policies (Continued)

The Police Academy Fund is a special revenue fund used to account for revenues and expenditures to support the operation of a law enforcement training academy as defined in an interlocal agreement between Sarpy County, Douglas County, City of Papillion and City of Bellevue.

A legally adopted budget is approved for each of the above funds.

Proprietary funds are used to account for the City's ongoing organizations and activities that are similar to those often found in the private sector. Proprietary funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included in the balance sheet. Proprietary fund operating statements present increases and decreases in total net position.

The City reports the following major proprietary fund:

Sewer Fund accounts for the activities of the government's sewer utility.

#### Cash and Investments

For purposes of the Statement of Cash Flows, cash equivalents are short-term, highly liquid investments which are both readily convertible to known amounts of cash, and so near their maturity (generally original maturity of three months or less) that they present insignificant risk of changes in value because of interest rate changes.

The City maintains a cash deposit pool that is available for use by all funds. The pool consists strictly of bank deposits. The equity of proprietary funds in this pool is cash and cash equivalents for purposes of the Statement of Cash Flows. In addition, cash and bank deposits are separately held by several of the City's funds.

Investment income includes dividend and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is assigned to the funds with which the related investment asset is associated.

#### Special Assessments

Special assessments are recorded as revenue in the year the assessments become current. Annual installments not yet due are reflected as special assessments receivables and deferred inflows of resources.

#### Unbilled Sewer Revenue

Billings for sewer revenues are rendered on a monthly basis. Unbilled sewer revenues, representing estimated consumer usage for the period between the last billing date and the end of the year, have been recorded in the amount of \$217,310, and are included in accounts receivable.

#### Property Taxes

The tax levy for the City is certified by the Sarpy County Board each year. Real estate taxes are due and attached as an enforceable lien on December 31 following the levy date. The first half of real estate taxes becomes delinquent on April 1 and the second half becomes delinquent August 1 following the levy date. Delinquent taxes bear interest at a 14% annual rate. Property taxes are collected by the County Treasurer and are periodically remitted to the City.

The tax rate to finance governmental services other than the payment of principal and interest on long-term debt for the year ended September 30, 2021, was 0.5000 per \$100 of assessed valuation and the debt service requirement was 0.0500 per \$100 of assessed valuation. The assessed valuation for the 2020-2021 tax year was \$1,755,107,309.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are recorded as an expenditure at the time of consumption.

### Note 1: Summary of Significant Accounting Policies (Continued)

#### Capital Assets and Depreciation

The City's property, plant, equipment and infrastructure with useful lives of more than one year are stated at historical cost and comprehensively reported in the government-wide financial statements; proprietary capital assets are also reported in their respective fund. The City maintains infrastructure asset records consistent with all other capital assets. The City generally capitalizes assets with a cost of \$2,500 or more as purchase and construction outlays occur. Such assets are recorded at historical cost or estimated historical cost. Donated assets are stated at acquisition value on the date donated. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized.

Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

Estimated useful lives, in years, for depreciable assets are as follows:

Buildings	10 - 45 years
Improvements	5 - 30 years
Infrastructure and utility systems	20 - 60 years
Equipment, furniture, and fixtures	5 - 20 years

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category, the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The City has one item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category and is reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, special assessments, and grants that are deferred and recognized as an inflow of resources in the period that the amounts become available.

Revenues are deferred if not received within 60 days of recognition.

#### Long-Term Obligations

In government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond discounts or premiums are amortized over the terms of the respective bonds using a method that approximates the effective interest method.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures.

#### Compensated Absences

Vacation leave and other compensated absences with similar characteristics are accrued as the benefits are earned if the leave is attributable to past services and it is probable that the City will compensate the employees for such benefits. Sick leave and other compensated absences with similar characteristics are accrued as the benefits are earned only to the extent that it is probable that the City will compensate the employees for such benefits. Such accruals are based on current salary rates plus an additional amount for compensation-related payments such as Social Security and Medicare taxes and pension amounts using rates in effect at that date. Vacation and sick leave is accrued in accordance with the City's policy, when incurred in the government-wide and proprietary fund financial statements. In the governmental funds, only compensated absences expected to be liquidated with expendable available financial resources are recorded as a fund liability.

## NOTES TO THE FINANCIAL STATEMENTS

### Note 1: Summary of Significant Accounting Policies (Continued)

#### State Sales and Use Tax Refund Payable

Qualified companies in the State of Nebraska are allowed certain benefits under various legislative acts and incentive programs, including refunds of State sales and use taxes paid. These refunds can include the local option tax as well as state taxes. Under State Statute, the State Tax Commissioner must notify an affected city, village, county, or municipal county of any pending refund claims of more than twenty-five thousand dollars by June 15 of a given year. The notification must be made by July 1 of the same year and the refund will be made on or after November 15. On a monthly basis, the State notifies the City of approved refund claims exceeding \$25,000. The State pays the refund to the recipient and, twelve months later, deducts that amount from the City's sales and use tax proceeds. If the amount of a refund exceeds 25% of the City's sales and use tax receipts for a prior fiscal year, the deduction will be made in twelve equal installments beginning thirteen months after the payment is made by the State to the recipient. The City accrues these tax refunds due upon receipt of notification from the State Tax Commissioner.

#### Net Position

Net position is required to be classified into three components – net investment in capital assets, restricted and unrestricted. These classifications are defined as follows:

Net investment in capital assets – This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvements of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvements of those assets are also included in this component of net position. If there are significant unspent related debt proceeds at year-end, the portion of debt attributable to unspent proceeds is not included in the calculation of net investment in capital assets.

Restricted – This component of net position consists of restrictions placed on net position use through external constraints imposed by creditors (such as debt covenants), contributors, or law or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted – This component consists of net position that does not meet the definition of "restricted" or "net investment in capital assets."

#### Fund Balance Classification

The fund balances for the City's governmental funds are displayed in five components:

Nonspendable - Nonspendable fund balances are not in a spendable form or are required to be maintained intact.

Restricted - Restricted fund balances may be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

The source of the restricted fund balance for the Debt Service Fund is unexpended tax revenue to be used for debt service. The Keno Fund restricted fund balance is intended for community betterment expenditures. The restricted fund balance in the Capital Improvements Fund is designated for 84th Street redevelopment parking garage capital construction expenditures. The fund balance in the Economic Development Fund is restricted for economic development purposes. The source of the restricted fund balance in the 84th Street Redevelopment Fund is unexpended sales tax revenue. The designated use of these funds is debt service payments and capital construction expenditures. The restricted fund balance of the Police Academy Fund is designated for program expenditures of the Sarpy-Douglas law Enforcement Academy (SDLEA).

Committed - Committed fund balances may be used only for the specific purposes determined by resolution of the City Council. Commitments may be changed or lifted only by issuance of a resolution by the City Council.

In the fiscal year 2021 budget, according to Neb. Rev. Statute 13-518 (5), the City Council designated a portion of the General Fund to be used for acquisition or replacement of tangible personal property with a useful life of five years or more which is to be undertaken in the future but is to be paid for in part or in total in advance using periodic payment assignment as a qualified sinking fund. The September 30, 2021 balance is \$402,371.

### Note 1: Summary of Significant Accounting Policies (Continued)

Assigned - Assigned fund balances are intended to be used by the City for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund. On September 30, 2021, the City did not have any assigned funds.

Unassigned - Unassigned fund balance is the residual classification for the general fund and includes all amounts not contained in the other classifications. The General fund is the only fund to report a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Fund balances are classified as restricted, committed, assigned or unassigned. When expenditures are incurred that use funds from more than one classification, the city will generally determine the order which the funds are used on a case-by-case basis, taking into account any applicable requirements of grant agreements, contracts, business circumstances, or other constraints. If no other constraints exist, the order of spending of resources will be restricted, committed, assigned and, lastly, unassigned.

At the end of each fiscal year, the City will maintain spendable - unassigned portions of the fund balance for a cash reserve in a range up to 25% of the General Fund operating expenditures. In addition to cash reserve needs this accommodates emergency contingency concerns.

#### Use of Estimates

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

### Note 2: Deposits and Investments

#### Cash at the County Treasurer

The City's Cash with Sarpy County Treasurer is covered by collateral held by the County.

#### Deposits

Custodial credit risk is the risk that in the event of a bank failure, a government's deposits may not be returned to it. The City's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; bonds and other obligations of the U.S. Treasury, U.S. agencies or instrumentalities of the State of Nebraska; bonds of any city, county, school district or special road district of the State of Nebraska; bonds of any state; or a surety bond having an aggregate value at least equal to the amount of the deposits. The statutes allow pledged securities to be reduced by the amount of the deposit insured by the Federal Deposit Insurance Corporation (FDIC).

At September 30, 2021, all the City's deposits in excess of FDIC are covered by collateral held in a Federal Reserve pledge account or by an agent of the City.

#### Investments

Generally, the City's investing activities are managed under the custody of the City Finance Director. The City has an adopted investment policy. The City may legally invest in state-sponsored pooled investment funds and in direct obligations of and other obligations guaranteed as to principal by the U.S. Treasury and U.S. Agencies and instrumentalities. The City did not hold any investments at year end.

*Interest Rate Risk* – Interest rate risk is the risk that changes in interest rates (market rates) will affect the fair value of an investment.

## NOTES TO THE FINANCIAL STATEMENTS

### Note 2: Deposits and Investments (Continued)

**Custodial Credit Risk** – Custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investment or collateral securities that are in possession of an outside party. **Credit Risk** – Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations.

**Concentration of Credit Risk** – The City places no limit on the amount that may be invested in any one issuer.

#### Summary of Carrying Values

The carrying values of deposits and investments are included in the government-wide Statement of Net Position as follows:

Carrying Values		
Cash at County Treasurer	\$	152,463
Deposits		40,065,773
Total	\$	<u>40,218,236</u>

Included in the following Statement of Net Position captions as follows:

Cash and cash equivalents	\$	31,389,891
Restricted cash and cash equivalents		1,675,882
Cash at Country Treasurer		152,463
Certificates of deposit		7,000,000
Total	\$	<u>40,218,236</u>

### Note 3: Disclosures About Fair Value of Assets and Liabilities

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs. There is a hierarchy of three levels of inputs that may be used to measure fair value:

<b>Level 1:</b>	Quoted market prices in active markets for identical assets or liabilities
<b>Level 2:</b>	Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities
<b>Level 3:</b>	Unobservable inputs supported by little or no market activity and are significant to the fair value of the assets or liabilities

### Note 4: Receivables

Receivables at September 30, 2021, consist of the following:

Fund	Taxes	Accounts Receivable	Grants Receivable	Total Receivables
General	\$1,093,580	\$ 666,567	\$ 43,782	\$ 1,803,929
Debt Service	499,509	—	—	499,509
Keno	—	66,295	—	66,295
Redevelopment Fund	489,840	—	—	489,840
Police Academy	—	702	—	702
Sewer	—	606,564	—	606,564
	<u>\$2,082,929</u>	<u>\$ 1,340,128</u>	<u>\$ 43,782</u>	<u>\$ 3,466,839</u>

The City anticipates collecting all outstanding receivables.

## FINANCIAL SECTION

### Note 5: Capital Assets and Depreciation

Capital asset activity for the fiscal year ended September 30, 2021, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental Activities</b>				
Land	\$ 15,609,324	\$ —	\$ —	\$ 15,609,324
Construction in progress	16,282,573	4,843,172	(2,862,808)	18,262,937
Total capital assets, not being depreciated	<u>31,891,897</u>	<u>4,843,172</u>	<u>(2,862,808)</u>	<u>33,872,261</u>
Capital assets, being depreciated				
Buildings	24,394,109	—	—	24,394,109
Improvements/infrastructure	66,875,640	2,795,374	—	69,671,014
Equipment/furniture/vehicles	12,142,524	388,720	(417,564)	12,113,680
Total capital assets, being depreciation	<u>103,412,273</u>	<u>3,184,094</u>	<u>(417,564)</u>	<u>106,178,803</u>
Accumulated Depreciation				
Buildings	(14,372,774)	(974,535)	—	(15,347,309)
Improvements/infrastructure	(34,992,491)	(2,287,246)	—	(37,279,737)
Equipment/furniture/vehicles	(9,122,916)	(618,950)	417,564	(9,324,302)
Total accumulated depreciation	<u>(58,488,181)</u>	<u>(3,880,731)</u>	<u>417,564</u>	<u>(61,951,348)</u>
Capital assets being depreciated, net	<u>44,924,092</u>	<u>(696,637)</u>	<u>—</u>	<u>44,227,455</u>
Governmental activities capital assets, net	<u>\$ 76,815,989</u>	<u>\$ 4,146,535</u>	<u>\$ (2,862,808)</u>	<u>\$ 78,099,716</u>

Depreciation was charged to functions/programs as follows:

<b>Governmental Activities</b>	
General services	\$ 387,237
Public safety	614,102
Culture and recreation	405,216
Public works	2,474,176
Total governmental activities depreciation expense	<u>\$ 3,880,731</u>

**NOTES TO THE FINANCIAL STATEMENTS****Note 5: Capital Assets and Depreciation (Continued)**

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
<b>Business-type Activities</b>				
Land	\$ 9,524	\$ —	\$ —	\$ 9,524
Construction in progress	165,884	66,017	—	231,901
Total capital assets, not being depreciated	175,408	66,017	—	241,425
Capital assets, being depreciated				
Building and improvements	9,365	—	—	9,365
Sewer line system	7,872,662	—	—	7,872,662
Equipment and furniture	1,874,272	—	(22,701)	1,851,571
Total capital assets, being depreciated	9,756,299	—	(22,701)	9,733,598
Accumulated depreciation				
Building and improvements	(9,365)	—	—	(9,365)
Sewer line system	(3,787,709)	(156,130)	—	(3,943,839)
Equipment and furniture	(1,266,016)	(89,213)	22,701	(1,332,528)
Total accumulated depreciation	(5,063,090)	(245,343)	22,701	(5,285,732)
Capital assets being depreciated, net	4,693,209	(245,343)	—	4,447,866
Business-type activities capital assets, net	<u>\$ 4,868,617</u>	<u>\$ (179,326)</u>	<u>\$ —</u>	<u>\$ 4,689,291</u>

Depreciation was charged to functions/programs as follows:

<b>Business-type Activities</b>	
Sewer	\$ 245,343

**Note 6: Short-term Liabilities**

The City incurs short term liabilities during the fiscal year as a result of its normal operations. The following is a summary of short-term liability activity of the City for the fiscal year ended September 30, 2021.

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>
<b>Governmental Activities</b>				
Short-term liabilities				
Accounts payable	\$ 676,921	\$22,578,684	\$21,978,848	\$ 1,276,757
Accrued expenses	935,738	311,004	667,100	579,642
Unearned revenues	—	1,519,440	—	1,519,440
State sales and use tax refunds payable	1,000,443	1,618,955	1,000,443	1,618,955
Total governmental short-term liabilities	<u>\$ 2,613,102</u>	<u>\$26,028,083</u>	<u>\$23,646,391</u>	<u>\$ 4,994,794</u>
<b>Business-type Activities</b>				
Short-term liabilities				
Accounts payable	\$ 793,611	\$ 3,828,642	\$ 4,290,925	\$ 331,328
Accrued expenses	239,246	14,660	77,729	176,177
Total business-type short-term liabilities	<u>\$ 1,032,857</u>	<u>\$ 3,843,302</u>	<u>\$ 4,368,654</u>	<u>\$ 507,505</u>

## NOTES TO THE FINANCIAL STATEMENTS

### Note 7: Long-term Liabilities

General obligation bonds, issued by the City for various municipal improvements, are repaid through the Debt Service Fund (sales and use tax, property tax), the General Fund (highway allocation revenue), and the Redevelopment Fund (sales and use tax). The City has pledged its full faith and credit as collateral for the general obligation bonds. The City has no debt outstanding subject to legal debt limitations. The City's borrowing capacity is restrained by maintaining the City's debt at a responsible level.

The following is a summary of long-term debt activity of the City for the fiscal year ended September 30, 2021:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental Activities</b>					
Bonds payable					
General obligation bonds	\$ 18,885,000	\$ 19,285,000	\$ 8,900,000	\$ 29,270,000	\$ 3,125,000
Tax revenue bonds	17,560,000	13,085,000	12,950,000	17,695,000	705,000
Notes from direct placements	2,485,000	—	330,000	2,155,000	335,000
Premium/discount on bonds issued	451,552	507,866	122,835	836,583	—
Total bonds payable	<u>39,381,552</u>	<u>32,877,866</u>	<u>22,302,835</u>	<u>49,956,583</u>	<u>4,165,000</u>
Other long-term liabilities					
Installment notes payable - direct borrowings	213,811	—	142,884	70,927	70,927
Compensated absences	1,897,953	1,043,608	1,202,094	1,739,467	86,024
Total other long-term liabilities	<u>2,111,764</u>	<u>1,043,608</u>	<u>1,344,978</u>	<u>1,810,394</u>	<u>156,951</u>
Total governmental long-term liabilities	<u><u>\$ 41,493,316</u></u>	<u><u>\$ 33,921,474</u></u>	<u><u>\$ 23,647,813</u></u>	<u><u>\$ 51,766,977</u></u>	<u><u>\$ 4,321,951</u></u>
<b>Business-type Activities</b>					
Other long-term liabilities					
Compensated absences	<u>\$ 45,464</u>	<u>\$ 42,999</u>	<u>\$ 17,612</u>	<u>\$ 70,851</u>	<u>\$ 3,611</u>

The compensated absences and installment notes payable reported as governmental activities will be paid from the General Fund.

The compensated absences of the business-type activities will be paid from the Sewer Fund.

**Note 7: Long-term Liabilities (Continued)**

Long-term bonded debt and notes payable are comprised of the following:

	<b>Original Borrowing</b>	<b>Interest Rates</b>	<b>Final Maturity</b>	<b>Date Callable</b>	<b>Outstanding Balance</b>
<b>Governmental Activities</b>					
General obligation bonds:					
December 31, 2014 public safety tax anticipation refunding bonds	\$ 835,000	1.850-2.350%	11/15/2022	12/31/2019	\$ 220,000
December 31, 2014 highway allocation refunding bonds	790,000	1.850-3.250%	11/15/2028	12/31/2019 *	230,000
December 31, 2014 facilities corp refunding bonds	2,935,000	1.750-3.650%	3/15/2035	12/31/2019	950,000
September 5, 2018 GO offstreet parking series 2018 Garage 1	4,955,000	1.700-4.000%	9/1/2038	9/5/2023	4,385,000
December 15, 2019, GO refunding bonds	4,690,000	1.482-3.300%	12/15/2032	12/30/2024	4,200,000
April 15, 2021, GO refunding bond series 2021	4,030,000	2.000 %	12/15/2026	4/15/2026	4,030,000
June 1, 2021 Highway allocation refunding bond series 2021	9,645,000	2.000-3.000%	12/15/2041	6/1/2026	9,645,000
July 1, 2021 Economic Development bond series 2021	5,610,000	0.350-1.850%	10/15/2029	7/1/2026	<u>5,610,000</u>
Total general obligation bonds					<u>\$ 29,270,000</u>
Special tax revenue bonds:					
December 21, 2017, tax supported improvement bonds	18,840,000	1.250-5.000%	7/15/2042	7/15/2022	\$ 4,740,000
March 25, 2021, tax supported refunding bonds	13,085,000	0.345-2.775%	7/15/2038	3/25/2026	<u>12,955,000</u>
Total special tax revenue bonds					<u>\$ 17,695,000</u>
Direct Placements					
September 21, 2018, refunding certificates of participation	3,150,000	1.500-3.000%	12/15/2026	12/15/2023	<u>\$ 2,155,000</u>
Total Bonds					<u>\$ 49,120,000</u>

## NOTES TO THE FINANCIAL STATEMENTS

### Note 7: Long-term Liabilities (Continued)

	Original Borrowing	Interest Rates	Final Maturity	Date Callable	Outstanding Balance
Installment notes payable - direct borrowings**					
May 1, 2018, street sweeper	—		12/1/2022		\$ 12,970
May 1, 2018, dump truck	—		5/1/2022		34,801
July 18, 2018, bucket truck	—		8/1/2022		23,156
Total installment notes payable					<u>\$ 70,927</u>

\* Bonds are subject to mandatory redemption in various amounts prior to maturity beginning November 15, 2015.

\*\* Installment notes payable are collateralized by the equipment acquired.

### Governmental Activities

Maturities of the long-term debt, subject to mandatory redemption are as follows:

Year Ending September 30,	General Obligation Bonds		Tax Revenue Bonds	
	Principal	Interest	Principal	Interest
2022	\$ 3,125,000	\$ 629,803	\$ 705,000	\$ 411,065
2023	3,165,000	554,414	710,000	383,263
2024	2,555,000	492,777	715,000	380,459
2025	2,585,000	439,200	720,000	376,062
2026	1,945,000	393,143	725,000	369,020
2027 - 2031	7,995,000	1,400,589	3,820,000	1,674,986
2032 - 2036	4,205,000	732,913	4,250,000	1,254,962
2037 - 2041	3,250,000	215,900	4,950,000	660,718
2042 - 2046	445,000	4,450	1,100,000	35,750
Total	<u>\$ 29,270,000</u>	<u>\$ 4,863,189</u>	<u>\$ 17,695,000</u>	<u>\$ 5,546,285</u>

Year Ending September 30,	Notes from Direct Placements		Installment Notes - Direct Borrowings	
	Principal	Interest	Principal	Interest
2022	\$ 335,000	\$ 55,749	\$ 70,927	\$ 918
2023	345,000	48,045	—	—
2024	355,000	38,925	—	—
2025	360,000	28,200	—	—
2026	375,000	17,175	—	—
2027 - 2031	385,000	5,775	—	—
Total	<u>\$ 2,155,000</u>	<u>\$ 193,869</u>	<u>\$ 70,927</u>	<u>\$ 918</u>

**Note 7: Long-term Liabilities (Continued)**

The City's outstanding notes from direct borrowings and direct placements related to government activities of \$2,155,000 contain a provision that in an event of default, outstanding amounts become immediately due if the City is unable to make payment.

On March 25, 2021, the City issued \$13,085,000 of Tax Supported Refunding Bonds, Series 2021, for the purpose of advance refunding \$12,305,000 of outstanding 2017 improvement bonds. The bonds have an interest rates of 0.345% to 2.775% and have a final maturity of July 15, 2038. The Series 2021 Bonds are subject to optional redemption prior to maturity on and after the fifth anniversary of the date of issue. As a result of refunding, the City decreased its total debt service over the next 12 years by approximately \$586,982 net of underwriting and transactions costs, and obtained an economic gain (difference between present values of the debt service payments on the old and new debt) of approximately \$490,732.

On April 15, 2021, the City issued general obligation refunding bonds, Series 2021 in the amount of \$4,030,000 and a premium of \$157,424 for the purpose of refunding \$4,105,000 of outstanding 2015 refunding bonds. The Bonds have an interest rate of 2.0% and annual maturity dates of December 15, 2021 through December 15, 2026. The Series 2021 Bonds are subject to optional redemption prior to maturity on and after the fifth anniversary of the date of issue. As a result of refunding, the City decreased its total debt service over the next 5 years by approximately \$126,533 net of underwriting and transactions costs, and obtained an economic gain (difference between present values of the debt service payments on the old and new debt) of approximately \$124,801.

On June 1, 2021, the City issued highway allocation fund pledge and refunding bonds, series 2021 in the amount of \$9,645,000 and a premium of \$350,442 for the purpose of refunding \$1,990,000 of outstanding 2014 and 2016 highway allocation bonds and \$7,705,000 for the use on approved street improvements within the City. The bonds have an interest rate of 2.0% to 3.0% and annual maturity dates of December 15, 2021 through December 15, 2041. As a result of the refunding the City decreased its total debt service over the next 19 years by approximately \$298,852 net of underwriting and transactions costs, and obtained an economic gain (difference between present values of the debt service payments on the old and new debt) of approximately \$261,034.

On July 1, 2021, the City issued economic development fund bonds, series 2021 in the amount of \$5,610,000 for use on appropriate capital projects related to economic improvements approved by the City. The bonds have an interest rate of 0.350% to 1.850% and annual maturity dates of October 15, 2022 through October 15, 2029.

**Note 8: Interfund Balances and Activity**

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds.

Transfers are used to (a) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (b) move revenues from restricted funds to funds where the expenditures were incurred related to the restrictions and to (c) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Transfer To/From Other Funds at September 30, 2021, consists of the following cash transfers:

Transfer To	Transfer From					
	General Fund	Debt Service Fund	Capital Fund	Keno Fund	Redevelopment Fund	Total
General	\$ —	\$ 877,364	\$ 188,128	\$ 202,574	\$ 245,923	\$ 1,513,989
Sewer	—	—	—	665	—	665
Debt Service	1,310,795	—	—	—	—	1,310,795
Capital Improvement	50,692	8,209,622	—	30,000	—	8,290,314
Total	<u>\$ 1,361,487</u>	<u>\$ 9,086,986</u>	<u>\$ 188,128</u>	<u>\$ 233,239</u>	<u>\$ 245,923</u>	<u>\$ —</u>

## NOTES TO THE FINANCIAL STATEMENTS

### Note 9: Retirement Plans

The employees of the City are covered by several defined contribution retirement plans as detailed below. All plans are administered by outside trustees and, therefore, are not included in the City's basic financial statements. Any plan provisions or amendments are reviewed and approved by the Mayor and City Council. The City plans are administered by the International Cities and Counties Manager Association - Retirement Corporation (ICMA-RC). ICMA-RC is a not-for-profit organization chartered to provide a portable retirement plan for government employers nationwide. The City's total pension expense was \$575,951.

#### City Administrator's Retirement Plan

The City has a defined contribution pension plan covering the City Administrator, the only participant in this plan. The plan requires that the City and the employee contribute an amount equal to 10.80% and 6.27%, respectively, of the employee's base salary per pay period. The City's pension expense and plan member's contributions to the plan for the year ended September 30, 2021, were \$18,141 and \$10,532, respectively.

#### Civilian Employee Retirement Plan

The City has a defined contribution pension plan covering all civilian employees who are eligible with 105 participants as of September 30, 2021. The plan requires that both the employee and the City contribute an amount equal to 6% of the employee's base salary per pay period. The plan allows for forfeitures to be used to pay administration costs of the plan and then used to reduce the City's contributions. Employees are fully vested in their contributions and begin vesting in employer contributions after four years and are fully vested after seven years. The City's pension expense and plan members' contributions to the plan for the year ended September 30, 2021, were \$291,938 each.

#### Police Retirement Plan

The City has a defined contribution pension plan for its full-time employees in the Police Department with 50 participants as of September 30, 2021. The plan was converted effective January 1, 1984, from a defined benefit plan to a defined contribution plan. The plan requires that both the employee and the City contribute an amount equal to 7% of the employee's base salary per pay period. The plan allows for forfeitures to be used to pay administration costs of the plan and then used to reduce the City's contributions. Employees are fully vested in their contributions and begin vesting in employer contributions after four years and are fully vested after seven years. The City's pension expense and plan members' contributions to the plan for the year ended September 30, 2021, were \$265,872 each.

#### Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all regular permanent full and part-time City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) held in trust for the exclusive benefits of the participants and their beneficiaries. The plan assets are held in trust by a third party, ICMA-RC, for the employees and are not reflected in these financial statements.

### Note 10: Risk Management

The City is exposed to various risks of loss related to torts, theft, damage to, or destruction of assets, errors or omissions, injuries to employees, or natural disasters. These risks are transferred to independent insurance carriers and no self-insurance program is maintained by the City. City management believes adequate coverage exists for potential exposures as of September 30, 2021. The City did not pay any settlement amounts which exceeded its insurance coverage for any of the three preceding years.

### Note 11: Commitments and Contingencies

#### Commitments

During the year, the City has accepted various bids for street improvements, parking garage #2 and other projects in the normal course of business that have not been completed and/or fully paid for at year-end. As of September 30 the City's construction project commitments total \$17,036,248.

#### Claims and Litigation

The City is involved in various litigation matters in the normal course of business. The outcome of such litigation is not expected to have a material effect on the City's financial position or results of operations.

#### Government Grants

The City participates in several federally assisted grant programs, which are subject to financial and compliance audits or reviews. The amount of expenditures, if any, which may be disallowed by the granting agencies, is not determinable at this time; however, City officials do not believe that such amounts, if any, will be significant.

#### Intergovernmental Revenues

Amounts received or receivable from federal, state and local agencies are subject to agency audit and adjustment. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable fund. The amount, if any, of funds which may be disallowed by the agencies cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

#### State Sales and Use Tax Refunds

Qualified companies in the State of Nebraska are allowed certain benefits under various legislative acts and incentive programs, including refunds of sales and use taxes paid. These refunds can include the local option tax as well as state taxes. Under State Statute, the State Tax Commissioner must notify an affected city, village, county, or municipal county of any pending refund claims of more than twenty-five thousand dollars by June 15 of a given year. The notification must be made by July 1 of the same year and the refund will be made on or after November 15. On a monthly basis, the State notifies the City of approved refund claims exceeding \$25,000. The State pays the refund to the recipient and, twelve months later, deducts that amount from the City's sales and use tax proceeds. If the amount of a refund exceeds 25% of the City's sales and use tax receipts for a prior fiscal year, the deduction will be made in twelve equal installments beginning thirteen months after the payment is made by the State to the recipient. The City accrues these tax refunds due upon receipt of notification from the State Tax Commissioner.

The amount of tax refunds due, if any, under these acts and programs is not determinable by the City until notification is made by the state.

As of September 30, 2021, the City had been notified of \$1,618,955 of state sales and use tax refunds due, which are to be repaid starting in December 2021 through September 2022. This amount is recognized as a liability on the financial statements.

Between December 2021 and January 2022, the City was notified by the state of approximately \$1,923,991 of additional state sales tax refunds due beginning in November 2022.

## NOTES TO THE FINANCIAL STATEMENTS

### Note 11: Commitments and Contingencies (Continued)

#### COVID-19

On January 30, 2020, the World Health Organization declared the coronavirus outbreak (COVID-19) a “Public Health Emergency of International Concern” and on March 11, 2020, declared COVID-19 a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel, and quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate it have had, and are expected to continue to have, an adverse impact on the economies and financial markets of many countries, including the geographical area in which the City operates.

It is unknown how long the adverse conditions associated with the coronavirus will last and what the complete financial effect will be to the City. The extent to which COVID-19 may affect the City’s results will depend on future developments, which are highly uncertain and cannot be predicted, including new information, which may emerge concerning the severity of COVID-19 and actions taken to contain COVID-19 or its impact, among others.

### Note 12: Interlocal Agreements

#### Fire Department

In October 2013, the City entered into an interlocal agreement with the City of Papillion (“Papillion”) and the Papillion Rural Fire District (“RFD”) to allow Papillion to expand its fire department operations to provide fire and emergency medical services (“EMS”) for all of the participants to the agreement and areas within each participants’ boundaries beginning April 1, 2014. In consideration for these services, the City and RFD each contribute proportionate funding and use of their respective fire and EMS equipment, fire apparatuses, EMS medic units and other fire or EMS vehicles and fire department real property. The agreement will terminate on September 30, 2033, with optional ten-year terms thereafter.

Under the terms of the agreement, the participants have created a mutual finance organization as authorized under the Nebraska Municipal Finance Assistance Act, known as the Papillion Fire Protection Mutual Finance Organization (“MFO”). The MFO is responsible for transacting business for financing the operation and equipment needs of the fire department or MFO; having charge and custody of and managing all funds of the MFO; and seeking funding from the Nebraska Mutual Finance Assistance Fund or other potential funding organizations. The participants in the MFO are required to levy a general fund property tax at an equal rate for the purpose of jointly funding the single fire department operations. The rate must have unanimous approval from all participants and exclude levies for bonded indebtedness and lease-purchase contracts in existence on July 1, 1998. The Papillion Finance Director serves as the fiscal agent of the MFO.

As of September 30, 2021, the MFO has not issued debt nor acquired title to any assets. Any debt or assets of the MFO would be split amongst the participants.

During the year ended September 30, 2021, the City paid \$2,291,156 to Papillion in consideration of services rendered. The City received \$503,713 from the MFO, as determined by the terms of the interlocal agreement.

### Note 12: Interlocal Agreements (Continued)

#### Police Academy

On April 4, 2017, the City entered into the Law Enforcement Training Academy interlocal agreement with Sarpy County, Douglas County, the City of Papillion and the City of Bellevue to create the Sarpy-Douglas Law Enforcement Academy (SDLEA). The City provides office space and administrative and accounting support for the SDLEA. Each participating agency contributes \$20,000 per year to the Policy Academy Fund and provides training locations for the classes.

The Agreement is administered by an Advisory Board consisting of the chief law enforcement officer of each participating agency, or his or her designee. The Advisory Board members are responsible for the overall policies and administration of this Agreement. The governing board is known as the Sarpy-Douglas Law Enforcement Academy Advisory Board. The Board makes any and all decisions based on the concurrence of a majority of the Board members after providing an opportunity for all Board members to be involved in any and all such decisions. The Sarpy-Douglas Law Enforcement Academy Advisory Board shall meet at least four times each year, with such additional meetings held as often as its members deem advisable. The Advisory Board shall annually in the month of September, from among themselves, elect a chairperson on a rotating basis. The Board shall establish and implement rules and procedures not inconsistent with the terms of this Agreement for implementation hereof.

The Agreement shall be effective for a term of five (5) years beginning on October 1, 2017 and ending September 30, 2022. The Agreement may only be terminated upon the mutual agreement of all participating agencies. At the end of the initial five year term, the agreement shall automatically renew for two (2) additional one year terms unless any Party to the Agreement gives written notice by April 1 prior to the effective date of the termination to the other participating agencies as to its desire to withdraw or terminate or amend the Agreement.

During the year ended September 30, 2021, the City received \$102,205 from the participating agencies and the City contributed \$20,000 as an expense from the General Fund to the Police Academy Fund, as determined by the terms of the interlocal agreement.

### Note 13: Tax Abatements

The state approves tax abatements under the Tax Increment Financing Program (TIF), the Nebraska Advantage Act and the Employment and Investment Growth Act.

TIF provides property tax abatements to encourage improvements to blighted property. The program is established under the auspices of a state statute (Article 21, Section 18-2101 – 2144) empowering cities and counties to establish such programs. The abatements equal 100 percent of the additional property tax resulting from the increase in assessed value as a result of the improvements, as administered as a rebate of the incremental taxes generated from improvements to property, and last for 15 years (or fewer, if the loan is paid off). Eligibility for approval requires the property to have no loss of pre-existing tax revenues, and the developer demonstrates the project is not feasible without TIF. Abatements are obtained through application by the property owner and are reviewed and approved by the Council prior to commencing the improvements. This refund reduces the next property tax paid to the City. As of September 30, 2021, the City has entered into agreements with developers under TIF.

The Employment and Investment Growth Act under State Legislative Bill (LB) 775 and the Nebraska Advantage Act under LB 312 grants tax credits and sales tax refunds for companies that hire at least 30 new employees and invest at least \$3 million. These acts allow a refund of sales tax paid on equipment or other taxable property purchased in connection with the project. This refund to companies reduces the net monthly sales receipts remitted to the City.

Taxes abated under these programs for the fiscal year ended September 30, 2021 were \$1,236,440. This consists of \$382,515 pertaining to the Tax Increment Financing Program and \$1,618,955 pertaining to the Employment and Investment Growth Act and Nebraska Advantage Act.

### Note 14: Subsequent Events

The City of La Vista has applied for a Clean Water State Revolving Fund loan from the Nebraska Department of Environment and Energy in the amount of \$3 million at a 0.50 interest rate. The application is in a public comment period ending March 20th. The preliminary annual debt payment is \$72,000 for a 20 year term.

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# Required Supplementary Information

ANNUAL COMPREHENSIVE FINANCIAL REPORT / CITY OF LA VISTA,

**REQUIRED SUPPLEMENTARY INFORMATION**

**Schedule of Revenues, Expenditures, and Changes in  
Fund Balances – Budget and Actual (Budget Basis) –  
General Fund**

**For the Fiscal Year Ended September 30, 2021**

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
<b>Revenues</b>				
Taxes	\$ 16,311,419	\$ 16,232,078	\$ 17,279,089	\$ 1,047,011
Licenses and permits	531,570	525,333	553,733	28,400
Intergovernmental revenues	1,739,301	1,739,301	2,087,379	348,078
Charges for services	388,491	388,491	283,899	(104,592)
Grant income	151,710	165,736	2,657,755	2,492,019
Interest income	72,075	72,075	28,619	(43,456)
Miscellaneous	130,192	201,744	150,301	(51,443)
Total revenues	<u>19,324,758</u>	<u>19,324,758</u>	<u>23,040,775</u>	<u>3,716,017</u>
<b>Expenditures</b>				
General government	5,327,752	5,327,752	4,152,044	1,175,708
Public works	2,625,279	2,587,637	2,374,895	212,742
Public safety	7,818,176	7,818,176	7,881,334	(63,158)
Culture and recreation	2,393,293	2,386,010	1,966,125	419,885
Public library	948,460	948,460	838,146	110,314
Community development	675,426	675,426	626,935	48,491
Capital outlay	362,000	406,925	364,620	42,305
Debt service principal	146,469	146,469	146,469	—
Total expenditures	<u>20,296,855</u>	<u>20,296,855</u>	<u>18,350,568</u>	<u>1,946,287</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(972,097)</u>	<u>(972,097)</u>	<u>4,690,207</u>	<u>5,662,304</u>
<b>Other Financing (Uses)</b>				
Operating transfers net	(416,474)	(416,474)	68,133	(484,607)
Total other financing (uses)	<u>(416,474)</u>	<u>(416,474)</u>	<u>68,133</u>	<u>(484,607)</u>
<b>Net Change in Fund Balances</b>	<u><u>\$ (1,388,571)</u></u>	<u><u>\$ (1,388,571)</u></u>	<u><u>\$ 4,758,340</u></u>	<u><u>\$ 5,177,697</u></u>
Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds			(2,580,190)	
Net Change on a GAAP Basis			<u><u>\$ 2,178,150</u></u>	

See Notes to Required Supplementary Information

**Schedule of Revenues, Expenditures, and Changes in  
Fund Balances – Budget and Actual (Budget Basis) –  
Keno Fund**  
**For the Fiscal Year Ended September 30, 2021**

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
<b>Revenues</b>				
Keno	\$ 903,214	\$ 1,027,756	\$ 1,495,078	\$ 467,322
Miscellaneous	—	—	2,500	2,500
Interest income	37,731	37,731	15,614	(22,117)
Total revenues	<u>940,945</u>	<u>1,065,487</u>	<u>1,513,192</u>	<u>447,705</u>
<b>Expenditures</b>				
General government	9,600	9,600	13,807	(4,207)
Community betterment	675,587	800,129	663,531	136,598
Total expenditures	<u>685,187</u>	<u>809,729</u>	<u>677,338</u>	<u>132,391</u>
<b>Excess of Revenues Over Expenditures</b>	<u>255,758</u>	<u>255,758</u>	<u>835,854</u>	<u>580,096</u>
<b>Other Financing (Uses)</b>				
Operating transfers out	(293,867)	(293,867)	(233,239)	60,628
Total other financing (uses)	<u>(293,867)</u>	<u>(293,867)</u>	<u>(233,239)</u>	<u>60,628</u>
<b>Net Change in Fund Balances</b>	<u><u>\$ (38,109)</u></u>	<u><u>\$ (38,109)</u></u>	<u><u>\$ 602,615</u></u>	<u><u>\$ 640,724</u></u>
Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds			(49,047)	
Net Change on a GAAP Basis	<u><u>\$ 553,568</u></u>			

See Notes to Required Supplementary Information

**REQUIRED SUPPLEMENTARY INFORMATION**

**Schedule of Revenues, Expenditures, and Changes in  
Fund Balances – Budget and Actual (Budget Basis) –  
Police Academy Fund**  
**For the Fiscal Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Intergovernmental	\$ 148,000	\$ 148,000	\$ 166,156	\$ 18,156
Interest income	423	423	94	(329)
Total revenues	<u>148,423</u>	<u>148,423</u>	<u>166,250</u>	<u>17,827</u>
<b>Expenditures</b>				
Public Safety	116,612	116,612	117,276	(664)
Total expenditures	<u>116,612</u>	<u>116,612</u>	<u>117,276</u>	<u>(664)</u>
<b>Excess of Revenues Over Expenditures</b>	<u>31,811</u>	<u>31,811</u>	<u>48,974</u>	<u>18,491</u>
<b>Net Change in Fund Balances</b>	<u>\$ 31,811</u>	<u>\$ 31,811</u>	<u>\$ 48,974</u>	<u>\$ 18,491</u>
Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds			1,066	
Net Change on a GAAP Basis			<u>\$ 50,040</u>	

See Notes to Required Supplementary Information

### Note 1: Budgetary Accounting

The City prepares its budgets on a cash basis of accounting. Accordingly, revenues are recognized when cash is received by the City and expenditures are recognized when cash is disbursed. This is a comprehensive basis of accounting in contrast to accounting principles generally accepted in the United States of America. Under the method of accounting, all unexpended appropriations lapse at the end of the budget year.

Amounts presented on the cash basis of accounting differ from those presented in accordance with modified accrual basis due to the treatment of afforded accruals. A reconciliation for the fiscal year ended September 30, 2021, which discloses the nature and amount of the adjustments necessary to convert the actual modified accrual basis data to the budgetary basis, is presented on each schedule.

### Note 2: Budget Procedures

The City follows these procedures in establishing the budgetary data reflected in the schedule of revenues, expenditures, and changes in fund balances - budget and actual (budget basis):

- The City's department heads, and mid-level managers prepare and submit budget requests for the following two fiscal years to the City Administrator who then reviews the request with the department and division heads.
- After this review process has been completed, the City Administrator presents these budget requests to the Mayor and City Council along with recommendations as to what changes, if any, should be made. These budget requests and recommendations are reviewed by the City Council at meetings open to the public.
- A public hearing and the first reading of the budget is then conducted at a City Council meeting to obtain comments from citizens. Two additional readings are conducted at subsequent City Council meetings.
- Prior to September 20, the City Council legally enacts the budget through the passage of a resolution adopting the biennial budget.
- Formal budgetary integration is employed as a management control device during the year for all Governmental Funds and Proprietary Funds.
- Appropriations lapse at the end of the fiscal year.

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# Other Supplementary Information

ANNUAL COMPREHENSIVE FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

**OTHER SUPPLEMENTARY INFORMATION**

**Schedule of Revenues, Expenditures, and Changes in  
Fund Balances – Budget and Actual (Budget Basis) –  
Debt Service Fund**  
**For the Fiscal Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Property taxes	\$ 887,554	\$ 887,554	\$ 890,303	\$ 2,749
Sales taxes	1,943,539	1,943,539	2,498,138	554,599
Motor vehicle taxes	3,636	3,636	2,171	(1,465)
In lieu of taxes	35,279	35,279	19,513	(15,766)
Special Assessments	—	—	4,654	4,654
Interest income	27,767	27,767	9,457	(18,310)
Other income	503,714	503,714	506,793	3,079
 Total revenues	 3,401,489	 3,401,489	 3,931,029	 529,540
<b>Expenditures</b>				
General government	222,257	222,257	231,799	(9,542)
Debt service principal retirement	3,340,000	3,340,000	3,135,000	205,000
Debt service interest	666,985	666,985	540,328	126,657
 Total expenditures	 4,229,242	 4,229,242	 3,907,127	 322,115
<b>Excess (Deficiency) of Revenues Over/(Under) Expenditures</b>				
	(827,753)	(827,753)	23,902	851,655
<b>Other Financing (Uses)</b>				
Operating transfers net	389,309	389,309	(7,979,019)	(8,368,328)
Bond refunding	—	—	(6,095,000)	(6,095,000)
Bond proceeds	6,490,000	6,490,000	14,182,866	7,692,866
 Total other financing (uses)	 6,879,309	 6,879,309	 108,847	 (6,770,462)
<b>Net Change in Fund Balances</b>				
Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds	<u>\$ 6,051,556</u>	<u>\$ 6,051,556</u>	<u>132,749</u>	<u>\$ (5,918,807)</u>
	<u>(226,032)</u>			
Net Change on a GAAP Basis	<u>\$ (93,283)</u>			

**Schedule of Revenues, Expenditures, and Changes in  
Fund Balances – Budget and Actual (Budget Basis) –  
Capital Improvement Fund**  
**For the Fiscal Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Grant Income	—	—	120,676	
Interest income	387	387	2,003	1,616
Total revenues	<u>387</u>	<u>387</u>	<u>122,679</u>	<u>122,292</u>
<b>Expenditures</b>				
Capital Outlay	7,079,445	7,079,445	4,407,487	2,671,958
General government	—	—	199,405	(199,405)
Total expenditures	<u>7,079,445</u>	<u>7,079,445</u>	<u>4,606,892</u>	<u>2,472,553</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(7,079,058)</u>	<u>(7,079,058)</u>	<u>(4,484,213)</u>	<u>2,594,845</u>
<b>Other Financing Sources (uses)</b>				
Operating transfers net	484,445	484,445	8,439,027	7,954,582
Total other financing sources (uses)	<u>484,445</u>	<u>484,445</u>	<u>8,439,027</u>	<u>7,954,582</u>
<b>Net Change in Fund Balances</b>	<u><b>\$ (6,594,613)</b></u>	<u><b>\$ (6,594,613)</b></u>	<u><b>3,954,814</b></u>	<u><b>\$ 10,549,427</b></u>
Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds			(445,845)	
Net Change on a GAAP Basis			<u><b>\$ 3,508,969</b></u>	

**OTHER SUPPLEMENTARY INFORMATION**

**Schedule of Revenues, Expenditures, and Changes in  
Fund Balances – Budget and Actual (Budget Basis) –  
Economic Development Program Fund**  
**For the Fiscal Year Ended September 30, 2021**

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
<b>Revenues</b>				
Interest income	\$ 10,070	\$ 10,070	\$ 1,445	\$ (8,625)
Total revenues	10,070	10,070	1,445	(8,625)
<b>Expenditures</b>				
General government	1,034,500	1,034,500	109,021	925,479
Debt service interest	48,010	48,010	—	48,010
Total expenditures	1,082,510	1,082,510	109,021	973,489
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(1,072,440)</b>	<b>(1,072,440)</b>	<b>(107,576)</b>	<b>964,864</b>
<b>Other Financing Sources</b>				
Operating transfers net	82,510	82,510	—	(82,510)
Bond proceeds	3,000,000	3,000,000	5,610,000	2,610,000
Total other financing sources	3,082,510	3,082,510	5,610,000	2,527,490
<b>Net Change in Fund Balances</b>	<b>\$ 2,010,070</b>	<b>\$ 2,010,070</b>	<b>5,502,424</b>	<b>\$ 3,492,354</b>
Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds				—
Net Change on a GAAP Basis			<b>\$ 5,502,424</b>	

## FINANCIAL SECTION

**Schedule of Revenues, Expenditures, and Changes in  
Fund Balances – Budget and Actual (Budget Basis) –  
84th Street Redevelopment Fund  
For the Fiscal Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Sales taxes	\$ 1,943,539	\$ 1,943,539	\$ 2,498,138	\$ 554,599
Occupation Tax	34,657	34,657	59	(34,598)
Interest income	60,391	60,391	17,926	(42,465)
 Total revenues	 2,038,587	 2,038,587	 2,516,123	 477,536
 <b>Expenditures</b>				
Community development	175,000	175,000	143,199	31,801
General government	121,450	121,450	779,134	(657,684)
Capital outlay	4,181,000	4,181,000	222,850	3,958,150
Debt service principal retirement	750,000	750,000	645,000	105,000
Debt service interest	761,125	761,125	478,874	282,251
 Total expenditures	 5,988,575	 5,988,575	 2,269,057	 3,719,518
 <b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	 (3,949,988)	 (3,949,988)	 247,066	 4,197,054
 <b>Other Financing Sources (uses)</b>				
Operating transfers net	(245,923)	(245,923)	(245,923)	—
Bond refunding	—	—	(12,305,000)	(12,305,000)
Bond proceeds	9,615,000	9,615,000	13,085,000	(3,470,000)
 Total other financing sources (uses)	 9,369,077	 9,369,077	 534,077	 (15,775,000)
 <b>Net Change in Fund Balances</b>	 \$ 5,419,089	 \$ 5,419,089	 781,143	 \$(11,577,946)
 Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds			 (272,409)	
 Net Change on a GAAP Basis			 \$ 508,734	

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# STATISTICAL SECTION

ANNUAL COMPREHENSIVE FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

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## STATISTICAL SECTION

### Statistical Section

This section of the City of La Vista's annual comprehensive financial report contains trend information to indicate how the City's financial performance and position have changed over time. It also provides a context for the information presented in the financial statements, note disclosures, and required supplementary information.

#### Contents

#### Tables

##### Financial Trends

1 - 4

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

##### Revenue Capacity

5 - 11

These schedules contain information to help the reader assess the City's most significant local revenue sources: Property Tax and Sales Tax

##### Debt Capacity

12 - 15

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future

##### Demographic and Economic Information

16 - 17

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

##### Operating Information

18 - 20

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the city provides and the activities it performs.

**Source:** Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

**FINANCIAL TRENDS****Table 1a**

**Net Position by Component**  
**Last Ten Years Fiscal Years**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Governmental activities:</b>					
Net investment in capital assets	\$ 15,143,780	\$ 19,712,625	\$ 21,279,103	\$ 22,643,751	\$ 26,375,291
Restricted	2,491,321	2,082,173	1,216,946	3,504,013	9,145,027
Unrestricted	8,600,472	10,015,035	10,613,657	10,365,699	6,748,900
Total governmental activities net position	<u>\$ 26,235,573</u>	<u>\$ 31,809,833</u>	<u>\$ 33,109,706</u>	<u>\$ 36,513,463</u>	<u>\$ 42,269,218</u>
<b>Business-type activities:</b>					
Net investment in capital assets	\$ 5,200,724	\$ 5,898,032	\$ 5,788,436	\$ 5,613,220	\$ 5,308,491
Restricted	—	—	—	—	—
Unrestricted	876,233	1,065,640	1,027,671	1,200,275	1,002,419
Total business-type activities net position	<u>\$ 6,076,957</u>	<u>\$ 6,963,672</u>	<u>\$ 6,816,107</u>	<u>\$ 6,813,495</u>	<u>\$ 6,310,910</u>
<b>Primary Government</b>					
Net investment in capital assets	\$ 20,344,504	\$ 25,610,657	\$ 27,067,539	\$ 28,256,971	\$ 31,683,782
Restricted	2,491,321	2,082,173	1,216,946	3,504,013	9,145,027
Unrestricted	9,476,705	11,080,675	11,641,328	11,565,974	7,751,319
Total primary government net position	<u>\$ 32,312,530</u>	<u>\$ 38,773,505</u>	<u>\$ 39,925,813</u>	<u>\$ 43,326,958</u>	<u>\$ 48,580,128</u>

Table 1b

## Net Position by Component (Continued)

Last Ten Years Fiscal Years

(Accrual Basis of Accounting)

	Fiscal Year				
	2017	2018	2019	2020	2021
Governmental activities:					
Net investment in capital assets	\$ 28,465,755	\$ 32,292,598	\$ 35,719,808	\$ 37,618,808	\$ 37,559,118
Restricted	7,154,675	9,039,861	7,197,216	11,930,359	12,968,570
Unrestricted	9,201,744	7,954,650	10,358,433	7,664,958	10,354,577
Total governmental activities net position	<u>\$ 44,822,174</u>	<u>\$ 49,287,109</u>	<u>\$ 53,275,457</u>	<u>\$ 57,214,125</u>	<u>\$ 60,882,265</u>
Business-type activities:					
Net investment in capital assets	\$ 5,158,341	\$ 5,035,436	\$ 5,005,395	\$ 4,868,617	\$ 4,689,291
Restricted	—	—	—	—	—
Unrestricted	1,268,020	2,170,247	2,872,294	3,611,131	4,578,527
Total business-type activities net position	<u>\$ 6,426,361</u>	<u>\$ 7,205,683</u>	<u>\$ 7,877,689</u>	<u>\$ 8,479,748</u>	<u>\$ 9,267,818</u>
Primary Government					
Net investment in capital assets	\$ 33,624,096	\$ 37,328,034	\$ 40,725,203	\$ 42,487,425	\$ 42,248,409
Restricted	7,154,675	9,039,861	7,197,216	11,930,348	12,968,570
Unrestricted	10,469,764	10,124,897	13,230,727	11,276,099	14,933,104
Total primary government net position	<u>\$ 51,248,535</u>	<u>\$ 56,492,792</u>	<u>\$ 61,153,146</u>	<u>\$ 65,693,872</u>	<u>\$ 70,150,083</u>

**FINANCIAL TRENDS****Table 2a**

**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEAR**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Expenses:</b>					
Governmental Activities					
General government	\$ 2,280,932	\$ 2,464,606	\$ 2,830,676	\$ 3,042,745	\$ 3,180,352
Public safety	5,050,454	4,928,992	5,671,727	6,369,785	6,473,034
Public works	3,290,489	3,470,958	3,686,477	3,710,503	3,851,418
Culture and recreation	2,558,430	2,507,328	2,643,595	2,641,524	2,800,325
Community betterment	420,338	542,381	476,137	471,751	534,331
Community development	1,144,697	3,041,707	570,548	579,238	851,063
Interest on long-term debt	2,554,174	2,442,261	2,360,424	2,275,121	2,048,414
Total Governmental Activities Expenses	<u>17,299,514</u>	<u>19,398,233</u>	<u>18,239,584</u>	<u>19,090,667</u>	<u>19,738,937</u>
Business-type activities					
Sewer	2,322,889	2,620,300	3,034,561	3,021,293	3,299,763
Golf	447,968	387,343	392,987	367,118	668,985
Total Business-Type Activities Expenses	<u>\$ 2,770,857</u>	<u>\$ 3,007,643</u>	<u>\$ 3,427,548</u>	<u>\$ 3,388,411</u>	<u>\$ 3,968,748</u>
Total Primary Government Expenses	<u>\$ 20,070,371</u>	<u>\$ 22,405,876</u>	<u>\$ 21,667,132</u>	<u>\$ 22,479,078</u>	<u>\$ 23,707,685</u>
<b>Program Revenue</b>					
Governmental Activities					
Charges for Services					
General government	\$ 427,362	\$ 464,950	\$ 511,857	\$ 663,837	\$ 535,652
Public safety	—	—	—	—	—
Public works	—	—	—	—	—
Culture and recreation	432,726	475,908	455,299	283,575	285,461
Community betterment	1,298,859	1,256,231	1,314,587	1,389,381	1,282,710
Community development	—	—	—	—	—
Operating Grants and Contributions	1,968,632	1,698,688	1,746,573	2,052,525	1,771,476
Capital Grants and Contributions	1,305,307	748,876	343,354	718,596	693,334
Total Governmental Activities Program Revenues	<u>5,432,886</u>	<u>4,644,653</u>	<u>4,371,670</u>	<u>5,107,914</u>	<u>4,568,633</u>

Table 2b

**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEAR**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Expenses:</b>					
Governmental Activities					
General government	\$ 3,302,609	\$ 4,033,942	\$ 4,038,516	\$ 4,698,589	\$ 4,933,287
Public safety	\$ 6,839,929	\$ 7,132,385	\$ 7,605,607	\$ 8,119,378	\$ 8,496,120
Public works	\$ 4,116,582	\$ 3,839,031	\$ 5,016,988	\$ 5,219,650	\$ 5,021,900
Culture and recreation	\$ 3,372,819	\$ 2,975,688	\$ 2,699,851	\$ 2,976,833	\$ 3,221,142
Community betterment	\$ 555,357	\$ 499,720	\$ 563,462	\$ 518,484	\$ 659,766
Community development	\$ 842,525	\$ 1,235,141	\$ 707,573	\$ 826,912	\$ 925,830
Interest on long-term debt	<u>\$ 2,055,098</u>	<u>\$ 2,011,109</u>	<u>\$ 1,333,392</u>	<u>\$ 1,227,687</u>	<u>\$ 925,554</u>
Total Governmental Activities Expenses	<u>\$ 21,084,919</u>	<u>\$ 21,727,016</u>	<u>\$ 21,965,389</u>	<u>\$ 23,587,533</u>	<u>\$ 24,183,599</u>
Business-type activities					
Sewer	\$ 3,540,832	\$ 3,305,178	\$ 3,571,122	\$ 3,655,217	\$ 3,859,354
Golf	\$ 12,715	\$ —	\$ —	\$ —	\$ —
Total Business-Type Activities Expenses	<u>\$ 3,553,547</u>	<u>\$ 3,305,178</u>	<u>\$ 3,571,122</u>	<u>\$ 3,655,217</u>	<u>\$ 3,859,354</u>
Total Primary Government Expenses	<u>\$ 24,638,466</u>	<u>\$ 25,032,194</u>	<u>\$ 25,536,511</u>	<u>\$ 27,242,750</u>	<u>\$ 28,042,953</u>
<b>Program Revenue</b>					
Governmental Activities					
Charges for Services					
General government	\$ 547,546	\$ 735,348	\$ 530,210	\$ 539,097	\$ 560,939
Public safety	\$ —	\$ —	\$ —	\$ —	\$ 166,858
Public works	\$ —	\$ —	\$ —	\$ —	\$ —
Culture and recreation	\$ 371,747	\$ 326,054	\$ 563,996	\$ 280,138	\$ 317,928
Community betterment	\$ 1,228,240	\$ 1,133,699	\$ 1,111,910	\$ 1,432,402	\$ 1,435,553
Community development	\$ —	\$ —	\$ —	\$ 8,745	\$ —
Operating Grants and Contributions	\$ 1,900,180	\$ 1,941,816	\$ 2,068,093	\$ 3,102,332	\$ 2,087,869
Capital Grants and Contributions	\$ —	\$ —	\$ 1,014,391	\$ 16,789	\$ 120,676
Total Governmental Activities Program Revenues	<u>\$ 4,047,713</u>	<u>\$ 4,136,917</u>	<u>\$ 5,288,600</u>	<u>\$ 5,379,503</u>	<u>\$ 4,689,823</u>

**FINANCIAL TRENDS****Table 2a**

**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEAR**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Business-Type Activities</b>					
Charges for services					
Sewer	2,451,692	2,623,684	2,651,549	2,979,124	3,299,328
Golf	260,301	236,325	229,615	248,149	246,215
Operating Grants and Contributions	—	24,082	24,233	22,918	22,918
Capital Grants and Contributions	—	—	—	—	—
<b>Total Business-Type Activities</b>	<b><u>\$ 2,711,993</u></b>	<b><u>\$ 2,884,091</u></b>	<b><u>\$ 2,905,397</u></b>	<b><u>\$ 3,250,191</u></b>	<b><u>\$ 3,568,461</u></b>
<b>Program Revenues</b>					
<b>Total Primary Government Program Revenue</b>	<b><u>\$ 8,144,879</u></b>	<b><u>\$ 7,528,744</u></b>	<b><u>\$ 7,277,067</u></b>	<b><u>\$ 8,358,105</u></b>	<b><u>\$ 8,137,094</u></b>
<b>Net (Expense)/Revenue</b>					
Governmental Activities	(11,866,628)	(14,753,580)	(13,867,914)	(13,982,753)	(15,170,304)
Business-Type Activities	(58,864)	(123,552)	(522,151)	(138,220)	(400,287)
<b>Total</b>	<b><u><u>\$11,925,492</u></u></b>	<b><u><u>\$14,877,132</u></u></b>	<b><u><u>\$14,390,065</u></u></b>	<b><u><u>\$14,120,973</u></u></b>	<b><u><u>\$15,570,591</u></u></b>

Table 2b

**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEAR**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Business-Type Activities</b>					
Charges for services					
Sewer	3,829,690	3,959,894	4,203,683	4,235,768	4,637,741
Golf	3,470	—	—	—	—
Operating Grants and Contributions	19,731	—	—	—	—
Capital Grants and Contributions	—	—	—	—	—
Total Business-Type Activities	<u>3,852,891</u>	<u>3,959,894</u>	<u>4,203,683</u>	<u>4,235,768</u>	<u>4,637,741</u>
Program Revenues	—	—	—	—	—
Total Primary Government Program Revenue	<u>7,900,604</u>	<u>8,096,811</u>	<u>9,492,283</u>	<u>9,615,271</u>	<u>9,327,564</u>
<b>Net (Expense)/Revenue</b>					
Governmental Activities	(17,037,206)	(17,590,099)	(16,676,789)	(18,208,030)	(19,493,776)
Business-Type Activities	299,344	654,716	632,561	580,551	778,387
Total	<u>(16,737,862)</u>	<u>(16,935,383)</u>	<u>(16,044,228)</u>	<u>(17,627,479)</u>	<u>(18,715,389)</u>

**FINANCIAL TRENDS****Table 2c**

**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEAR**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>General Revenues and Other Changes in Net Position</b>					
Governmental Activities					
Taxes					
Property taxes	5,716,198	5,746,838	6,754,924	6,878,134	7,281,504
Sales and use taxes	4,476,662	6,269,262	5,424,484	5,397,637	8,907,855
Occupation taxes	1,580,448	1,705,931	1,813,090	1,821,521	1,764,230
Motor vehicle taxes	324,746	354,182	385,836	402,999	444,213
In lieu of taxes	200,159	236,021	280,249	310,218	323,279
Interest income	1,321,256	1,301,858	1,230,685	1,481,807	1,274,167
Miscellaneous	75,547	75,290	263,945	1,225,768	918,311
Transfers	(250,000)	(250,000)	(374,050)	(131,575)	12,500
Capital contributions from governmental activities to business-type activities	—	—	—	—	—
Transfer of Capital assets from business-type activities to governmental activities	—	—	—	—	—
Net Position Received from Annexation	—	4,888,458	—	—	—
<b>Total Governmental Activities</b>	<b>13,445,016</b>	<b>20,327,840</b>	<b>15,779,163</b>	<b>17,386,509</b>	<b>20,926,059</b>
Business Type Activities					
Interest Income	3,152	3,397	4,923	4,033	1,693
Miscellaneous	—	—	—	—	(91,491)
Transfers	250,000	250,000	374,050	131,575	(12,500)
Capital contributions from governmental activities to business-type activities	—	—	—	—	—
Transfer of Capital assets from business-type activities to governmental activities	—	—	—	—	—
Net Position Received from Annexation	—	756,870	—	—	—
<b>Total Business Type Activities</b>	<b>253,152</b>	<b>1,010,267</b>	<b>378,973</b>	<b>135,608</b>	<b>(102,298)</b>
<b>Total primary governmental activities general revenues and other charges</b>	<b>\$ 13,698,168</b>	<b>\$ 21,338,107</b>	<b>\$ 16,158,136</b>	<b>\$ 17,522,117</b>	<b>\$ 20,823,761</b>

Table 2d

**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEARS**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>General Revenues and Other Changes in Net Position</b>					
Governmental Activities					
Taxes					
Property taxes	7,685,321	8,378,504	8,534,805	9,201,124	10,082,913
Sales and use taxes	7,091,594	9,407,443	8,672,993	9,166,394	9,096,486
Occupation taxes	1,743,994	1,831,621	1,711,471	2,160,134	2,395,210
Motor vehicle taxes	477,817	483,324	510,523	493,707	517,238
In lieu of taxes	349,057	339,463	343,156	341,771	214,639
Interest income	1,274,532	1,002,789	242,470	172,046	75,412
Miscellaneous	782,123	727,168	665,769	611,522	780,683
Transfers	185,724	(23,528)	(16,050)	—	(665)
Capital contributions from governmental activities to business-type activities	—	(125,197)	—	—	—
Transfer of Capital assets from business-type activities to governmental activities	—	33,447	—	—	—
Net Position Received from Annexation	—	—	—	—	—
<b>Total Governmental Activities</b>	<b>19,590,162</b>	<b>22,055,034</b>	<b>20,665,137</b>	<b>22,146,698</b>	<b>23,161,916</b>
Business Type Activities					
Interest Income	1,831	9,328	23,395	21,508	9,018
Miscellaneous	—	—	—	—	—
Transfers	(185,724)	23,528	16,050	—	665
Capital contributions from governmental activities to business-type activities	—	125,197	—	—	—
Transfer of Capital assets from business-type activities to governmental activities	—	(33,447)	—	—	—
Net Position Received from Annexation	—	—	—	—	—
<b>Total Business Type Activities</b>	<b>(183,893)</b>	<b>124,606</b>	<b>39,445</b>	<b>21,508</b>	<b>9,683</b>
Total primary governmental activities general revenues and other charges	19,406,269	22,179,640	20,704,582	22,168,206	23,171,599

**FINANCIAL TRENDS****Table 2c**

**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEAR**  
**(Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Change in Net Position</b>					
Governmental Activities	1,578,388	5,574,260	1,911,249	3,403,756	5,755,755
Business-Type Activities	194,288	886,715	(143,178)	(2,612)	(502,585)
Change in Net Position	<u>\$ 1,772,676</u>	<u>\$ 6,460,975</u>	<u>\$ 1,768,071</u>	<u>\$ 3,401,144</u>	<u>\$ 5,253,170</u>
Change in Accounting Principle:					
Governmental Activities	—	—	(611,376)	—	—
Business-Type Activities	—	—	(4,387)	—	—
Change in Accounting Principle:	<u>—</u>	<u>—</u>	<u>(615,763)</u>	<u>—</u>	<u>—</u>
Total Primary Government	<u>\$ 1,772,676</u>	<u>\$ 6,460,975</u>	<u>\$ 1,152,308</u>	<u>\$ 3,401,144</u>	<u>\$ 5,253,170</u>

**Note:** The City adopted GASB Statement No. 65 for the fiscal year ended 9/30/2015. No prior period information was restated.

Table 2d

**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEAR**  
**(Accrual Basis of Accounting)**

	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Change in Net Position</b>					
Governmental Activities	2,552,956	4,464,935	3,988,348	3,938,668	3,668,140
Business-Type Activities	115,451	779,322	672,006	602,059	788,070
Change in Net Position	<b>\$ 2,668,407</b>	<b>\$ 5,244,257</b>	<b>\$ 4,660,354</b>	<b>\$ 4,540,727</b>	<b>\$ 4,456,210</b>
 Change in Accounting Principle:					
Governmental Activities	—	—	—	—	—
Business-Type Activities	—	—	—	—	—
Change in Accounting Principle:	—	—	—	—	—
Total Primary Government	<b>2,668,407</b>	<b>5,244,257</b>	<b>4,660,354</b>	<b>4,540,727</b>	<b>4,456,210</b>

**FINANCIAL TRENDS****Table 3a**

**Fund Balances of Governmental Funds**  
**LAST TEN FISCAL YEARS**  
**(Modified Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>General Fund</b>					
Nonspendable	\$ —	\$ —	\$ 84,840	\$ 263,575	\$ 43,298
Restricted	—	—	—	—	—
Committed for:					
Capital outlay	—	—	—	—	—
Unassigned	<u>5,392,485</u>	<u>8,269,430</u>	<u>8,109,475</u>	<u>8,898,359</u>	<u>9,087,712</u>
<b>Total General Fund</b>	<b><u>\$ 5,392,485</u></b>	<b><u>\$ 8,269,430</u></b>	<b><u>\$ 8,194,315</u></b>	<b><u>\$ 9,161,934</u></b>	<b><u>\$ 9,131,010</u></b>
<b>All Other Governmental Funds</b>					
Nonspendable	\$ —	\$ —	\$ —	\$ —	\$ —
Restricted for:					
Debt Service	5,162,786	5,620,155	3,612,797	4,746,495	6,024,480
Community Betterment	2,491,321	2,082,173	1,216,946	1,645,971	1,966,247
Economic Development	16,990,730	16,775,152	16,554,788	16,343,469	16,129,763
84th Street Redevelopment	—	—	—	1,848,042	14,650,624
Public Safety	—	—	—	—	—
Committed for:					
Capital Improvements	660,518	536,600	702,103	236,369	264,477
Unassigned	—	—	—	—	—
<b>Total All Other Governmental Funds</b>	<b><u>\$ 25,305,355</u></b>	<b><u>\$ 25,014,080</u></b>	<b><u>\$ 22,086,634</u></b>	<b><u>\$ 24,820,346</u></b>	<b><u>\$ 39,035,591</u></b>

Table 3b

**Fund Balances of Governmental Funds (Continued)**  
**LAST TEN FISCAL YEARS**  
**(Modified Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>General Fund</b>					
Nonspendable	\$ 134,883	\$ 56,437	\$ 62,711	\$ 86,386	\$ 133,596
Restricted	—	131,146	—	62,616	189,345
Committed for:					
Capital outlay	—	—	100,716	351,471	402,371
Unassigned	7,921,378	6,827,379	7,776,196	9,120,068	11,073,380
<b>Total General Fund</b>	<b><u>\$ 8,056,261</u></b>	<b><u>\$ 7,014,962</u></b>	<b><u>\$ 7,939,623</u></b>	<b><u>\$ 9,620,541</u></b>	<b><u>\$ 11,798,692</u></b>
<b>All Other Governmental Funds</b>					
Nonspendable	\$ —	\$ —	\$ 2,366	\$ 2,681	\$ 2,774
Restricted for:					
Debt Service	6,217,965	6,031,758	4,203,542	3,752,028	3,658,748
Community Betterment	2,734,800	3,245,598	3,570,210	3,977,414	4,530,985
Economic Development	16,120,117	3,607,668	7,043	7,069	5,509,493
84th Street Redevelopment	9,413,946	10,497,181	6,452,576	4,102,718	4,611,453
Public Safety	—	16,880	21,099	25,822	75,772
Committed for:					
Capital Improvements	—	—	—	149,620	3,658,589
Unassigned	(881,978)	—	—	—	—
<b>Total All Other Governmental Funds</b>	<b><u>\$ 33,604,850</u></b>	<b><u>\$ 23,399,085</u></b>	<b><u>\$ 14,256,836</u></b>	<b><u>\$ 12,017,352</u></b>	<b><u>\$ 22,047,814</u></b>

**FINANCIAL TRENDS****Table 4a**

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**(Modified Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Revenues</b>					
Taxes					
Property	\$ 5,744,386	5,744,730	6,721,628	6,912,323	7,299,937
Sales and Use	4,476,662	6,269,262	5,523,544	7,722,672	9,087,248
Occupation	1,580,448	1,705,931	1,813,090	1,821,521	1,769,846
Motor Vehicle	324,746	354,182	385,836	402,999	444,213
In lieu of taxes	200,159	236,021	280,249	310,218	323,279
Licenses and permits	427,362	464,950	511,857	663,837	535,652
Intergovernmental	3,272,007	2,452,991	1,940,840	2,767,397	2,510,041
Charges for services	432,726	475,908	455,299	283,575	285,461
Keno	1,298,859	1,256,231	1,314,587	1,389,381	1,282,710
Interest Income	1,321,256	1,301,858	1,230,685	1,513,486	1,259,744
Special Assessments	117,338	140,471	18,514	731,673	129,801
Miscellaneous	56,314	62,266	247,292	1,206,518	897,722
<b>Total Revenues</b>	<b>19,252,263</b>	<b>20,464,801</b>	<b>20,443,421</b>	<b>25,725,600</b>	<b>25,825,654</b>
<b>Expenditures</b>					
Current					
General government	2,089,437	2,114,795	2,164,343	2,738,370	3,004,718
Public works	2,098,247	2,122,632	2,055,777	2,109,913	2,058,528
Public safety	4,360,564	4,255,511	5,003,284	5,726,842	5,850,116
Culture and recreation	2,205,502	2,237,321	2,328,643	2,305,979	2,455,107
Community betterment	420,338	542,381	476,137	471,751	534,331
Community development	1,144,697	615,014	570,548	579,238	851,063
State sales and use tax refunds	—	—	2,426,693	232,320	773,245
Capital outlay	1,879,308	1,352,623	1,732,940	2,650,442	3,450,398
Debt service					
Principal retirement	3,170,000	3,785,000	3,907,697	3,572,623	4,191,956
Interest	2,784,588	2,434,294	2,405,870	2,279,745	2,019,445
Bond issuance costs	—	—	—	—	—
<b>Total Expenditures</b>	<b>20,152,681</b>	<b>19,459,571</b>	<b>23,071,932</b>	<b>22,667,223</b>	<b>25,188,907</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(900,418)</b>	<b>1,005,230</b>	<b>(2,628,511)</b>	<b>3,058,377</b>	<b>636,747</b>

Table 4b

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS  
(Modified Accrual Basis of Accounting)

	Fiscal Year				
	2017	2018	2019	2020	2021
<b>Revenues</b>					
Taxes					
Property	\$ 7,674,921	\$ 8,333,225	\$ 8,501,667	\$ 9,211,847	\$ 10,127,600
Sales and Use	9,140,084	9,821,847	10,024,129	10,166,837	10,715,441
Occupation	1,743,994	1,831,621	1,711,471	2,160,134	2,395,210
Motor Vehicle	477,817	483,324	507,578	491,790	517,238
In lieu of taxes	349,057	339,463	343,156	341,771	214,639
Licenses and permits	547,546	734,973	530,410	547,792	553,859
Intergovernmental	1,852,125	1,941,816	2,080,722	4,057,740	2,507,193
Charges for services	352,183	429,630	530,676	279,826	311,450
Keno	1,228,240	1,133,699	1,111,910	1,432,402	1,435,553
Interest Income	1,247,903	950,149	250,998	171,521	75,156
Special Assessments	21,843	45,440	455,621	1,136	4,654
Miscellaneous	765,995	595,623	661,738	601,784	656,682
<b>Total Revenues</b>	<b>\$ 25,401,708</b>	<b>\$ 26,640,810</b>	<b>\$ 26,710,076</b>	<b>\$ 29,464,580</b>	<b>\$ 29,514,675</b>
<b>Expenditures</b>					
Current					
General government	\$ 2,978,453	\$ 3,664,625	\$ 3,828,286	\$ 4,148,656	\$ 4,115,346
Public works	2,068,969	2,031,477	2,345,088	1,988,442	2,456,234
Public safety	6,157,356	6,537,737	7,059,968	7,427,583	7,879,585
Culture and recreation	2,564,596	2,690,026	2,670,865	2,566,183	2,815,926
Community betterment	555,357	499,720	727,184	717,281	659,766
Community development	842,525	1,235,141	571,650	628,115	925,830
State sales and use tax refunds	1,593,069	2,064,859	402,889	1,000,443	1,618,955
Capital outlay	9,323,669	10,074,863	11,806,758	5,091,725	5,267,838
Debt service					
Principal retirement	4,018,904	31,302,409	4,228,603	3,943,794	3,922,884
Interest	2,027,947	2,462,867	1,286,030	1,228,995	1,022,787
Bond issuance costs	—	—	—	—	1,098,123
<b>Total Expenditures</b>	<b>\$ 32,130,845</b>	<b>\$ 62,563,724</b>	<b>\$ 34,927,321</b>	<b>\$ 28,741,217</b>	<b>\$ 31,783,274</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(6,729,137)	(35,922,914)	(8,217,245)	723,363	(2,268,599)

**FINANCIAL TRENDS****Table 4a**

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS (Continued)**  
**LAST TEN FISCAL YEARS**  
**(Modified Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(900,418)	1,005,230	(2,628,511)	3,058,377	636,747
<b>Other Financing Sources (Uses)</b>					
Refunding bonds issued	8,915,000	—	—	11,035,000	8,240,000
Payment to bond refunding escrow agent	(8,804,370)	—	—	(10,145,000)	(8,110,000)
Bond or note issuance	—	—	—	—	13,285,000
Bond premium	—	—	—	132,398	107,574
Insurance proceeds	—	—	—	—	—
Transfers, net	(250,000)	(250,000)	(374,050)	(109,444)	25,000
Net position received from annexation	—	1,830,440	—	—	—
<b>Total Other financing sources (uses)</b>	<b>(139,370)</b>	<b>1,580,440</b>	<b>(374,050)</b>	<b>912,954</b>	<b>13,547,574</b>
<b>Net Change in Fund Balances</b>	<b>(1,039,788)</b>	<b>2,585,670</b>	<b>(3,002,561)</b>	<b>3,971,331</b>	<b>14,184,321</b>
Debt service as a percentage of non-capital expenditures*	32 %	34 %	30 %	29 %	28 %

Table 4b

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS (Continued)**  
**LAST TEN FISCAL YEARS**  
**(Modified Accrual Basis of Accounting)**

	<b>Fiscal Year</b>				
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(6,729,137)	(35,922,914)	(8,217,245)	723,363	(2,268,599)
<b>Other Financing Sources (Uses)</b>					
Refunding bonds issued	\$ —	\$ 3,150,000	\$ —	\$ 4,690,000	\$ 32,370,000
Payment to bond refunding escrow agent	—	(3,095,000)	—	(4,915,000)	(18,400,000)
Bond or note issuance	—	24,345,811	—	—	—
Bond premium	—	150,876	—	294,218	507,866
Insurance proceeds	—	131,146	—	—	—
Transfers, net	223,647	(6,983)	(343)	—	(665)
Net position received from annexation	—	—	—	—	—
<b>Total Other financing sources (uses)</b>	<b>223,647</b>	<b>24,675,850</b>	<b>(343)</b>	<b>69,218</b>	<b>14,477,201</b>
<b>Net Change in Fund Balances</b>	<b>\$ (6,505,490)</b>	<b>\$ (11,247,064)</b>	<b>\$ (8,217,588)</b>	<b>\$ 792,581</b>	<b>\$ 12,208,602</b>
Debt service as a percentage of non-capital expenditures*	27 %	64 %	24 %	21 %	19 %

\* In the fiscal year ended 9/30/2018, the City retired an \$11,215,000 bond anticipation note and repaid a \$15,810,692 note. Excluding these amounts from principal retirement, the debt service as a percent of non-capital expenditures ratio would be 26% rather than 64%.

**REVENUE CAPACITY**

**Table 5**  
**TOTAL CITY TAXABLE SALES**  
**LAST TEN FISCAL YEARS**

<b>Fiscal Year Ended September 30</b>	<b>Total City Taxable Sales</b>	<b>Total Direct Tax Rate</b>
2012	\$ 314,443,224	1.50%
2013	444,362,439	1.50%
2014	283,918,489	2.00%
2015	398,170,898	2.00%
2016	467,201,026	2.00%
2017	479,638,144	2.00%
2018	521,747,831	2.00%
2019	519,030,075	2.00%
2020	531,849,505	2.00%
2021	570,257,625	2.00%

**Note:** The 2014 voter approved tax rate increase began October 1, 2014 for the redevelopment of the 84th Street corridor.

In 2013, the City experienced unusually high consumer use taxable sales related to business projects initiated under the Nebraska Advantage Act. This consumer use tax collected was refunded in subsequent years per the terms of the Nebraska Advantage Act.

**Source:** Nebraska Department of Revenue

Table 6

**TOTAL CITY SALES TAX RATES  
DIRECT AND OVERLAPPING GOVERNMENTS  
LAST TEN FISCAL YEARS**

<b>Year</b>	<b>Direct<sup>1</sup></b>	<b>Overlapping<sup>2</sup></b>	<b>Total Tax Rate</b>
	<b>City of La Vista</b>	<b>State of Nebraska</b>	
2012	0.0150	0.0550	0.0700
2013	0.0150	0.0550	0.0700
2014	0.0150	0.0550	0.0700
2015	0.0200	0.0550	0.0750
2016	0.0200	0.0550	0.0750
2017	0.0200	0.0550	0.0750
2018	0.0200	0.0550	0.0750
2019	0.0200	0.0550	0.0750
2020	0.0200	0.0550	0.0750
2021	0.0200	0.0550	0.0750

**Note:** <sup>1</sup> 2014 voter approved tax rate increase began October for the redevelopment of the 84th Street corridor.

<sup>2</sup> Overlapping rates are those of other governments that apply to consumers within the City of La Vista.

**Source:** Nebraska Department of Revenue

**REVENUE CAPACITY**

**Table 7**  
**NET TAXABLE SALES BY BUSINESS CLASSIFICATION**  
**CURRENT YEAR AND TEN YEARS AGO**

Business Classification	2020		2010			Percentage of Total City Taxable Assessed Value	
	Net Taxable Sales	Rank	Percentage of Total City Taxable Assessed Value		Rank		
			Taxable Assessed Value	Taxable Assessed Value			
Retail Trade	\$1,149,449,722	1	24822	\$ 538,374,482	1	58.64%	
Accommodations & Food Services	297,498,318	2	0.169349386	353934	190,720,232	20.77%	
Wholesale Trade	185,569,897	3	774094	129,310,881	3	14.09%	
Other	124,195,355		6237516	59,649,057		6.50%	
	1,756,713,292		0.9999	918,054,652		100.00%	
City of La Vista Total	\$ 531,849,505			\$ 246,875,288			
City of La Vista Percentage of Total		30.28%			26.89%		

**Note:** Amounts shown are Sarpy County net taxable sales, which include refunds and do not include motor vehicle net sales.  
The sales numbers are on a calendar year basis.  
Amounts are not available at the City level.  
2021 sales data is not yet available from the Nebraska Department of Revenue.

**Source:** Nebraska Department of Revenue

**Table 8**

**ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY**  
**LAST TEN FISCAL YEARS**

<b>Fiscal Year Ended September 30</b>	<b>Real Property</b>	<b>Personal Property</b>	<b>Total Assessed Value</b>	<b>Total Direct Tax Rate</b>
2012	1,020,444,933	38,892,725	1,059,337,658	0.5500
2013	1,026,386,501	33,988,114	1,060,374,615	0.5500
2014	1,192,636,619	51,330,141	1,243,966,760	0.5500
2015	1,218,326,286	50,759,000	1,269,085,286	0.5500
2016	1,277,942,663	53,195,886	1,331,138,549	0.5500
2017	1,350,942,709	59,738,367	1,410,681,076	0.5500
2018	1,428,659,445	68,162,463	1,496,821,908	0.5500
2019	1,472,463,575	69,678,083	1,542,141,658	0.5500
2020	1,580,605,750	70,812,076	1,651,417,826	0.5500
2021	1,677,983,246	77,124,063	1,755,107,309	0.5500

**Note:** Property is assessed at actual value, therefore, the assessed values are equal to actual value.

**Source:** Sarpy County Assessor's Office

**REVENUE CAPACITY**

**Table 9a**

**PROPERTY TAX RATES-DIRECT AND OVERLAPPING GOVERNMENTS**  
**LAST TEN FISCAL YEARS**

<b>Fiscal Year</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b>City of La Vista</b>					
General Fund	0.5000	0.4900	0.4900	0.4900	0.4100
Debt Service	0.0500	0.0600	0.0600	0.0600	0.1400
<b>Total City of La Vista</b>	<b>0.5500</b>	<b>0.5500</b>	<b>0.5500</b>	<b>0.5500</b>	<b>0.5500</b>
<b>Overlapping rates<sup>2</sup></b>					
Sarpy County	0.29990	0.29990	0.29990	0.29990	0.29690
Papillion-La Vista Schools	0.09257	0.09667	0.12042	0.11886	0.11412
Papillion School Special Building	—	—	—	—	0.01000
School District 27 Bond 1	0.01411	0.01359	—	—	—
School District 27 Bond 2	0.02684	0.02586	—	—	—
School District 27 Bond 3	0.11094	0.11189	0.1113	0.11246	0.11046
School District 27 Bond 4	0.06230	0.05785	0.0594	0.05956	0.05812
School District 27 Bond 5	—	—	0.01529	0.06223	0.05985
School District 27 Bond 6	—	—	—	—	—
Elementary Learning Community	0.95000	0.95000	0.9500	0.95000	0.95000
Learning Community -					
Elementary Learning	0.01000	0.01000	0.01000	0.01000	0.01625
Papio Natural Resource	0.03275	0.03061	0.02422	0.02453	0.03045
Papio NRD Bond	—	0.00215	0.00853	0.00823	0.00759
Metro Community College	0.08500	0.08500	0.09500	0.09500	0.09500
Agricultural Society	0.00134	0.00136	0.00210	0.00224	0.00240
Educational Service Unit 3	0.01609	0.01606	0.01500	0.01500	0.01500
<b>Total Overlapping Rates</b>	<b>1.70184</b>	<b>1.70094</b>	<b>1.71120</b>	<b>1.75801</b>	<b>1.76614</b>
<b>Total Tax Rate</b>	<b>2.25184</b>	<b>2.25094</b>	<b>2.26120</b>	<b>2.30801</b>	<b>2.31614</b>

**Table 9b**

**PROPERTY TAX RATES-DIRECT AND OVERLAPPING GOVERNMENTS (Continued)**

**LAST TEN FISCAL YEARS**

<b>Fiscal Year</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Tax Year</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>City of La Vista</b>					
General Fund	0.4100	0.4100	0.4900	0.4900	0.5000
Debt Service	0.1400	0.1400	0.0600	0.0600	0.0500
Total City of La Vista	0.5500	0.5500	0.5500	0.5500	0.5500
<b>Overlapping rates<sup>2</sup></b>					
Sarpy County	0.29690	0.29690	0.29690	0.29690	0.29690
Papillion-La Vista Schools	0.10855	1.07599	1.07070	1.04696	1.03341
Papillion School Special Building	0.01000	—	—	0.02500	0.02509
School District 27 Bond 1	—	—	—	—	—
School District 27 Bond 2	—	—	—	—	—
School District 27 Bond 3	0.10410	0.10145	0.09819	0.06616	0.05318
School District 27 Bond 4	0.05694	0.05646	0.05440	0.05131	0.05082
School District 27 Bond 5	0.07525	0.07191	0.06669	0.06347	0.06188
School District 27 Bond 6	—	—	0.01503	0.03773	0.06625
Elementary Learning Community	0.95000	—	—	—	—
Learning Community - Elementary Learning	0.01525	0.01625	0.01625	0.01605	0.01625
Papio Natural Resource	0.03061	0.03079	0.03085	0.03102	0.03060
Papio NRD Bond	0.00743	0.00701	0.00674	0.00637	0.00589
Metro Community College	0.09500	0.09500	0.09500	0.09500	0.09500
Agricultural Society	0.00257	0.00259	0.00274	0.00276	0.00277
Educational Service Unit 3	0.01500	0.01500	0.01500	0.01500	0.01500
Total Overlapping Rates	1.76760	1.76935	1.76849	1.75373	1.75304
Total Tax Rate	2.31760	2.31935	2.31849	2.30373	2.30304

**Note:** The above tax year rates are for use in the following fiscal year.

**Source:** Sarpy County Clerk's Office and City of La Vista Finance Department

<sup>1</sup> Tax rates are per \$100 of assessed valuation and effective on September 1 of each year.

<sup>2</sup> Overlapping Rates are those of local and county governments which apply to property owners within the City of La Vista, NE.

**REVENUE CAPACITY****Table 10****PRINCIPAL PROPERTY TAXPAYERS****Current Year and Nine Years Ago**

<b>Taxpayer</b>	<b>Type of Business</b>	<b>2021</b>		<b>Percentage of Total City Taxable Assessed Value</b>
		<b>Taxable Assessed Value</b>	<b>Rank</b>	
JDHQ Hotels	Conference Center/Hotel	\$ 68,007,000	1	3.87%
Harrison Hills Apartments, LLC	Apartments	40,846,700	2	2.33%
Green Pointe, LLC	Apartments	33,828,000	3	1.93%
Paypal Inc.	Office Building	29,520,366	4	1.68%
Edward Rose Development Co, LLC	Apartments	25,921,590	5	1.48%
Streck Inc.	Manufacturer	24,246,344	6	1.38%
Rotella's Italian Bakery Inc.	Bakery	16,814,624	7	0.96%
Yahoo Holdings, Inc. (Oath)	Office Building	15,458,258	8	0.88%
Southwind Partners	Apartments	14,904,000	9	0.85%
SR Group, LLC	Apartments	11,900,000	10	0.68%
<b>Total</b>		<b>\$ 281,446,882</b>		<b>16.04%</b>
<b>Taxpayer</b>	<b>Type of Business</b>	<b>2012</b>		<b>Percentage of Total City Taxable Assessed Value</b>
		<b>Taxable Assessed Value</b>	<b>Rank</b>	
JQH Hotels, LLC	Conference Center/Hotel	\$ 65,630,000	1	6.20%
Harrison Hills Apartments, LLC	Apartments	29,690,000	2	2.80%
Paypal Inc.	Office Building	27,774,372	3	2.62%
Green Pointe, LLC	Apartments	23,330,000	4	2.20%
Streck Inc.	Manufacturer	15,716,424	5	1.48%
Edward Rose Development Co, LLC	Apartments	14,000,500	6	1.32%
The Kroenke Group	Shopping Mall	13,588,872	7	1.28%
Yahoo Holdings, Inc. (Oath)	Office Building	12,117,385	8	1.14%
Southwind Partners	Apartments	10,840,000	9	1.02%
Cabela's	Retail	10,600,000	10	1.00%
<b>Total</b>		<b>\$ 223,287,553</b>		<b>21.08%</b>

**Source:** Sarpy County Assessor's Office

Table 11

**PROPERTY TAX LEVIES AND COLLECTIONS**  
**LAST TEN FISCAL YEARS**

<b>Fiscal Year Ended September 30th,</b>	<b>Taxes Levied for the Fiscal Year</b>	<b>Collected within the Fiscal Year of</b>		<b>Collections in subsequent Years</b>	<b>Total Collections to Date</b>	
		<b>Amount</b>	<b>Percentage of Levy</b>		<b>Amount</b>	<b>Percentage of Levy</b>
2012	\$ 5,826,357	\$ 5,757,064	98.81 %	\$ 66,281	\$ 5,823,345	99.95 %
2013	5,832,060	5,796,975	99.40 %	47,196	5,844,170	100.00 %
2014	6,841,817	6,755,069	98.73 %	81,578	6,836,648	99.92 %
2015	6,979,969	6,895,803	98.79 %	84,677	6,980,479	100.00 %
2016	7,321,262	7,226,652	98.71 %	94,256	7,320,908	100.00 %
2017	7,758,746	7,665,825	98.80 %	82,940	7,748,765	99.87 %
2018	8,232,520	8,178,652	99.35 %	73,482	8,252,134	100.00 %
2019	8,481,779	8,350,204	98.45 %	134,691	8,484,895	100.00 %
2020	9,082,798	8,942,007	98.45 %	174,070	9,116,077	100.00 %
2021	9,653,090	9,585,921	99.30 %	57,228	9,643,150	99.90 %

**Note:** The fiscal year of the City begins October 1 and ends September 30. Taxes are levied in December. First installments of real estate taxes are delinquent the following April 1, second installments delinquent August

Delinquent taxes bear 14 percent interest. The figures above do not include motor vehicle in lieu of ad valorem taxes. Tax receipts are not reported from the County separate from interest collected. Therefore taxes collected may be greater than original levy.

**Source:** Sarpy County Treasurer's Office

**DEBT CAPACITY**

**Table 12a**  
**RATIOS OF OUTSTANDING DEBT BY TYPE**  
**LAST TEN FISCAL YEARS**

	<b>Fiscal Year</b>				
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Governmental Activities</b>					
General obligation bonds	\$56,100,000	\$55,595,000	\$51,780,000	\$48,945,000	\$47,130,000
Registered warrants	640,554	—	—	—	—
Tax revenue bonds	—	—	—	—	—
Bond anticipation notes	—	—	—	—	11,215,000
Notes from direct placements	—	—	—	—	—
Notes payable	239,129	110,589	17,892	149,692	116,710
Premium/discount on bonds issued	38,852	35,427	32,002	147,459	194,010
Deferred for refunding	(811,307)	(751,687)	—	—	—
<b>Business Type Activities</b>					
Revenue bonds	245,000	125,000	—	—	—
Notes payable	123,870	83,178	47,662	14,316	—
Total Primary Government	<u>\$56,576,098</u>	<u>\$55,197,507</u>	<u>\$51,877,556</u>	<u>\$49,256,467</u>	<u>\$58,655,720</u>
Net Debt per Capita	3,496	3,305	3,029	2,896	3,431
Percentage of Personal Income	8.22%	7.66%	6.85%	6.27%	7.30%

**Source:** Finance Department

Table 12b

**RATIOS OF OUTSTANDING DEBT BY TYPE**  
**LAST TEN FISCAL YEARS**

	<b>Fiscal Year</b>				
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Governmental Activities</b>					
General obligation bonds	\$43,145,000	\$25,300,000	\$18,850,000	\$18,885,000	\$29,270,000
Registered warrants	—	—	—	—	—
Tax revenue bonds	—	18,560,000	17,570,000	17,560,000	17,695,000
Bond anticipation notes	11,215,000	—	—	—	—
Notes from direct placements	—	3,150,000	2,470,000	2,485,000	2,155,000
Notes payable	82,806	531,208	—	213,811	70,927
Premium/discount on bonds issued	167,525	285,118	209,564	451,552	836,583
Deferred for refunding	—	—	—	—	—
<b>Business Type Activities</b>					
Revenue bonds	—	—	—	—	—
Notes payable	—	—	—	—	—
Total Primary Government	<u>\$54,610,331</u>	<u>\$47,826,326</u>	<u>\$39,099,564</u>	<u>\$39,595,363</u>	<u>\$50,027,510</u>
Net Debt per Capita	3,187	2,787	2,278	2,306	2,306
Percentage of Personal Income	6.59%	5.54%	4.53%	4.42%	4.42% *

\* 2021 Net Debt per Capital and Percentage of Personal Income is calculated using the City's 2020 demographic data.

**Source:** Finance Department

**DEBT CAPACITY**

**RATIOS OF GENERAL OBLIGATION BONDED DEBT OUTSTANDING  
LAST TEN FISCAL YEARS**

<b>Fiscal Year</b>	<b>General Obligation Bonds</b>	<b>Bond Anticipation Notes</b>	<b>General Bonded Debt</b>	<b>Less: Net Position Restricted for Debt Service</b>			<b>Bonded Debt per Capita<sup>1</sup></b>	<b>Ratio of Net Debt to Valuation of Taxable Real Property<sup>2</sup></b>
						<b>Total</b>		
2012	\$55,327,545	\$ —	\$55,327,545	\$ —	—	\$55,327,545	3,418	5.22%
2013	54,878,740	—	54,878,740	—	—	54,878,740	3,286	4.41%
2014	51,812,002	—	51,812,002	—	—	51,812,002	3,026	4.08%
2015	49,092,459	—	49,092,459	—	—	49,092,459	2,887	3.69%
2016	47,324,010	11,215,000	58,539,010	4,127,637	54,411,373	3,183	3.86%	
2017	43,312,525	11,215,000	54,527,525	4,419,875	50,107,650	2,924	3.35%	
2018	47,295,118	—	47,295,118	5,663,117	41,632,001	2,426	2.70%	
2019	43,197,341	—	43,197,341	3,596,498	39,600,843	2,306	2.40%	
2020	39,381,552	—	39,381,552	3,752,028	35,629,524	2,075	2.16%	
2021	49,956,583	—	49,956,583	3,658,748	46,297,835	2,765 *	2.64%	

**Note:** Details regarding the City's outstanding debt can be found in the Notes to the financial statements.

<sup>1</sup> Population data can be found in Table 16 Demographic and Economic Statistics. Population is not available yet for 2021.

<sup>2</sup> Property Value information can be found in Table 8 Assessed and Estimated Actual Value of Taxable Property.

\* 2021 Bonded Debt per Capital ratio was calculated using the City's 2020 population data.

## STATISTICAL SECTION

**Table 14**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**AS OF SEPTEMBER 30, 2020**

<b>Governmental Units</b>	<b>Debt Outstanding</b>	<b>Estimated Percentage Applicable</b>	<b>Direct and Overlapping Debt to the City</b>
City	\$ 50,027,510	100.00 %	\$ 50,027,510
Overlapping:			
Sarpy County**	\$ 53,650,000	9.75 %	\$ 5,230,875
School District. 0027 Papillion-LaVista	142,522,350	26.65 %	37,982,206
	<u>\$ 196,172,350</u>		<u>\$ 43,213,081</u>
Total	<u>\$ 246,199,860</u>		<u>\$ 93,240,591</u>

**Note:** Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of La Vista. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the City's taxable assessed value and dividing it by the corresponding overlapping government unit's taxable assessed value.

**Source:** Nebraska Auditor of Public Accounts; Each respective political subdivision's 2021-22 budget.

\*\* Includes debt issued by Sarpy County Leasing Corporation

**DEBT CAPACITY****Table 15****PLEDGED REVENUE COVERAGE  
LAST TEN FISCAL YEARS**

<b>Sewer System</b>	<b>Gross Revenue</b>	<b>Direct Operating Expenses</b>	<b>Net Available Revenue</b>	<b>Debt Service Requirements</b>			<b>Coverage</b>
	<b>Utility Service Charges</b>			<b>Principal</b>	<b>Interest</b>	<b>Total</b>	
2012	2,451,692	2,318,950	132,742	123,870	3,688	127,558	1.04
2013	2,647,766	2,617,284	30,482	83,178	3,292	86,470	0.35
2014	2,675,782	3,032,588	(356,806)	47,662	1,213	48,875	(7.30)
2015	3,002,042	3,020,231	(18,189)	14,316	151	14,467	(1.26)
2016	3,322,246	3,299,763	22,483	—	—	—	n/a
2017	3,849,421	3,540,832	308,589	—	—	—	n/a
2018	3,959,894	3,305,178	654,716	—	—	—	n/a
2019	4,203,683	3,571,122	632,561	—	—	—	n/a
2020	4,235,768	3,655,074	580,694	—	—	—	n/a
2021	4,637,741	3,859,354	778,387	—	—	—	n/a
<b>Golf</b>	<b>Gross Revenue</b>						
	<b>Gross Revenue</b>						
2012	260,301	428,501	(168,200)	245,000	13,489	258,489	(0.65)
2013	236,325	378,954	(142,629)	125,000	3,406	128,406	(1.11)
2014	229,615	391,541	(161,926)	—	—	—	n/a
2015	248,149	367,118	(118,969)	—	—	—	n/a
2016	246,215	668,985	(422,770)	—	—	—	n/a
2017	3,470	12,715	(9,245)	—	—	—	n/a
2018	—	—	—	—	—	—	n/a
2019	—	—	—	—	—	—	n/a
2020	—	—	—	—	—	—	n/a
2021	—	—	—	—	—	—	n/a

**Source:** Finance Department

Table 16

DEMOGRAPHIC AND ECONOMIC STATISTICS  
LAST TEN FISCAL YEARS

Fiscal Year	Population <sup>1</sup>	Personal Income (thousands of dollars) <sup>2</sup>	Per Capita Personal Income <sup>2</sup>	Public School Enrollment <sup>3</sup>	Unemployment Rate <sup>4</sup>
2012	15,994	\$ 7,040,716	\$ 42,500	10,393	3.6%
2013	16,185	7,284,847	43,108	10,753	3.3%
2014	16,700	7,592,239	44,179	11,023	2.7%
2015	17,125	8,123,101	46,372	11,159	2.7%
2016	17,006	8,373,872	46,951	11,334	2.8%
2017	17,095	8,757,154	48,282	11,608	2.7%
2018	17,137	9,322,650	50,650	11,730	2.5%
2019	17,163	9,769,841	52,190	11,818	2.7%
2020	17,170	10,419,698	55,173	11,573	3.0%
2021	N/A	N/A	N/A	11,579	3.0%

**Sources:** <sup>1</sup> U.S. Census Bureau. 2021 numbers are not available.

<sup>2</sup> U.S. Department of Commerce Bureau of Economic Analysis, Personal Income and Per Capital Income are based on Omaha-Council Bluffs NE-IA, Sarpy County NE.

<sup>3</sup> Papillion-LaVista Community Schools (Sarpy County School District 0027)

<sup>4</sup> Nebraska.gov - Department of Labor, statistics for Sarpy County, NE

**DEMOGRAPHIC AND ECONOMIC INFORMATION****Table 17****PRINCIPAL EMPLOYERS OF SARPY COUNTY  
CURRENT YEAR AND NINE YEARS AGO**

2021		2012	
EMPLOYER	INDUSTRY	EMPLOYER	INDUSTRY
Offutt Air Force Base	Government	Offutt Air Force Base	Government
PayPal, Inc.	Service	PayPal, Inc.	Service
Papillion-La Vista Public Schools	Education	Bellevue Public Schools	Education
Bellevue Public Schools	Education	Werner Enterprises	Trucking
Werner Enterprises, Inc.	Trucking	Papillion-LaVista Schools	Education
Oriental Trading Company	Retail	InfoGroup Compilation Center	Service
Gretna Public Schools	Education	Bellevue University	Education
Sarpy County	Government	Ehrling Bergquist Clinic	Military Healthcare
Bellevue University	Education	Hillcrest Health Systems	Healthcare
Securities America, Inc.	Financial	Oriental Trading Company	Warehouse/Distribution

**Source:** The Sarpy County 2021 Continuing Disclosure Statement was unavailable prior to issuance so 2020 data was used.

Specific employee numbers are not available due to the proprietary nature of the information.

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**OPERATING INFORMATION****Table 18a****FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION  
LAST TEN FISCAL YEARS**

Function	Full Time Equivalent Employees as of September 30									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>General Fund</b>										
<b>Administrative Services</b>										
Director	—	—	—	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Finance	2.50	2.50	2.50	2.50	3.00	2.00	2.00	3.00	3.00	3.00
City Clerk	3.00	3.00	3.00	2.00	2.50	3.50	3.50	4.50	4.50	4.50
Human Resources	1.50	1.50	1.50	2.50	2.00	2.00	2.00	2.00	2.00	2.00
Information Technology	—	—	—	—	—	—	—	—	—	1.00
<b>Administration</b>										
City Administrator's Office	4.00	4.88	4.88	4.88	4.88	5.00	5.00	5.00	5.00	5.00
Intern (Paid)	—	—	—	—	—	—	—	—	—	0.70
Intern (Unpaid)	0.25	0.25	0.25	0.25	—	—	—	—	—	—
<b>Community Development</b>										
Director's Office	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Deputy Director	—	—	—	—	—	—	—	—	1.00	1.00
Planning	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	1.00	1.00
Building Inspection	3.50	3.50	3.50	3.50	2.00	2.00	2.00	2.00	2.00	2.00
Intern (Paid)	0.50	0.50	0.50	0.50	0.50	0.72	0.72	—	—	—
<b>Public Safety</b>										
Police Sworn	34.00	34.00	34.00	34.00	34.00	34.00	36.00	38.00	39.00	40.00
Police Civilian	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50
<b>Public Works</b>										
Director's Office	—	4.00	4.00	4.00	4.00	5.00	5.00	6.00	5.00	5.00
Intern (Paid)	—	0.24	0.62	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Building Maintenance	—	—	—	2.50	2.50	2.50	2.50	2.50	2.00	2.00
Streets Operating	19.24	15.62	15.62	15.62	15.62	15.62	15.62	16.00	17.00	17.00
Streets Part Time & Seasonal	1.88	1.88	1.88	1.88	1.88	1.88	1.88	1.88	3.60	3.60
Parks Operating	8.00	8.00	7.00	8.00	8.00	9.00	9.00	11.00	11.00	11.00
Parks Part Time & Seasonal	3.36	3.36	3.36	3.98	3.98	5.13	3.13	3.38	3.38	3.38
Sports Complex	3.00	3.00	4.00	4.00	4.00	4.00	4.00	3.00	3.00	3.00
Sports Complex Seasonal	0.84	0.84	0.84	0.84	0.84	1.08	2.12	2.20	2.20	2.20

**Table 18b**

**FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION (Continued)**

**LAST TEN FISCAL YEARS**

	<b>Full Time Equivalent Employees as of September 30</b>									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Library</b>										
Director's Office	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.00	6.00	6.00
Circulation Clerks	5.90	5.90	5.90	6.00	6.70	6.88	6.88	6.88	7.38	7.38
Library (Seasonal)	0.25	0.25	0.25	0.25	0.10	0.10	0.10	0.10	0.10	0.10
<b>Recreation</b>										
Director's Office	5.00	5.00	5.00	5.00	5.00	6.00	6.00	6.00	6.50	6.50
Recreation Assistants	4.00	3.30	3.30	3.30	3.30	3.34	3.34	3.34	3.33	3.33
Senior Bus	1.30	1.30	1.75	1.83	1.83	1.84	1.84	1.80	1.80	1.80
Swimming Pool (Seasonal)	3.99	3.99	3.99	3.99	3.99	4.00	4.00	4.03	4.03	4.03
<b>General Fund Total</b>	<u>119.51</u>	<u>120.31</u>	<u>121.14</u>	<u>126.52</u>	<u>125.82</u>	<u>130.79</u>	<u>131.83</u>	<u>139.81</u>	<u>143.02</u>	<u>145.72</u>
<b>Sewer Fund</b>										
Sewer Division	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Seasonal	2.08	2.08	2.08	2.08	2.08	1.34	1.34	1.34	0.07	0.07
<b>Sewer Fund Total</b>	<u>8.08</u>	<u>8.08</u>	<u>8.08</u>	<u>8.08</u>	<u>8.08</u>	<u>7.34</u>	<u>7.34</u>	<u>7.34</u>	<u>6.07</u>	<u>6.07</u>
<b>Police Academy Fund</b>										
Director	—	—	—	—	—	—	—	1.00	1.00	1.00
<b>Police Academy Fund Total</b>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>
All Funds Total	<u>127.59</u>	<u>128.39</u>	<u>129.22</u>	<u>134.60</u>	<u>133.90</u>	<u>138.13</u>	<u>140.17</u>	<u>148.15</u>	<u>150.09</u>	<u>152.79</u>

**Source:** Various City Departments

\* Full-Time Equivalent information has been updated from the prior year report.

**OPERATING INFORMATION****Table 19a****OPERATING INDICATORS BY FUNCTION  
LAST TEN CALENDAR YEARS**

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Function					
Engineering					
Miles of Street - Reconstruction	—	3	—	—	2
Public Safety					
Police					
Arrests	520	566	652	534	350
Parking/Ordinance Citations	35	54	73	33	34
Traffic Citations	5,828	6,396	5,790	3,654	2,943
Fire					
Number of Calls Answered	n/a	n/a	792	1,080	1,363
Number of Facilities	2	2	2	2	2
Building and Safety					
Number of Commercial					
Building Permits	32	35	34	45	42
Number of Residential					
Building Permits	146	137	124	115	99
Miscellaneous Permits	1,019	784	786	725	798
Building Inspections	2,813	1,960	2,093	n/a	1,661
Culture and Recreation					
Library					
Total Circulation	143,931	153,697	158,336	176,633	166,197
Recreation					
Attendance: Community Center	n/a	n/a	93,551	96,935	85,590

Table 19b

**OPERATING INDICATORS BY FUNCTION (Continued)**  
**LAST TEN CALENDAR YEARS**

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Function					
Engineering					
Miles of Street - Reconstruction	3	—	7	—	12
Public Safety					
Police					
Arrests	317	390	275	252	206
Parking/Ordinance Citations	40	33	96	20	79
Traffic Citations	2,739	3,525	2,737	2,207	1,923
Fire					
Number of Calls Answered	1,289	1,239	1,427	1,354	1,402
Number of Facilities	2	2	2	2	2
Building and Safety					
Number of Commercial					
Building Permits	51	53	75	51	58
Number of Residential					
Building Permits	107	121	90	110	115
Miscellaneous Permits	1,428	1,285	984	693	780
Building Inspections	2,126	2,989	3,327	1,082	2,582
Culture and Recreation					
Library					
Total Circulation	165,606	162,799	175,187	117,517	123,916
Recreation					
Attendance: Community Center	84,775	93,028	95,187	49,805	22,176

**Source:** Various City Departments

**OPERATING INFORMATION****Table 20a****CAPITAL ASSET STATISTICS BY FUNCTION  
LAST TEN FISCAL YEARS**

	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Function					
General Government					
City Hall	1	1	1	1	1
Public Safety					
Police Stations	1	1	1	1	1
Fire Stations	2	2	2	2	2
Streets					
Streets (Lane Miles)	192	206	207	209	210
Culture and Recreation					
Parks Acreage	153	153	153	153	153
Parks #	17	17	17	17	17
Swimming Pools (Public)	1	1	1	1	1
Tennis Courts	3	3	3	3	3
Baseball Fields	11	11	11	11	11
Soccer Fields	12	12	12	12	12
Football Fields	2	2	2	2	2
Outdoor Basketball Court	1	1	1	1	1
Remote Airplay Flying Field	1	1	1	1	1
Golf Courses (Public)	1	1	1	1	1
Library	1	1	1	1	1
Sewer					
Sanitary Sewer (miles)	54	54	54	54	54

Table 20b

**CAPITAL ASSET STATISTICS BY FUNCTION (Continued)**  
**LAST TEN FISCAL YEARS**

	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Function					
General Government					
City Hall	1	1	1	1	1
Public Safety					
Police Stations	1	1	1	1	1
Fire Stations	2	2	2	2	2
Streets					
Streets (Lane Miles)	210	213	213	213	213
Culture and Recreation					
Parks Acreage	153	153	153	153	153
Parks #	17	17	17	17	14
Swimming Pools (Public)	1	1	1	1	1
Tennis Courts	3	3	3	3	3
Baseball Fields	11	11	11	11	11
Soccer Fields	12	12	12	12	14
Football Fields	2	2	2	2	—
Outdoor Basketball Court	1	1	1	1	4
Remote Airplay Flying Field	1	1	1	1	1
Golf Courses (Public)	—	—	—	—	—
Library	1	1	1	1	1
Sewer					
Sanitary Sewer (miles)	54	54	54	54	54

**Source:** Various City Departments

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## **Acknowledgement**

The City Finance Department prepared the Annual Comprehensive Financial Report.

The following finance department staff were key members in the preparation of the report:

Kevin Pokorny, Director Administrative Services

Cindy Miserez, CGFM, MBA, Finance Director

Christopher Buurman, Accountant

Report produced by:

City of La Vista Finance Department

8116 Park View Blvd 68128

La Vista, Nebraska 68128

Report located on our website: <http://www.cityoflavista.org/finance>.



# Economic Development Fund Annual Financial Report

FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021

CITY OF LA VISTA,  
NEBRASKA

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### ECONOMIC DEVELOPMENT FUND FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

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# FINANCIAL SECTION

ECONOMIC DEVELOPMENT FUND ANNUAL FINANCIAL REPORT / **CITY OF LA VISTA, NEBRASKA**

## Independent Auditor's Report

Honorable Mayor and Members  
of the City Council  
Economic Development Fund  
City of La Vista  
La Vista, Nebraska

### **Report on the Audit of the Financial Statements**

#### **Opinions**

We have audited the accompanying financial statements of the Economic Development Fund of the City of La Vista, Nebraska (the "Fund"), as of and for the year ended September 30, 2021, and the related statement of revenues, expenditures, and changes in fund balance for the year then ended, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Economic Development Fund of the City of La Vista, Nebraska, as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

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

#### **Responsibilities of Management for the Financial Statements**

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

### **Prior Period Financial Statements**

The financial statements of the Economic Development Fund of the City of La Vista, Nebraska as of September 30, 2020, were audited with a report dated March 3, 2021, expressed an unmodified opinion on those statements.

**Emphasis of Matter**

As discussed in Note 1, the financial statements present only the Economic Development Fund and do not purport to, and do not, present fairly the financial position of the City of La Vista, Nebraska, as of September 30, 2021 and 2020, and the changes in its financial position for the years then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

*Bergankdv, LLC*

Omaha, Nebraska

March 3, 2022

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# Fund Financial Statements

ECONOMIC DEVELOPMENT FUND ANNUAL FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

**FUND FINANCIAL STATEMENTS**

**Economic Development Fund**  
**Balance Sheet**  
**September 30, 2021**

	<b>2021</b>	<b>2020</b>
<b>Assets</b>		
Cash and cash equivalents	<u>\$ 5,509,493</u>	<u>\$ 7,069</u>
Total assets	<u><u>5,509,493</u></u>	<u><u>7,069</u></u>
<b>Liabilities</b>		
Total liabilities	<u><u>—</u></u>	<u><u>—</u></u>
<b>Fund Balance</b>		
Restricted for economic development	<u>5,509,493</u>	<u>7,069</u>
Total fund balance	<u><u>\$ 5,509,493</u></u>	<u><u>\$ 7,069</u></u>

**FUND FINANCIAL STATEMENTS**

**Economic Development Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**Fiscal Year Ended September 30, 2021**

	<b>2021</b>	<b>2020</b>
<b>Revenues</b>		
Interest income	\$ 1,445	\$ 26
Total revenues	<u>1,445</u>	<u>26</u>
<b>Expenditures</b>		
Community development	—	—
Debt service		
Principal retirement	—	—
Interest	—	—
Bond issuance costs	<u>109,021</u>	<u>—</u>
Total expenditures	<u>109,021</u>	<u>—</u>
<b>Deficiency of Revenues Over Expenditures</b>	<u>(107,576)</u>	<u>26</u>
<b>Other Financing Sources (Uses)</b>		
Transfers, net	—	—
Proceeds from the issuance of bonds	<u>5,610,000</u>	<u>—</u>
Total other financing sources (uses)	<u>5,610,000</u>	<u>—</u>
<b>Net Change in Fund Balance</b>	<u>5,502,424</u>	<u>26</u>
<b>Fund Balance, Beginning of Year</b>	<u>7,069</u>	<u>7,043</u>
<b>Fund Balance, End of Year</b>	<u>\$ 5,509,493</u>	<u>\$ 7,069</u>

See Notes to the Financial Statements

# Notes to Financial Statements

ECONOMIC DEVELOPMENT FUND ANNUAL FINANCIAL REPORT / CITY OF LA VISTA, NEBRASKA

## NOTES TO THE FINANCIAL STATEMENTS

### Note 1: Summary of Significant Accounting Policies

#### Organization

On September 30, 2003, the citizens of the City of La Vista, Nebraska (the "City") voted to establish the Economic Development Program to create jobs and/or develop tourism for the purpose of supporting the City's commercial developments, rehabilitate residential neighborhoods and expand industrial development in order to ensure the economic stability and vitality of the City.

#### Financial Reporting Entity

The financial statements of the Economic Development Fund include all significant separately administered activities for which the Economic Development Fund is financially accountable. Financial accountability is determined on the basis of selection of governing authority, imposition of will, a financial benefit/burden relationship, and/or fiscal dependency. The Economic Development Fund's financial statements are included in the City's financial statements as a major governmental fund.

The financial statements present only the Economic Development Fund and do not purport to, and do not, present fairly the financial position of the City as of September 30, 2021 and 2020, and the changes in its financial position for the years then ended in conformity with accounting principles generally accepted in the United States of America.

#### Basis of Accounting

The Economic Development Fund financial statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period and that it is legally available for such purposes. Expenditures are recorded when the related fund liability is incurred, except for debt service expenditures which are reported as expenditures in the year due.

#### Use of Estimates

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

#### Cash and Cash Equivalents

Custodial credit risk is the risk that in the event of a bank failure, a government's deposits may not be returned to it. The Economic Development Fund follows the City's deposit policy for custodial credit risk which requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; bonds and other obligations of the U.S. Treasury, U.S. agencies or instrumentalities of the State of Nebraska; bonds of any city, county, school district or special road district of the State of Nebraska; bonds of any state; or a surety bond having an aggregate value at least equal to the amount of the deposits. The Statutes allow pledged securities to be reduced by the amount of the deposit insured by the Federal Deposit Insurance Corporation (FDIC).

The Economic Development Fund participates in the pooled cash accounts maintained by the City. The Fund's share of this pool was \$5,509,493 and \$7,069 at September 30, 2021 and 2020, respectively.

## NOTES TO THE FINANCIAL STATEMENTS

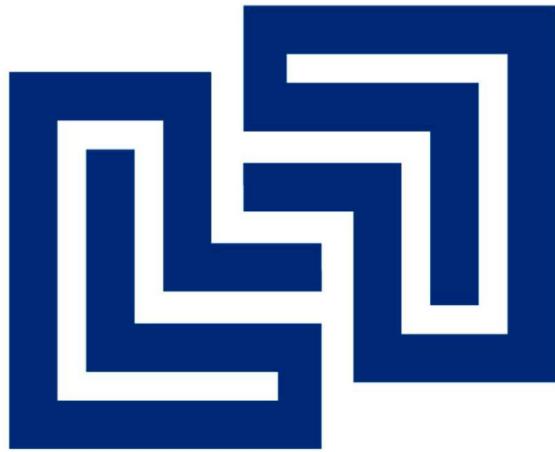
### Note 2: Long-term Debt

On June 1, 2021 the City Council approved a request to increase the \$3 million grant application approved on March 3, 2020, by \$2.5 million, for the Economic Development Fund. The project is the Astro Amphitheater, a 2,500 seat indoor, 5,000 seat outdoor event venue. The developer, City Ventures, is also building apartments and retail/restaurant space at City Centre along 84th Street.

	Original Borrowing	Interest Rates	Final Maturity	Date Callable	Outstanding Balance
<b>Economic Development Fund</b>					
General obligation bonds:					
July 1, 2021 Economic Development bond series 2021	5,610,000	0.350-1.850%	10/15/2029	7/1/2026	<u>5,610,000</u>
Total general obligation bonds					<u>\$ 5,610,000</u>

On July 1, 2021, the City issued economic development fund bonds, series 2021 in the amount of \$5,610,000 for the purpose of providing funding for the grant application approved for the Astro Amphitheater. The interest rates on these bonds are 0.350%-1.850% and are callable on July 1, 2026 and mature on October 15, 2029. There were no interest or principal payments made on these bonds during the year ended September 30, 2021. Maturities of the long-term debt, subject to mandatory redemption are as follows:

YEAR ENDED SEPTEMBER 30, 2021	Principal	Interest	Total
2022	\$ —	\$ 47,926	\$ 47,926
2023	680,000	59,558	739,558
2024	685,000	56,820	741,820
2025	685,000	53,022	738,022
2026	695,000	47,484	742,484
2027 - 2031	2,865,000	96,924	2,961,924
Total	<u>\$ 5,610,000</u>	<u>\$ 361,734</u>	<u>\$ 5,971,734</u>



**LA VISTA**

**IMPROVE YOUR POINT OF VIEW.**