

**CITY OF TERRELL, TEXAS**  
**ANNUAL FINANCIAL REPORT**  
**SEPTEMBER 30, 2020**



**CITY OF TERRELL, TEXAS**

TABLE OF CONTENTS

SEPTEMBER 30, 2020

**Page  
Number**

**INTRODUCTORY SECTION**

Letter of Transmittal .....	i – iv
Organization Chart.....	v
Principal Officials .....	vi

**FINANCIAL SECTION**

Independent Auditor’s Report.....	1 – 3
Management’s Discussion and Analysis.....	4 – 9
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position .....	10 – 11
Statement of Activities .....	12 – 13
Fund Financial Statements	
Balance Sheet – Governmental Funds .....	14 – 15
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position .....	16
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds .....	17 – 18
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	19
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund.....	20 – 21
Statement of Net Position – Proprietary Funds.....	22 – 23
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds .....	24
Statement of Cash Flows – Proprietary Funds.....	25 – 28
Notes to Financial Statements .....	29 – 52

## Required Supplementary Information

Schedule of Changes in Net Pension Liability and Related Ratios .....	53 – 54
Schedule of Pension Contributions .....	55 – 56
Schedule of Changes in Total OPEB Liability and Related Ratios – Texas Municipal Retirement System – Supplemental Death Benefits Fund .....	57
Schedule of Changes in Total OPEB Liability and Related Ratios – Retiree Healthcare Plan .....	58

## Combining Statements

### Nonmajor Governmental Funds

Combining Balance Sheet .....	59 – 64
Combining Statement of Revenues, Expenditures and Changes in Fund Balances .....	65 – 70

### Internal Service Funds

Combining Statement of Net Position .....	71
Combining Statement of Revenues, Expenses and Changes in Fund Net Position .....	72
Combining Statement of Cash Flows .....	73

## **INTRODUCTORY SECTION**

**THIS PAGE LEFT BLANK INTENTIONALLY**



Rick Carmona  
Mayor

September 21, 2021

Tim Royse  
Mayor Pro Tem  
District 5

The Honorable Mayor and Members of the City Council  
City of Terrell  
Terrell, Texas

Mayrani Velazquez  
Deputy Mayor Pro Tem  
District 3

The Finance Department and the City Manager's office are pleased to submit the basic financial statements for the City of Terrell, Texas (the "City") for the fiscal year ended September 30, 2020.

Grady Simpson  
Council Member  
District 2

This report is published to provide the City Council, City staff, our bondholders, our stakeholders, and other interested parties with detailed information concerning the financial condition and activities of the City. Responsibility for both accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

Stephanie Thomas  
Council Member  
District 4

To the best of our knowledge and belief, the enclosed data is accurate in all material aspects and is organized in a manner designed to fairly present the financial position and results of the City as measured by the financial activity of its various funds. We also believe that all disclosures necessary to enable the reader to gain the maximum understanding of the City's financial affairs have been included.

Mike Sims  
City Manager

## THE REPORT

This report is presented in three sections: Introductory, Financial, and Single Audit. The introductory section includes this transmittal letter, a listing of the City officials, and an organizational chart of the City. The financial section includes Management's Discussion and Analysis (MD&A), basic financial statements and combining and individual fund statements and schedules, as well as the independent auditor's report on the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Terrell's MD&A can be found immediately following the report of the independent auditors. The Single Audit section contains a Schedule of Expenditures and Federal Awards and reports required by the Uniform Grant Guidance.

The financial section described above is prepared in accordance with generally accepted account principles for governments as prescribed by the Governmental Accounting Standards Board (GASB) and other professional associations, as applicable.

## **CITY PROFILE**

### **Location**

The City of Terrell, Texas is located on U.S. Highway 80 just north of Interstate 20, and approximately 32 miles east of Dallas, Texas. The City, encompassing approximately 20.04 square miles, had a July 1, 2019 U.S. Census population estimate of 18,869 which is a 19.3% increase from the 2010 census population of 15,816.

The City operates under the Council-Manager form of government. The City Council is comprised of the Mayor and four Council Members, who enact local laws, determine policies and adopt the annual budget. The City Manager is appointed by the City Council and is responsible for daily management of the City. The basic financial statements of the City include all government activities, organizations, and functions for which the City is financially accountable as defined by the GASB. Promotion and development of commercial, industrial, and manufacturing enterprises that create and enhance local job opportunities are provided through a legally separate entity. The Terrell Economic Development Corporation ("TEDC") which functions, in essence, as a department of the City of Terrell has been included as an integral part of the City of Terrell's financial statements. Additional information on this legally separate entity can be found in the notes to the financial statements (see Note I.A.).

### **Services Provided**

The City provides to its citizens those services that have proven to be necessary and meaningful and which the City at the least cost can provide. Major services provided under general government and enterprise functions are police and fire protection, water and sewer services, sanitation services, park and recreational facilities, library services, street maintenance and improvements, general administrative services, and municipal airport services. Internal services of the City accounted for on a cost reimbursement basis, are the fleet services, information technology services, and employee health coverage.

### **Accounting System and Budget Control**

The City's accounting records for general governmental operations are maintained on a modified accrual basis, with the revenues being recorded when available and measurable and expenditures being recorded when the services or goods are received, and the liabilities are incurred. Accounting records of the City's utilities and other proprietary activities are maintained on an accrual basis.

In developing and maintaining the City's accounting system, consideration is given to the adequacy of the internal control structure. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition; and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the evaluation of costs and benefits requires estimates and judgments by management.

All internal control evaluations occur within the above framework. We believe that the City's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

The City Charter provides that the City Council shall adopt the annual budget prepared by City Management. This budget is reviewed by the City Council and is formally adopted by the passage of a budget ordinance. The City Manager is authorized to transfer budgeted amounts between line items and departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council.

Budgetary control has been established at the individual fund level. Financial reports are produced showing budget and actual expenditures for each fund. These financial reports are provided and reported to City Council and management monthly.

Budgetary line-items are reviewed and analyzed for budgetary compliance. Personnel expenditures are monitored and controlled at the position level and capital expenditures (items over \$5,000 and having a useful life of three or more years) are monitored and controlled item by item. Revenue budgets are reviewed monthly.



## ECONOMIC OUTLOOK AND FINANCIAL CONDITIONS

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Terrell has a diversified industrial base consisting of manufacturers, distributors, and processors.

Two institutions of higher education are located in Terrell, which include Southwestern Christian College and Trinity Valley Community College. Recently, Trinity Valley Community College purchased a former hospital site from the City of Terrell located at 1551 State Highway 34 South. Trinity Valley Community College invested \$8 million in capital improvements to renovate and repurpose this facility to become its newest Health Science Center.

The City actively works with the Terrell Economic Development Corporation and local industries to encourage expansions and relations to our community. Land is available for development and the area has and abundant water supply. Incentives are also available to facilitate business expansions or relocations.

Assess property valuations and sales tax collected for the 10 previous years are as follows:

2010	\$	947,284,405	\$	6,744,236
2011		937,009,437		6,867,379
2012		933,111,590		6,841,291
2013		931,725,093		7,826,951
2014		956,578,231		8,131,120
2015		1,006,213,527		8,770,648
2016		1,047,250,846		10,090,742
2017		1,154,529,944		10,901,404
2018		1,171,688,673		11,745,659
2019		1,362,215,578		14,945,001

### Cash Management

The City awards its depository contract through the official bidding procedures for a three-year period, with an option to extend the contract for an additional two years. The current depository contract with American National Bank of Texas expires September 30, 2025, with an option to extend for an additional year.

The City has services-only contract, where a minimum amount of cash is held in interest bearing checking accounts to meet the City's operational needs. The remaining idle cash is invested by City officials in securities as allowed by Texas Statutes and by the City's investment policy.

At September 30, 2020, cash totaling \$25,711,750 was invested in the City's depository or certificates of deposit, and amounts totaling \$10,023,640 were invested in governmental investment pools. The overall portfolio provided \$157,035 in interest income during the year.

It is the City's policy that all demand deposits and time deposits are secured by pledge collateral with a market value equal to no less than 100% of the deposits less an amount insured by the FDIC. The Finance Department and a third-party financial institution maintains evidence of the pledged collateral. Collateral is reviewed monthly to assure market value of the securities pledged equals or exceeds the related bank balances.

All safekeeping arrangements are in accordance with a safekeeping agreement approved by the City Manager that clearly defines the procedural steps for gaining access to pledge collateral deposits should the City of Terrell determine that the City's funds are in jeopardy. The safekeeping institution, or Custodian, is the Federal Home Loan Bank or an institution not affiliated with the firm pledging the collateral. The safekeeping agreement is a three-party contract between the City, the depository bank, and the Federal Home Loan Bank as Custodian. The security is held in the name of the depository bank on behalf of the City. The original copy of all safekeeping is delivered to the City.

All collateral is subject to inspection and audit by the City Secretary and the City's independent auditors.

## **Risk Management**

### Property and Liability Plans

The City is exposed to various risks of loss related to torts; damage to, and destruction of assets; errors and omissions and natural disasters. A comprehensive insurance plan for property and casualty and general liability coverage has been established with the Texas Municipal League.

### Workers' Compensation Plan

The City is exposed to risk of loss due to injuries by employees while performing work-related duties. The City provides workers' compensation insurance coverage with the Texas Municipal League, which provides statutory coverage against potential losses.

### Health Plan

The City has established a self-insurance plan for health care benefits that pays 100% of employee claims limited to \$50,00 per employee and \$650,000 in aggregate. The City has insured claims in excess of plan limits.

## **INDEPENDENT AUDIT**

The City Charter requires an annual audit by independent certified public accountants. The accounting firm of Pattillo, Brown & Hill, L.L.P, was selected by the City Council to perform the fiscal year 2020 audit. In addition to meeting City Charter requirements, the audit also was designed to meet the requirements of the Federal Single Audit Act of 1996 and the related Uniform Grant Guidance. The auditor's report on the basic financial statements is in the financial statements.

## **ACKNOWLEDGEMENTS**

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of all City departments. We would like to express our appreciation to all members to the City's staff who assisted and contributed to its preparation. We would also like to thank the Mayor and City Council members for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

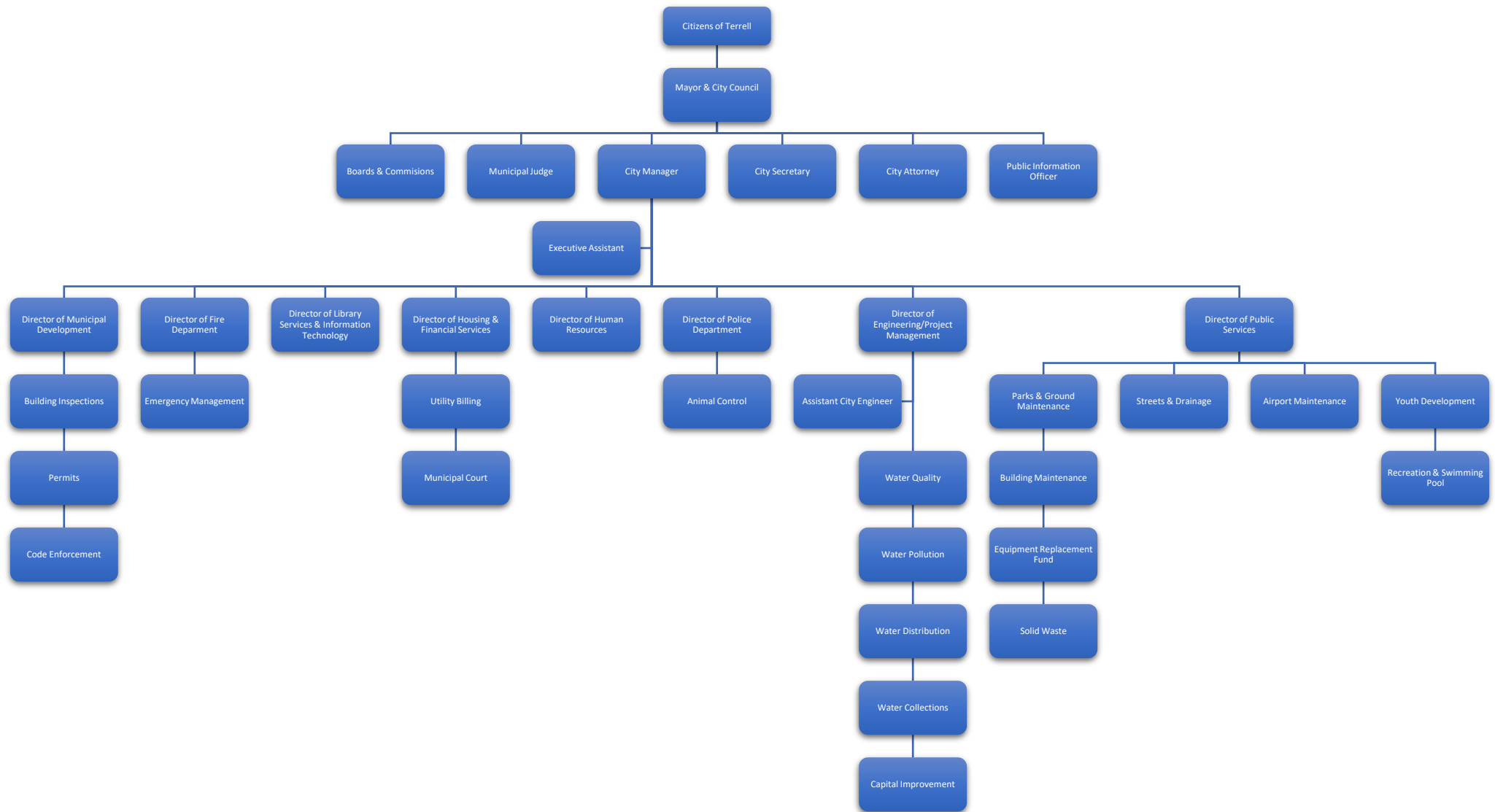
Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Ayers", written in a cursive style.

Jamarcus Ayers  
Director of Housing & Financial Services



## Proposed City of Terrell Organizational Chart Fiscal Year 2019-2020



**CITY OF TERRELL, TEXAS**

PRINCIPAL OFFICIALS

SEPTEMBER 30, 2020

**CITY OFFICIALS**

Mayor ..... Rick Carmona

Council Members ..... Tim Royse, Mayor Pro-Tem

Mayrani Valazquez, Deputy Mayor Pro-Tem

Grady Simpson

Stephanie Holmes

City Manager ..... Mike Sims

City Secretary ..... Dawn Steil

City Attorney ..... Mary Gayle Ramsey

## **FINANCIAL SECTION**

**THIS PAGE LEFT BLANK INTENTIONALLY**



## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and  
Members of the City Council  
City of Terrell, Texas

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Terrell, Texas, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City of Terrell, Texas' basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque

## **Opinions**

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, each major fund, and the aggregate remaining fund information of the City of Terrell, Texas, as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension information, and OPEB plans information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with 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.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Terrell, Texas' basic financial statements. The introductory section and combining nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 combining nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.



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

In accordance with *Government Auditing Standards*, we have also issued our report dated September 21, 2021, on our consideration of the City of Terrell, Texas' 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 the City of Terrell, Texas' 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 City of Terrell, Texas' internal control over financial reporting and compliance.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas  
September 21, 2021

**THIS PAGE LEFT BLANK INTENTIONALLY**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

**THIS PAGE LEFT BLANK INTENTIONALLY**

## **Management's Discussion and Analysis**

As management of the City of Terrell, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended September 30, 2020. This discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial position (its ability to address the next and subsequent years' challenges), (d) identify any material deviations from the financial plan (the approved budget); and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i – iv of this report.

### **FINANCIAL HIGHLIGHTS**

- The assets and deferred outflows of resources of the City of Terrell exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$86,586,713 (net position). Of this amount, (\$2,539,240) (unrestricted net position - deficit), if it were positive, may be used to meet the City's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.
- The City's total net position increased by \$4,958,704 from operations.
- As of the close of the current fiscal year, the City of Terrell's governmental funds reported combined ending fund balances of \$19,439,836, an increase of \$207,753 in comparison with the prior fiscal year. Approximately 41% of this total amount, \$7,876,153, is available for spending at the City's discretion (unassigned fund balance).
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$4,430,547 or 19% of the total General Fund expenditures.
- The City's total long-term debt increased by \$3,341,961 during the current fiscal year. The City issued one series of Certificates of Obligation and a new note. The City's net pension liability decreased during the year due to excellent stock market performance during calendar year 2019 on assets held at TMRS.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected taxes earned but unused and compensated absences).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees (business-type activities).

- Governmental activities include general government and administration, public safety, library, and parks and recreation.
- Business-type activities include the City's water and sewer system and airport operations. Charges for services cover all or most of the cost for these services.

## **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used by state and local governments to control and manage money for particular purposes and to ensure finance-related legal requirements. The City uses two fund types – governmental and proprietary.

- **Governmental funds** – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains 32 governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, the Rent Supplement Section 8, Terrell Public Private Partnership Fund (PPPF), and the Terrell Economic Development Corporation each of which are considered to be major funds. Data from the other 28 funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

- **Proprietary funds** – The City maintains two types of proprietary funds. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses Enterprise Funds to account for its water and sewer utility and airport services. Internal Service Funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses its Internal Service Funds to account for its fleet services and self-funded health insurance plan. Because these services predominantly benefit governmental rather than business-type functions, it is included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewer Utility, and Airport Funds since they are considered to be major funds of the City. All Internal Service Funds are combined into a single aggregated presentation in the proprietary fund financial statements. Individual fund data for the Internal Service Funds is provided in the form of combining statements elsewhere in this report.

## Notes to the 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.

### Other Information

The combining statements referred to earlier in connection with nonmajor governmental funds and Internal Service Funds are presented following the notes to the financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. In the case of the City of Terrell, assets and deferred outflows exceeded liabilities and deferred inflows by \$86,586,713 as of September 30, 2020.

The largest portion of the City's net position, 75% (\$64,725,710), reflects its investments in capital assets (e.g., land, building, equipment, improvements, construction in progress and infrastructure), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide service 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 that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

### CITY OF TERRELL'S NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 46,142,163	\$ 45,991,225	\$ 17,389,450	\$ 14,769,095	\$ 63,531,613	\$ 60,760,320
Capital assets	<u>41,485,997</u>	<u>37,934,429</u>	<u>54,251,229</u>	<u>50,279,343</u>	<u>95,737,226</u>	<u>88,213,772</u>
Total assets	<u>87,628,160</u>	<u>83,925,654</u>	<u>71,640,679</u>	<u>65,048,438</u>	<u>159,268,839</u>	<u>148,974,092</u>
Deferred outflows of resources	<u>1,598,125</u>	<u>3,419,191</u>	<u>242,066</u>	<u>568,951</u>	<u>1,840,191</u>	<u>3,988,142</u>
Long-term liabilities	45,810,529	47,220,830	20,418,968	15,666,706	66,229,497	62,887,536
Other liabilities	<u>4,588,028</u>	<u>6,283,163</u>	<u>1,400,400</u>	<u>1,317,802</u>	<u>5,988,428</u>	<u>7,600,965</u>
Total liabilities	<u>50,398,557</u>	<u>53,503,993</u>	<u>21,819,368</u>	<u>16,984,508</u>	<u>72,217,925</u>	<u>70,488,501</u>
Deferred inflows of resources	<u>1,967,431</u>	<u>727,153</u>	<u>336,961</u>	<u>118,571</u>	<u>2,304,392</u>	<u>845,724</u>
Net position:						
Net investment in capital assets	21,142,320	17,269,974	43,583,390	43,923,944	64,725,710	61,193,918
Restricted	16,228,082	20,287,768	8,172,161	7,084,601	24,400,243	27,372,369
Unrestricted	<u>( 510,105)</u>	<u>( 4,444,043)</u>	<u>( 2,029,135)</u>	<u>( 2,494,235)</u>	<u>( 2,539,240)</u>	<u>( 6,938,278)</u>
Total net position	<u>\$ 36,860,297</u>	<u>\$ 33,113,699</u>	<u>\$ 49,726,416</u>	<u>\$ 48,514,310</u>	<u>\$ 86,586,713</u>	<u>\$ 81,628,009</u>

## Analysis of the City's Operations

The following table provides a summary of the City's operations for the years ended September 30, 2020 and 2019.

### CITY OF TERRELL'S CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	\$ 3,222,091	\$ 2,880,178	\$ 16,837,200	\$ 16,221,735	\$ 20,059,291	\$ 19,101,913
Operating grants and contributions	8,799,478	10,077,305	-	-	8,799,478	10,077,305
Capital grants and contributions	2,989,593	1,553,373	800,887	11,505	3,790,480	1,564,878
General revenues:						
Property taxes	10,593,716	8,758,110	-	-	10,593,716	8,758,110
Franchise taxes	1,534,031	1,541,497	-	-	1,534,031	1,541,497
Sales taxes	14,945,001	11,745,659	-	-	14,945,001	11,745,659
Other taxes	475,209	565,048	-	-	475,209	565,048
Interest	102,590	80,043	67,295	56,167	169,885	136,210
Miscellaneous	1,029,111	124,806	-	1,967	1,029,111	126,773
Gain on sale of capital assets	27,451	-	-	-	27,451	-
Transfers	<u>3,678,361</u>	<u>3,692,615</u>	<u>( 3,678,361)</u>	<u>( 3,692,615)</u>	<u>-</u>	<u>-</u>
Total revenues	<u>47,396,632</u>	<u>41,018,634</u>	<u>14,027,021</u>	<u>12,598,759</u>	<u>61,423,653</u>	<u>53,617,393</u>
Expenses:						
General government	14,491,788	11,968,053	-	-	14,491,788	11,968,053
Public welfare	2,803,978	3,514,329	-	-	2,803,978	3,514,329
Public safety	10,141,501	10,491,313	-	-	10,141,501	10,491,313
Highways and streets	13,612,127	8,831,690	-	-	13,612,127	8,831,690
Sanitation	521,636	830,039	-	-	521,636	830,039
Culture and recreation	574,305	1,279,451	-	-	574,305	1,279,451
Interest on long-term debt	1,504,699	1,100,827	-	-	1,504,699	1,100,827
Water and sewer	-	-	12,192,346	10,934,978	12,192,346	10,934,978
Airport	-	-	622,569	695,774	622,569	695,774
Total expenses	<u>43,650,034</u>	<u>38,015,702</u>	<u>12,814,915</u>	<u>11,630,752</u>	<u>56,464,949</u>	<u>49,646,454</u>
Change in net position	3,746,598	3,002,932	1,212,106	968,007	4,958,704	3,970,939
Net position, beginning	<u>33,113,699</u>	<u>30,110,767</u>	<u>48,514,310</u>	<u>47,546,303</u>	<u>81,628,009</u>	<u>77,657,070</u>
Net position, ending	<u>\$ 36,860,297</u>	<u>\$ 33,113,699</u>	<u>\$ 49,726,416</u>	<u>\$ 48,514,310</u>	<u>\$ 86,586,713</u>	<u>\$ 81,628,009</u>

**Governmental activities.** Of the City's \$4,958,704 overall increase in net position, governmental activities net position increased by \$3,746,598. One of the most significant governmental expenses for the City was general government, which incurred expenses of \$14,491,788. These expenses were funded by revenues collected from a variety of sources, with one of the largest being from sales taxes, which are \$14,945,001 for the fiscal year ended September 30, 2020. Other significant governmental expenses for the City include highways and streets, which incurred \$13,612,127 in expenses.

**Business-type activities.** Business-type activities increased the City's net position by \$1,212,106. This increase was from regular water and sewer operations.

## FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

### Governmental Funds

The focus of the City of Terrell'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 useful measure of a government's net resources available for spending at the end of the fiscal year.



At the end of the current fiscal year, the City of Terrell's governmental funds reported combined ending fund balances of \$19,439,836. Approximately 41% of this total amount (\$7,876,153) constitutes unassigned fund balance. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it has already been committed to (1) pay for capital projects (\$3,912,645), (2) pay for debt service (\$1,245,677), (3) pay for tourism/economic development (\$3,889,828), (4) pay for grants (\$1,151,042), (5) pay for law enforcement (\$56,221), and (6) pay for park development (\$921,608).

In the General Fund, the City budgeted for an increase in the fund balance of \$476,994. Due to actual revenues, specifically sales tax, being more than budgeted, the actual fund balance increased for fiscal year 2020 by \$1,345,399 .

### Proprietary Funds

The City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

Net position of the respective proprietary funds are the Water and Sewer Fund, \$35,134,527; and the Airport Fund, \$14,591,889. The Water and Sewer Fund's net position increased in 2020 by \$1,301,779 and the Airport's net position decreased by \$89,673 .

### General Fund Budgetary Highlights

The City made slight revisions to the original appropriations approved by the City Council. Overall, these changes resulted in a decrease to budgeted General Fund expenditures from the original budget of \$1,154,145.

The City had budgeted for an increase in most revenue categories from the prior year collections based on economic conditions. The City's actual revenues were still larger than the budgeted revenue amount by \$927,503.

### CAPITAL ASSETS

The City of Terrell's investment in capital assets for its governmental and business-type activities as of September 30, 2020, amounts to \$95,737,226 (net of accumulated depreciation). This investment in capital assets includes land, building, equipment, improvements, infrastructure and construction in progress.

More capital asset events during the current fiscal year included the following:

- \$3,682,464 was spent on street improvements, including Griffith Street.
- \$959,230 was spent on new machinery and equipment for the City.

#### CITY OF TERRELL'S CAPITAL ASSETS AT YEAR-END Net of Accumulated Depreciation

	Governmental Activities		Business-type Activities		Totals	
	2020	2019	2020	2019	2020	2019
Land	\$ 1,570,985	\$ 1,027,903	\$ 1,988,733	\$ 1,107,367	\$ 3,559,718	\$ 2,135,270
Buildings and improvements	15,864,744	16,295,617	18,283,102	19,744,206	34,147,846	36,039,823
Machinery and equipment	3,885,016	3,636,684	27,237,274	27,318,225	31,122,290	30,954,909
Infrastructure	14,026,785	13,549,508	-	-	14,026,785	13,549,508
Construction in progress	6,138,467	3,424,717	6,742,120	2,109,545	12,880,587	5,534,262
Total capital assets	<u>\$ 41,485,997</u>	<u>\$ 37,934,429</u>	<u>\$ 54,251,229</u>	<u>\$ 50,279,343</u>	<u>\$ 95,737,226</u>	<u>\$ 88,213,772</u>

## DEBT ADMINISTRATION

At the end of the current fiscal year, the City of Terrell had a total bonded debt of \$41,125,150.

### CITY OF TERRELL'S OUTSTANDING DEBT AT YEAR-END

	Governmental Activities		Business-type Activities		Totals	
	2020	2019	2020	2019	2020	2019
General obligation bonds	\$ 1,965,000	\$ 2,560,000	\$ -	\$ -	\$ 1,965,000	\$ 2,560,000
Certificates of obligation	<u>21,535,000</u>	<u>22,310,000</u>	<u>17,625,150</u>	<u>13,460,000</u>	<u>39,160,150</u>	<u>35,770,000</u>
	<u>\$ 23,500,000</u>	<u>\$ 24,870,000</u>	<u>\$ 17,625,150</u>	<u>\$ 13,460,000</u>	<u>\$ 41,125,150</u>	<u>\$ 38,330,000</u>

During the current fiscal year, the City's total bonded debt increased by \$2,795,150 or 7%. This was due to one new series of Certificates of Obligation and a new note being issued during the fiscal year.

The City's bond ratings are listed below:

	Moody's Investors Service	Standard & Poor's
General Obligation Bonds	"A1"	"AA"
Revenue Bonds	"A1"	"AA"

Several of the City's bonds are insured, thus holding an A1 credit rating from Moody's and a Double A rating from Standard & Poor's. Additional information on the City of Terrell's long-term debt can be found in the notes to the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

In the fiscal year 2020 – 2021 budget, General Fund revenues and transfers in are budgeted to increase by \$986,204 from the 2019 – 2020 budget year, with sales taxes making up about 46% of General Fund budgeted revenues and transfers in. Certified assessed valuations increased over the preceding year by 9.31%. The City's budget for all funds increased slightly. The City's 2020 – 2021 budget reflects a conservative approach to dealing with COVID-19 related issues. The budget adoption process occurred during the pandemic summer of 2020. During that period, City officials worked to keep a variety of major employers open as essential businesses, successfully maintaining a high employment level in the City of Terrell. Also, the City continued to meet with and assist retail, hospital, apartment and single family developers despite the difficulties of transitioning to video formats for much of this development work. COVID-19 related shopping patterns seem to favor Terrell as newer retail facilities outside of the urban core were attracting shoppers who were discouraged from visiting stores in denser populated areas. In addition, in the summer of 2020, the Census Bureau again identified Kaufman County as one of the five fastest growing Counties (by percentage, all counties of 30K) in the United States for the third straight year in its annual Census estimates. As Terrell is home to both the largest employment concentration and the largest retail hub in Kaufman County, the economic outlook contained in the FY21 budget was one of short-term caution and long-term optimism. As such, a variety of new expense items originally slated to be added to the budget in FY21 were put on hold pending further review and the collection of additional economic performance data during the COVID-19 outbreak. Federal stimulus funds related to economic recovery during COVID-19 were directed at non-recurring expenses such as one-time IT upgrades and vaccination hub/testing hub operations. Ample funds were available for standard operational activities and the trend of growing General Fund and Utility fund operational surpluses are expected to continue.

The budget for 2020 - 2021 reflects the allocations of resources necessary to continue projects and Operations at approximately the same level as last year.

### REQUESTS FOR INFORMATION

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact the Office of the Finance Director Jamarcus Ayers at (972) 551-6600 or email [jayers@cityofterrell.org](mailto:jayers@cityofterrell.org).

**BASIC  
FINANCIAL STATEMENTS**

**CITY OF TERRELL, TEXAS**

**STATEMENT OF NET POSITION**

SEPTEMBER 30, 2020

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and investments	\$ 20,775,167	\$ 6,684,868	\$ 27,460,035
Receivables (net, where applicable, of allowances for uncollectibles			
Accounts	2,849,592	2,159,618	5,009,210
Due from other governments	12,476,373	782,298	13,258,671
Special assessments	1,456,877	-	1,456,877
Other receivables	75,111	-	75,111
Prepaid expenses	5,908,674	-	5,908,674
Internal balances	670,126	( 670,126)	-
Investment in land	1,801,856	-	1,801,856
Inventory, at cost	25,193	260,631	285,824
Restricted cash and investments	103,194	8,172,161	8,275,355
Capital assets:			
Land	1,570,985	1,988,733	3,559,718
Buildings and improvements	19,296,433	36,049,310	55,345,743
Improvements other than buildings	2,389,569	-	2,389,569
Machinery and equipment	10,238,264	46,543,976	56,782,240
Infrastructure	43,572,727	-	43,572,727
Construction in progress	6,138,467	6,742,120	12,880,587
Less accumulated depreciation	( 41,720,448)	( 37,072,910)	( 78,793,358)
Total capital assets	<u>41,485,997</u>	<u>54,251,229</u>	<u>95,737,226</u>
Total assets	<u>87,628,160</u>	<u>71,640,679</u>	<u>159,268,839</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflows - pensions	1,500,047	226,402	1,726,449
Deferred outflows - TMRS SDBF	<u>98,078</u>	<u>15,664</u>	<u>113,742</u>
Total deferred outflows of resources	<u>1,598,125</u>	<u>242,066</u>	<u>1,840,191</u>
<b>LIABILITIES</b>			
Accounts payable	3,931,011	811,482	4,742,493
Accrued interest payable	121,339	48,612	169,951
Unearned revenue	19,922	-	19,922
Other accrued liabilities	434,012	62,813	496,825
Customer deposits	-	477,308	477,308
Due to other governments	81,744	185	81,929
Long-term liabilities:			
Due within one year			
Long-term debt	2,383,813	970,581	3,354,394
Total OPEB liability - TMRS SDBF	4,664	690	5,354
Total OPEB liability - retiree health	167,342	24,762	192,104
Due in more than one year			
Long-term debt	33,282,599	17,947,323	51,229,922
Net pension liability	5,919,029	875,862	6,794,891
Total OPEB liability - TMRS SDBF	600,011	88,786	688,797
Total OPEB liability - retiree health	<u>3,453,071</u>	<u>510,964</u>	<u>3,964,035</u>
Total liabilities	<u>50,398,557</u>	<u>21,819,368</u>	<u>72,217,925</u>

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

**CITY OF TERRELL, TEXAS**

STATEMENT OF NET POSITION  
(Continued)  
SEPTEMBER 30, 2020

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows - pensions	\$ 1,815,654	\$ 312,570	\$ 2,128,224
Deferred inflows - TMRS SDBF	23,675	3,503	27,178
Deferred inflows - retiree health	<u>128,102</u>	<u>20,888</u>	<u>148,990</u>
Total deferred inflows of resources	<u>1,967,431</u>	<u>336,961</u>	<u>2,304,392</u>
<b>NET POSITION</b>			
Net investment in capital assets	21,142,320	43,583,390	64,725,710
Restricted for:			
Tourism/economic development	3,889,828	-	3,889,828
Grants	1,151,042	-	1,151,042
Law enforcement	56,221	-	56,221
Highway projects	3,631,154	-	3,631,154
Capital projects	5,369,523	-	5,369,523
Park development	921,608	-	921,608
Scholarship	-	-	-
Debt service	1,208,706	8,172,161	9,380,867
Unrestricted	<u>( 510,105)</u>	<u>( 2,029,135)</u>	<u>( 2,539,240)</u>
Total net position	\$ <u>36,860,297</u>	\$ <u>49,726,416</u>	\$ <u>86,586,713</u>

**CITY OF TERRELL, TEXAS**

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2020

Functions/Programs	Expenses	Program Revenue		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government</b>				
Governmental activities:				
General government	\$ 14,491,788	\$ 438,144	\$ 496,223	\$ -
Public welfare	2,803,978	13,224	3,319,623	-
Public safety	10,141,501	308,223	1,692,031	-
Highways and streets	13,612,127	1,111,158	3,253,401	2,989,593
Sanitation	521,636	564,890	38,200	-
Culture and recreation	574,305	786,452	-	-
Interest on long-term debt	1,504,699	-	-	-
Total governmental activities	43,650,034	3,222,091	8,799,478	2,989,593
Business-type activities:				
Water and sewer	12,192,346	16,457,616	-	765,467
Airport	622,569	379,584	-	35,420
Total business-type activities	12,814,915	16,837,200	-	800,887
Total primary government	\$ 56,464,949	\$ 20,059,291	\$ 8,799,478	\$ 3,790,480

**General revenues:**

Taxes:

Property taxes, levied for general purposes

Property taxes, levied for debt service

Sales taxes

Franchise taxes

Other taxes

Unrestricted investment earnings

Miscellaneous

Gain on sale of capital assets

Transfers

Total general revenues and transfers

Change in net position

Net position - beginning

Net position - ending

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Total
\$( 13,557,421)	\$ -	\$( 13,557,421)
528,869	-	528,869
( 8,141,247)	-	( 8,141,247)
( 6,257,975)	-	( 6,257,975)
81,454	-	81,454
212,147	-	212,147
( 1,504,699)	-	( 1,504,699)
( 28,638,872)	-	( 28,638,872)
-	5,030,737	5,030,737
-	( 207,565)	( 207,565)
-	4,823,172	4,823,172
( 28,638,872)	4,823,172	( 23,815,700)
8,608,286	-	8,608,286
1,985,430	-	1,985,430
14,945,001	-	14,945,001
1,534,031	-	1,534,031
475,209	-	475,209
102,590	67,295	169,885
1,029,111	-	1,029,111
27,451	-	27,451
3,678,361	( 3,678,361)	-
32,385,470	( 3,611,066)	28,774,404
3,746,598	1,212,106	4,958,704
33,113,699	48,514,310	81,628,009
\$ 36,860,297	\$ 49,726,416	\$ 86,586,713

**CITY OF TERRELL, TEXAS**

BALANCE SHEET  
GOVERNMENTAL FUNDS

SEPTEMBER 30, 2020

	General	Terrell PPPF	Terrell Economic Development Corporation
<b>ASSETS</b>			
Cash and investments	\$ 2,522,121	\$ 6,509,356	\$ 1,143,976
Taxes receivable, net	2,759,673	-	-
Due from other funds	2,202,791	93,837	234,669
Due from other governments	827,889	11,395,035	-
Special assessments	-	-	-
Investment in land	-	-	1,801,856
Other receivables	53,652	-	19,922
Inventories	25,193	-	-
Total assets	<u>8,391,319</u>	<u>17,998,228</u>	<u>3,200,423</u>
<b>LIABILITIES</b>			
Accounts payable	935,658	1,319,863	-
Accrued wages payable	425,502	-	-
Due to other funds	975,627	1,000,000	54,142
Due to other governments	-	81,744	-
Unearned revenue	-	-	19,922
Total liabilities	<u>2,336,787</u>	<u>2,401,607</u>	<u>74,064</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenues - taxes	368,552	-	-
Unavailable revenues - grants	797,280	11,395,035	-
Unavailable revenues - special assessments	-	-	-
Unavailable revenues - municipal court	71,491	-	-
Total deferred inflows of resources	<u>1,237,323</u>	<u>11,395,035</u>	<u>-</u>
<b>FUND BALANCES</b>			
Non-spendable	25,193	-	-
Restricted:			
Tourism/economic development	-	-	3,126,359
Grants	-	-	-
Law enforcement	-	-	-
Capital projects	-	-	-
Park development	-	-	-
Debt service	-	-	-
Assigned	361,469	-	-
Unassigned	4,430,547	4,201,586	-
Total fund balances	<u>4,817,209</u>	<u>4,201,586</u>	<u>3,126,359</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,391,319</u>	<u>\$ 17,998,228</u>	<u>\$ 3,200,423</u>

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



Rent Supplement Section 8	Other Governmental Funds	Total Governmental Funds
\$ 528,044	\$ 7,483,549	\$ 18,187,046
-	89,919	2,849,592
-	1,856,384	4,387,681
-	253,449	12,476,373
-	1,456,877	1,456,877
-	-	1,801,856
1,537	-	75,111
-	-	25,193
<u>529,581</u>	<u>11,140,178</u>	<u>41,259,729</u>
-	1,166,358	3,421,879
-	-	425,502
32,551	1,634,922	3,697,242
-	-	81,744
-	-	19,922
<u>32,551</u>	<u>2,801,280</u>	<u>7,646,289</u>
-	84,368	452,920
-	-	12,192,315
-	1,456,878	1,456,878
-	-	71,491
-	<u>1,541,246</u>	<u>14,173,604</u>
-	-	25,193
-	763,469	3,889,828
497,030	654,012	1,151,042
-	56,221	56,221
-	3,912,645	3,912,645
-	921,608	921,608
-	1,245,677	1,245,677
-	-	361,469
-	( 755,980)	7,876,153
<u>497,030</u>	<u>6,797,652</u>	<u>19,439,836</u>
<u>\$ 529,581</u>	<u>\$ 11,140,178</u>	<u>\$ 41,259,729</u>

**THIS PAGE LEFT BLANK INTENTIONALLY**

**CITY OF TERRELL, TEXAS**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS  
BALANCE SHEET TO THE STATEMENT OF NET POSITION**

**SEPTEMBER 30, 2020**

Total fund balance, governmental funds \$ 19,439,836

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

Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position. 45,746,415

Certain other long-term assets are not available to pay current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position. 14,173,604

The assets and liabilities of certain Internal Service Funds are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Position. 3,579,576

Some liabilities, (such as notes payable, long-term compensated absences, and bonds payable), are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the Statement of Position. ( 46,079,134)

Net position of governmental activities in the Statement of Net Position \$ 36,860,297

**CITY OF TERRELL, TEXAS**

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	<u>General</u>	<u>Terrell PPPF</u>	<u>Terrell Economic Development Corporation</u>
<b>REVENUES</b>			
Taxes and special assessments	\$ 21,212,251	\$ 1,545,223	\$ 2,368,117
Licenses and permits	370,402	-	-
Hotel/motel occupancy taxes	-	-	-
Fees and fines	321,041	-	-
Intergovernmental	466,045	7,746,542	-
Charges for services	583,945	-	-
Investment earnings	11,012	35,318	4,997
Miscellaneous	570,017	-	-
Total revenues	<u>23,534,713</u>	<u>9,327,083</u>	<u>2,373,114</u>
<b>EXPENDITURES</b>			
Current:			
General government	8,233,842	-	3,585,107
Public welfare	-	-	-
Public safety	10,099,689	-	-
Highways and streets	3,127,004	9,118,768	-
Sanitation	554,952	-	-
Culture and recreation	578,218	-	-
Principal	374,016	-	-
Interest and other charges	46,235	-	-
Capital outlay	445,868	-	-
Total expenditures	<u>23,459,824</u>	<u>9,118,768</u>	<u>3,585,107</u>
<b>OVER (UNDER) EXPENDITURES</b>	<u>74,889</u>	<u>208,315</u>	<u>( 1,211,993)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Sale of capital assets	27,824	-	83,000
Issuance of bonds payable	-	-	-
Transfers in	2,898,705	1,213,019	-
Transfers out	<u>( 1,656,019)</u>	<u>( 435,000)</u>	<u>-</u>
Total other financing sources and uses	<u>1,270,510</u>	<u>778,019</u>	<u>83,000</u>
<b>NET CHANGE IN FUND BALANCES</b>	1,345,399	986,334	( 1,128,993)
<b>FUND BALANCES, BEGINNING</b>	<u>3,471,810</u>	<u>3,215,252</u>	<u>4,255,352</u>
<b>FUND BALANCES, ENDING</b>	\$ <u>4,817,209</u>	\$ <u>4,201,586</u>	\$ <u>3,126,359</u>

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

Rent Supplement Section 8	Other Governmental Funds	Total Governmental Funds
\$ -	\$ 1,986,664	\$ 27,112,255
-	-	370,402
-	431,668	431,668
-	12,413	333,454
3,316,383	1,569,610	13,098,580
-	1,916,312	2,500,257
1,678	36,735	89,740
11,339	447,755	1,029,111
<u>3,329,400</u>	<u>6,401,157</u>	<u>44,965,467</u>
411,970	2,216,405	14,447,324
2,797,356	-	2,797,356
-	-	10,099,689
-	-	12,245,772
-	-	554,952
-	2,925	581,143
-	2,226,821	2,600,837
-	1,004,951	1,051,186
-	5,362,869	5,808,737
<u>3,209,326</u>	<u>10,813,971</u>	<u>50,186,996</u>
<u>120,074</u>	<u>( 4,412,814)</u>	<u>( 5,221,529)</u>
-	-	110,824
-	2,255,000	2,255,000
-	3,355,255	7,466,979
-	( 2,312,502)	( 4,403,521)
<u>-</u>	<u>3,297,753</u>	<u>5,429,282</u>
120,074	( 1,115,061)	207,753
<u>376,956</u>	<u>7,912,713</u>	<u>19,232,083</u>
\$ <u>497,030</u>	\$ <u>6,797,652</u>	\$ <u>19,439,836</u>

**THIS PAGE LEFT BLANK INTENTIONALLY**

**CITY OF TERRELL, TEXAS**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES**

**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds: \$ 207,753

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

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as depreciation expense for the period. This is the amount by which depreciation exceeded capital outlay in the current period. 2,951,025

Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the Statement of Activities when earned. 819,292

The issuance of long-term debt (e.g., bonds leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect of net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items. ( 1,786,011)

Some expenses reported in the Statement of Activities do not require the use of current financial resources and these are not reported as expenditures in governmental funds. ( 1,094)

Internal Service Funds are used by management to charge the costs of certain activities, such as equipment maintenance and self-insurance, to individual funds. The net revenue (expense) of certain Internal Service Funds is reported with governmental activities. 1,555,633

Change in net position of governmental activities \$ 3,746,598

**CITY OF TERRELL, TEXAS**

GENERAL FUND  
 STATEMENT OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
 FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts	
	Original	Final
<b>REVENUES</b>		
Property taxes	\$ 8,747,515	\$ 8,761,878
Sales and miscellaneous taxes	12,590,332	11,688,492
Fees and fines	500,200	300,880
Licenses and permits	329,600	266,600
Intergovernmental	1,107,603	869,949
Charges for services	748,100	568,650
Investment earnings	103,000	13,000
Miscellaneous	<u>138,330</u>	<u>137,761</u>
Total revenues	<u>24,264,680</u>	<u>22,607,210</u>
<b>EXPENDITURES</b>		
Current:		
General government	8,458,204	7,954,201
Public safety	10,607,931	10,484,995
Highways and street	3,294,418	2,998,566
Sanitation	594,500	589,500
Culture and recreation	750,726	636,521
Debt service:		
Principal	374,016	374,016
Interest and other charges	46,317	46,317
Capital outlay	<u>198,200</u>	<u>86,051</u>
Total expenditures	<u>24,324,312</u>	<u>23,170,167</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>( 59,632)</u>	<u>( 562,957)</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Sale of capital assets	1,075	1,075
Transfers in	2,486,951	2,696,951
Transfers out	<u>( 2,196,961)</u>	<u>( 1,658,075)</u>
Total other financing sources and uses	<u>291,065</u>	<u>1,039,951</u>
<b>NET CHANGE IN FUND BALANCES</b>	231,433	476,994
<b>FUND BALANCES, BEGINNING</b>	<u>3,471,810</u>	<u>3,471,810</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 3,703,243</u>	<u>\$ 3,948,804</u>



Actual Amounts, Budgetary Basis	Variance with Final Budget Positive (Negative)
\$ 8,486,079	\$ ( 275,799)
12,726,172	1,037,680
321,041	20,161
370,402	103,802
466,045	( 403,904)
583,945	15,295
11,012	( 1,988)
<u>570,017</u>	<u>432,256</u>
<u>23,534,713</u>	<u>927,503</u>
8,233,842	( 279,641)
10,099,689	385,306
3,127,004	( 128,438)
554,952	34,548
578,218	58,303
374,016	-
46,235	82
<u>445,868</u>	<u>( 359,817)</u>
<u>23,459,824</u>	<u>( 289,657)</u>
<u>74,889</u>	<u>637,846</u>
27,824	26,749
2,898,705	201,754
( 1,656,019)	2,056
<u>1,270,510</u>	<u>230,559</u>
1,345,399	868,405
<u>3,471,810</u>	<u>-</u>
\$ <u>4,817,209</u>	\$ <u>868,405</u>

**CITY OF TERRELL, TEXAS**

STATEMENT OF NET POSITION  
PROPRIETARY FUNDS

SEPTEMBER 30, 2020

	Business-type Activities			Governmental Activities
	Water and Sanitary Sewer	Airport	Total	Internal Service Funds
<b>ASSETS</b>				
Current assets:				
Cash and investments	\$ 6,048,216	\$ 636,652	\$ 6,684,868	\$ 2,691,315
Cash and investments - restricted	8,172,161	-	8,172,161	-
Accounts receivable, net	2,159,618	-	2,159,618	-
Due from other funds	423,793	554,684	978,477	-
Due from other governments	765,467	16,831	782,298	-
Inventories	260,631	-	260,631	-
Total current assets	<u>17,829,886</u>	<u>1,208,167</u>	<u>19,038,053</u>	<u>2,691,315</u>
Non-current assets:				
Capital assets:				
Land	1,640,985	347,748	1,988,733	-
Buildings and improvements	15,322,682	20,726,628	36,049,310	-
Construction in progress	6,338,730	403,390	6,742,120	-
Machinery and equipment	45,778,496	765,480	46,543,976	5,119,422
Less accumulated depreciation	( 28,574,235)	( 8,498,675)	( 37,072,910)	( 3,471,166)
Total capital assets	<u>40,506,658</u>	<u>13,744,571</u>	<u>54,251,229</u>	<u>1,648,256</u>
Total non-current assets	<u>40,506,658</u>	<u>13,744,571</u>	<u>54,251,229</u>	<u>1,648,256</u>
Total assets	<u>58,336,544</u>	<u>14,952,738</u>	<u>73,289,282</u>	<u>4,339,571</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred outflows - pensions	226,402	-	226,402	29,621
Deferred outflows - TMRS SDBF	<u>15,664</u>	<u>-</u>	<u>15,664</u>	<u>2,038</u>
Total deferred outflows of resources	<u>242,066</u>	<u>-</u>	<u>242,066</u>	<u>31,659</u>
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable	806,219	5,263	811,482	509,132
Accrued interest payable	46,896	1,716	48,612	-
Due to other funds	1,624,733	23,870	1,648,603	20,313
Due to other governments	185	-	185	-
Other accrued expenses	62,813	-	62,813	8,510
Compensated absences	15,581	-	15,581	13,357
Total OPEB liability - TMRS SDBF	690	-	690	90
Total OPEB liability - retiree health	24,762	-	24,762	3,296
Bonds, notes and loans payable	<u>850,000</u>	<u>105,000</u>	<u>955,000</u>	<u>-</u>
Total current liabilities	<u>3,431,879</u>	<u>135,849</u>	<u>3,567,728</u>	<u>554,698</u>
Non-current liabilities:				
Compensated absences	62,323	-	62,323	-
Customer deposits	477,308	-	477,308	-
Net pension liability	875,862	-	875,862	114,834
Total OPEB liability - TMRS SDBF	88,786	-	88,786	11,642
Total OPEB liability - retiree health	510,964	-	510,964	66,942
Bonds, notes and loans payable	<u>17,660,000</u>	<u>225,000</u>	<u>17,885,000</u>	<u>-</u>
Total non-current liabilities	<u>19,675,243</u>	<u>225,000</u>	<u>19,900,243</u>	<u>193,418</u>
Total liabilities	<u>23,107,122</u>	<u>360,849</u>	<u>23,467,971</u>	<u>748,116</u>

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

**CITY OF TERRELL, TEXAS**

STATEMENT OF NET POSITION  
 PROPRIETARY FUNDS  
 (Continued)

SEPTEMBER 30, 2020

	Business-type Activities			Governmental Activities
	Water and Sanitary Sewer	Airport	Total	Internal Service Funds
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows - pensions	\$ 312,570	\$ -	\$ 312,570	\$ 40,367
Deferred inflows - TMRS SDBF	3,503	-	3,503	459
Deferred inflows - retiree health	<u>20,888</u>	<u>-</u>	<u>20,888</u>	<u>2,712</u>
Total deferred inflows of resources	<u>336,961</u>	<u>-</u>	<u>336,961</u>	<u>43,538</u>
<b>NET POSITION</b>				
Net investment in capital assets	30,168,819	13,414,571	43,583,390	1,648,256
Restricted for debt service	8,172,161	-	8,172,161	-
Unrestricted	<u>( 3,206,453)</u>	<u>1,177,318</u>	<u>( 2,029,135)</u>	<u>1,931,320</u>
Total net position	\$ <u>35,134,527</u>	\$ <u>14,591,889</u>	\$ <u>49,726,416</u>	\$ <u>3,579,576</u>

**THIS PAGE LEFT BLANK INTENTIONALLY**

**CITY OF TERRELL, TEXAS**

STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	<u>Business-type Activities</u>			<u>Governmental Activities</u>
	<u>Water and Sanitary Sewer</u>	<u>Airport</u>	<u>Total</u>	<u>Internal Service Funds</u>
<b>OPERATING REVENUES</b>				
Charges for services	\$ 16,457,616	\$ -	\$ 16,457,616	\$ -
Rental income	-	379,584	379,584	-
Internal service revenues	-	-	-	5,114,938
Miscellaneous	-	-	-	93,746
Total operating revenues	<u>16,457,616</u>	<u>379,584</u>	<u>16,837,200</u>	<u>5,208,684</u>
<b>OPERATING EXPENSES</b>				
Cost of sales and services	10,477,323	165,959	10,643,282	293,843
Administration	64,984	-	64,984	1,874,151
Repairs and maintenance	-	-	-	56,090
Other supplies and expenses	-	-	-	495,709
Insurance claims and expenses	-	-	-	1,021,688
Depreciation	<u>1,101,957</u>	<u>440,098</u>	<u>1,542,055</u>	<u>147,481</u>
Total operating expenses	<u>11,644,264</u>	<u>606,057</u>	<u>12,250,321</u>	<u>3,888,962</u>
<b>OPERATING INCOME (LOSS)</b>	<u>4,813,352</u>	<u>( 226,473)</u>	<u>4,586,879</u>	<u>1,319,722</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>				
Investment earnings	67,003	292	67,295	12,850
Capital grants	765,467	35,420	800,887	-
Interest and fiscal charges	( 548,082)	( 16,512)	( 564,594)	( 437,015)
Gain (loss) on disposal of assets	-	-	-	45,173
Transfers in	632,961	117,600	750,561	800,000
Transfers out	<u>( 4,428,922)</u>	<u>-</u>	<u>( 4,428,922)</u>	<u>( 185,097)</u>
Total non-operating revenues (expenses)	<u>( 3,511,573)</u>	<u>136,800</u>	<u>( 3,374,773)</u>	<u>235,911</u>
<b>CHANGE IN NET POSITION</b>	1,301,779	( 89,673)	1,212,106	1,555,633
<b>TOTAL NET POSITION, BEGINNING</b>	<u>33,832,748</u>	<u>14,681,562</u>	<u>48,514,310</u>	<u>2,023,943</u>
<b>TOTAL NET POSITION, ENDING</b>	\$ <u>35,134,527</u>	\$ <u>14,591,889</u>	\$ <u>49,726,416</u>	\$ <u>3,579,576</u>

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

**CITY OF TERRELL, TEXAS**

STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Business-type Activities	
	Water and Sanitary Sewer	Airport
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash received from customers and users	\$ 16,327,750	\$ 379,584
Cash paid for services and insurance claims	-	-
Cash paid to suppliers for goods and services	( 8,431,766)	( 259,262)
Cash paid to employees for services	( 2,868,492)	-
Net cash provided by operating activities	<u>5,027,492</u>	<u>120,322</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Transfers in	632,961	117,600
Transfers out	( 4,428,922)	-
Net cash provided (used) for noncapital financing activities	<u>( 3,795,961)</u>	<u>117,600</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Acquisition of capital assets	( 5,244,441)	( 269,500)
Proceeds from sale of capital assets	-	-
Proceeds from issuance of long-term debt	6,000,000	-
Principal paid on long-term debt	( 520,000)	( 100,000)
Capital grants	765,467	35,420
Interest and fiscal charges paid on debt	( 525,360)	( 17,600)
Net cash used for capital and related financing activities	<u>475,666</u>	<u>( 351,680)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Investment earnings	<u>67,003</u>	<u>292</u>
Net cash provided by investing activities	<u>67,003</u>	<u>292</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	1,774,200	( 113,466)
<b>CASH AND CASH EQUIVALENTS, BEGINNING</b>	<u>12,446,177</u>	<u>750,118</u>
<b>CASH AND CASH EQUIVALENTS, ENDING</b>	\$ <u>14,220,377</u>	\$ <u>636,652</u>

Business-type Activities	Governmental Activities
Total	Internal Service Funds
\$ 16,707,334	\$ 5,208,684
-	( 2,828,698)
( 8,691,028)	( 530,725)
( 2,868,492)	( 299,134)
<u>5,147,814</u>	<u>1,550,127</u>
750,561	614,903
( 4,428,922)	-
( 3,678,361)	<u>614,903</u>
( 5,513,941)	( 748,024)
-	45,173
6,000,000	-
( 620,000)	( 137,875)
800,887	-
( 542,960)	( 437,015)
<u>123,986</u>	<u>( 1,277,741)</u>
<u>67,295</u>	<u>12,850</u>
<u>67,295</u>	<u>12,850</u>
1,660,734	900,139
<u>13,196,295</u>	<u>1,791,176</u>
\$ <u>14,857,029</u>	\$ <u>2,691,315</u>

**CITY OF TERRELL, TEXAS**

STATEMENT OF CASH FLOWS  
 PROPRIETARY FUNDS  
 (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Business-type Activities	
	Water and Sanitary Sewer	Airport
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>		
Operating income (loss)	\$ 4,813,352	\$( 226,473)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation	1,101,957	440,098
Changes in assets and liabilities:		
Decrease (increase) in assets:		
Customer receivable	( 152,890)	-
Other receivable	( 765,467)	-
Inventories	( 58,264)	-
Due from other funds	6,282	( 27,153)
Deferred outflows of resources	306,885	-
Increase (decrease) in liabilities:		
Accounts payable	120,908	( 66,150)
Accrued liabilities	3,182	-
Compensated absences	( 3,281)	-
Due to other funds	37,871	-
Due to other governments	-	-
Deferred inflows of resources	218,390	-
Net pension liability	( 584,371)	-
Total OPEB liability - TMRS SDBF	12,117	
Total OPEB liability - retiree health	( 52,203)	
Customer deposits	<u>23,024</u>	<u>-</u>
Net cash provided by operating activities	\$ <u>5,027,492</u>	\$ <u>120,322</u>



Business-type Activities	Governmental Activities Internal Service Funds
Total	
\$ 4,586,879	\$ 1,319,722
1,542,055	147,481
( 152,890)	-
( 765,467)	-
( 58,264)	-
( 20,871)	-
306,885	39,603
54,758	88,215
3,182	1,457
( 3,281)	4,623
37,871	-
-	-
218,390	28,146
( 584,371)	( 74,726)
12,117	1,689
( 52,203)	( 6,083)
23,024	-
\$ <u>5,147,814</u>	\$ <u>1,550,127</u>

## **CITY OF TERRELL, TEXAS**

### **NOTES TO FINANCIAL STATEMENTS**

SEPTEMBER 30, 2020

#### **1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Terrell (the "City") was incorporated on September 6, 1875, under an act of the 14<sup>th</sup> Legislature of the State of Texas. The City operates under a Council-Manager form of government and provides the following services: public safety (police and fire); highways and streets; sanitation; culture-recreation; public improvements; planning and zoning; and general administrative services.

The accounting policies of the City of Terrell conform to generally accepted accounting principles as applicable to local governments. The following is a summary of the more significant accounting policies.

##### **A. Reporting Entity**

As required by generally accepted accounting principles, these financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. Based on these considerations, the Terrell Economic Development Corporation has been included in the City's reporting entity as blended component unit; although legally separate entity is in substance a part of the City's operations.

The Terrell Economic Development Corporation ("TEDC") was incorporated in 1990 under the provisions of the Development Corporation Act of 1979, as amended. TEDC operates under a five-member Board of Directors appointed by the City Council. The purpose of TEDC is to promote and develop commercial, industrial, and manufacturing enterprises to create and enhance local job opportunities. The City Council maintains organizational control over TEDC in addition to significant managerial control over the assets and operations. TEDC has been incorporated into these financial statements as a major governmental fund. Essential disclosures are included in separately issued financial statements of the TEDC. These statements may be obtained at the City's administrative office.

##### **B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information of the primary government. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual Enterprise Funds are reported as separate columns in the fund financial statements.

### **C. Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

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

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Rent Supplement Section 8 Fund** is a Special Revenue Fund used to account for federal funds received under contract from the Department of Housing and Urban Development for housing rental assistance.

The **Terrell Public Private Partnership Fund (PPPF)** is issued to account for the accumulation and expenditures of funds within the Tax Increment Zone.

The **Terrell Economic Development Fund** is a component unit of the City and accounts for ½ cent sales tax revenues used to promote and develop commercial, industrial and manufacturing enterprises to create and enhance job opportunities.

The City reports the following major proprietary funds:

The **Water and Sanitary Sewer Fund** is used to account for sale of water and wastewater treatment by the City to businesses and residential customers and to surrounding communities.

The **Airport Fund** is used to account for operations of the Terrell Municipal Airport.

Additionally, the City reports the following fund types:

**Internal Service Funds** are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City on a cost-reimbursement basis. The City reports the following Internal Service Funds:

**Insurance Fund** – to account for the City's insurance programs.

**Equipment Replacement Fund** – to track fleet maintenance, repair and replacement.

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

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's Enterprise Funds and of the Internal Service Funds are charges to customers for sales and services. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for Enterprise Funds and Internal Service Funds include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

#### **D. Assets, Deferred Inflows/Outflows of Resources, Liabilities, and Net Position/Fund Balance**

##### **Equity in Pooled Cash and Investments**

The City reclassifies certain of its cash and investments into equity in pooled cash and investments. Each fund participates on a daily transaction basis and income for all assets included in pooled cash and investments is allocated to individual funds based on their respective balance in equity in pooled cash and investments.

Additionally, deposits and investments continue to be held separately by several of the City's funds. Income on these assets is recorded in the respective fund holding the deposits and investments.

All assets in equity in pooled cash and investments and demand deposits on hand have been considered as cash equivalents for purposes of the statement of cash flows.

Investments for the Entity are reported at fair value, except for the position in investment pools, which are reported at net asset value.

##### **Investments**

State statutes authorize the City to invest in obligations of the U. S. Treasury, commercial paper, corporate bonds, and repurchase agreements. Investments are stated at fair value.

##### **Investment in Land and Building**

The Terrell Economic Development Corporation invests in land and buildings to sell to prospective businesses to enhance economic development. Investment in land and invested in building is stated at cost.

##### **Receivables and Payables**

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

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All receivables are shown net of an allowance for uncollectible. The City provides an allowance for doubtful accounts based upon the anticipated collectability of each specific account as determined by experience.

Property taxes are levied October 1 on the assessed value of property at January 1 and are due by January 31 of the following year. The total assessed value of property was \$1,312,080,085 and the tax rates were \$.6191 per \$100 valuation for maintenance and operations and \$.1451 per \$100 valuation for debt service. Unpaid taxes attach as an enforceable lien on property as of January 31. Revenue from taxes assessed is recorded as deferred inflows of resources on October 1. The deferred inflows of resources from taxes is then recognized as revenue during the year as the taxes are actually received.

### **Inventories and Prepaid Items**

Inventories of materials and supplies are accounted for using the consumption method. Under the consumption method, inventories are recorded as expenditures when they are used with significant amounts on hand reported on the balance sheet at average cost. In governmental funds, reported inventories do not represent available spendable resources and are, therefore, equally offset by a nonspendable fund balance designation.

### **Restricted Assets**

Certain proceeds of the City's Enterprise Fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The Water and Sanitary Sewer Fund Debt Service Fund account is used to segregate resources accumulated for debt service payments over the life of the bonds.

### **Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated life in excess of three years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition cost, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date.

Property, plant and equipment of the primary government, as well as the component units, is depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	45
Building improvements	10 - 20
Improvements other than buildings	20 - 45
Public domain infrastructure	20 - 40
Vehicles	12
Heavy equipment	10 - 15
Office equipment	7
Computer equipment	5 - 7

### **Construction in Progress**

Expenditures on incomplete capital projects have been capitalized as construction in progress. The assets resulting from these projects will be transferred from the construction in progress accounts to the appropriate asset account as the projects are completed. Interest incurred, when material, during the construction phase of business-type activities is included as a part of the capitalized value of the constructed asset. During the fiscal year ended September 30, 2020, there was no interest capitalized.

### **Compensated Absences**

The City's vacation pay policy provides that vacation pay accrues at various rates based on length of service up to the maximum of 21 days per year. Generally, sick leave is not paid upon termination except for firemen and policemen. Firemen and policemen accumulate unused sick leave up to a maximum of 90 days. All other employees are paid only upon illness while in the employ of the City.

## Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## Pensions

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

## Other Post-Employment Benefits

**TMRS Supplemental Death Benefits Fund.** The City participates in the Texas Municipal Retirement System Supplemental Death Benefit Fund (TMRS SDBF), which is an optional single-employer defined benefit life insurance plan that is administered by TMRS. It provides death benefits to active and, if elected, retired employees of participating employers. Contribution rates are determined annually for each participating municipality as a percentage of that City's covered payroll. The death benefit for retirees is considered an other postemployment benefit (OPEB). The OPEB program is an unfunded trust because the SDBF trust covers both actives and retirees and is not segregated. The Total OPEB Liability of the plan has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the Total OPEB Liability, deferred inflows and outflows of resources, and OPEB expense. Benefit payments are recognized when due and payable in accordance with the benefit terms.

**Retiree Health Plan.** The City provides post-employment medical care (Medical OPEB) for retired employees through a self-insured PPO plan. The plan provides medical benefits for eligible retirees, their spouses, and their dependent. By providing retirees with access to the City's healthcare plans based on the same rates it charges to active employees, the City is in effect providing a subsidy to retirees. This implied subsidy exists because, on average, retiree healthcare costs are higher than active employee healthcare costs. By the City not contributing anything toward the plan in advance, the City employs a pay-as-you-go method through paying the higher rate for active employees each year. As an irrevocable trust has not been established, the plan is not accounted for as a trust fund. For this purpose, plan contributions are recognized in the period that the direct and indirect subsidies are paid by the City. Total OPEB liability, OPEB-related deferred outflows and inflows of resources, and OPEB expense is based on the actuarial measurement dates.

## **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position and/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 a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred charges on refunding – 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.
- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.
- Difference in expected and actual pension experience - This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Changes in actuarial assumptions and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

In addition to liabilities, the statement of financial position and/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(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has the following types of items that qualify for reporting in this category.

- Unavailable revenue is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.
- Difference in expected and actual pension experience - This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Changes in actuarial assumptions and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

## **Fund Balance**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- **Nonspendable:** This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. Nonspendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

- **Committed:** This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by the City Council, the City's highest level of decision making authority. These amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.
- **Assigned:** This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Council.
- **Unassigned:** This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

### **Net Position**

Net Position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources. Net assets investment in capital assets consists of the City's capital assets, net of accumulated depreciation, reduced by any outstanding debt used for the acquisition or construction of those assets. Net Position reported as restricted are those amounts which have limitations imposed on their use either through legislation adopted by the City or through external restrictions imposed by creditors, grantors or other laws and regulations.

### **Net Position Flow Assumption**

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

### **Fund Balance Flow Assumption**

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

### **Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of 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.



## 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

### A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between *fund balance - total governmental funds* and *net assets - governmental activities* as reported in the government-wide statement of net assets. One element of that reconciliation explains, "Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds." The details of this \$(46,079,134) difference are as follows:

General obligation bonds	\$( 1,965,000)
Certificates of obligation	( 21,535,000)
Premium on issuance of debt	( 386,378)
Interest payable	( 121,339)
Notes payable	( 2,365,973)
Intergovernmental payable	( 7,763,881)
Developer agreement payable	( 90,500)
Compensated absences	( 1,546,323)
Deferred outflow related to pensions	1,470,426
Deferred outflow related to TMRS SDBF	96,040
Deferred inflow related to pensions	( 1,775,287)
Deferred inflow related to TMRS SDBF	( 23,216)
Deferred inflow related to retiree health	( 125,390)
TMRS net pension liability	( 5,804,195)
OPEB liability - TMRS SDBF	( 592,943)
OPEB liability - retiree health	( 3,550,175)
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u>\$( 46,079,134)</u>

### B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenue, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund statement of revenue, expenditures and changes in fund balances includes a reconciliation between *net changes in fund balances - total governmental fund* and *changes in net assets of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains, "Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense." The details of this \$2,951,025 difference are as follows:

Capital outlay	\$ 4,474,253
Disposals of capital assets	( 89,692)
Depreciation expense	<u>( 1,433,536)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 2,951,025</u>

Another element of that reconciliation states, "Certain receivables will be collected next year but are not available soon enough to pay for the current period's expenditures and, therefore, are reported as deferred inflows of resources in the funds." The details of this \$(819,292) difference are as follows:

Deferred property tax revenues	\$ 4,034
Deferred court fines	17,978
Deferred grant revenue	<u>797,280</u>
Net adjustment to decrease <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u>\$ 819,292</u>

Another element of that reconciliation states, "The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities." The details of this \$(1,786,011) difference are as follows:

Principal repayments	\$ 2,600,837
Deferred charge on refunding	( 52,657)
Premiums on long-term debt	27,598
Intergovernmental payable	( 2,106,789)
Issuance of debt	( 2,255,000)
Net adjustment to increase <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$( 1,786,011)</u></u>

### 3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

#### A. Budgetary Information

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to August 1, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Prior to October 1, the budget is legally enacted through passage of an ordinance.
3. The City Council approves, by ordinance, budget appropriations on a departmental basis. The City Manager is authorized to transfer budget amounts within any department; however, any revisions that alter the total departmental appropriation must be approved by the City Council. Therefore, the level of budgetary responsibility is by total appropriations for each department.
4. A formal budget is adopted for the General Fund on a basis consistent with generally accepted accounting principles.
5. Several budget amendments were made during the year.
6. Appropriations lapse at year-end.
7. Expenditures exceeded appropriations in the highways and street department of the general fund by \$128,438. Expenditures also exceeded appropriations in the general government and capital outlay departments by \$279,641 and \$359,817, respectively. These overages were funded with existing fund balance.

#### B. Deficit Fund Balance/Net Position

The Certificates of Obligation Tax and Revenue Series 2004 Fund had a deficit equity balance of \$16,400 as of September 30, 2020. The TCDP Grant Fund had a deficit fund balance of \$169,214 as of September 30, 2020. The Information Technology Fund had a deficit fund balance of \$544,919 as of September 30, 2020. The Cross Roads Fund had a deficit fund balance of \$25,447 as of September 30, 2020. The deficit equity balances will be covered by future transfers from the General Fund.

#### 4. DETAILED NOTES ON ALL FUNDS

##### Deposits and Investments

*Custodial Credit Risk.* In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be fully collateralized by U. S. Government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a fair value of not less than the principal amount of deposits. As of September 30, 2020, the City's deposit balance was collateralized with securities held by the pledging financial institution or by FDIC insurance.

The City Council has adopted a written investment policy regarding the investments of its funds as defined by the Public Funds Investment Act of 1995 (Chapter 2256, Texas Government Code). The investments of the City are in compliance with the Council's investment policies. All significant legal and contractual provisions for investments were complied with during the year.

The Entity categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. As of September 30, 2020, the City held the following fair value measurements:

	9/30/2020	Valuation Method	Percent of Total Portfolio	Weighted Average Maturity (Days)
<b>Primary government</b>				
<b>Cash and cash equivalents</b>				
Demand Deposits	\$ 25,711,750	Cost		
TexPool	3,524,475	NAV	35.16%	38
TexTERM	2,520,493	NAV	25.15%	53
TexSTAR	3,978,672	NAV	39.69%	44
<b>Total cash and cash equivalents</b>	<b>35,735,390</b>			
<b>Total cash and investments</b>				
<b>of the reporting entity</b>	<b>\$ 35,735,390</b>			

##### Receivables

Receivables as of year-end for the City's individual major funds and nonmajor and Internal Service Funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General	Rent Supplement Section 8	Terrell EDC	Terrell PPPF	Nonmajor and Other	Water Utilities	Airport	Total
Receivables:								
Taxes	\$ 2,827,378	\$ -	\$ -	\$ -	\$ 105,787	\$ -	\$ -	\$ 2,933,165
Due from other governments	827,889	-	-	11,395,035	253,449	765,467	16,831	13,258,671
Customer accounts	-	-	-	-	-	3,016,415	-	3,016,415
Special assessment	-	-	-	-	1,916,942	-	-	1,916,942
Fines and fees	1,407,712	1,537	-	-	-	-	-	1,409,249
Miscellaneous	4,277	-	19,922	-	-	-	-	24,199
Gross receivables	5,067,256	1,537	19,922	11,395,035	2,276,178	3,781,882	16,831	22,558,641
Less: allowance for uncollectibles	(1,426,042)	-	-	-	(475,933)	(856,797)	-	(2,758,772)
Net total receivables	\$ 3,641,214	\$ 1,537	\$ 19,922	\$ 11,395,035	\$ 1,800,245	\$ 2,925,085	\$ 16,831	\$ 19,799,869

## **Capital Assets**

Capital asset activity for the year ended September 30, 2020, was as follows:

### **Primary Government**

	Beginning Balance	Additions	Deletions	Ending Balance
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 1,027,903	\$ 543,082	\$ -	\$ 1,570,985
Construction in progress	<u>3,424,717</u>	<u>3,682,464</u>	<u>( 968,714)</u>	<u>6,138,467</u>
Total assets not being depreciated	<u>4,452,620</u>	<u>4,225,546</u>	<u>( 968,714)</u>	<u>7,709,452</u>
Capital assets, being depreciated:				
Buildings	19,174,830	134,103	( 12,500)	19,296,433
Improvements, other than buildings	2,397,905	-	( 8,336)	2,389,569
Machinery and equipment	9,698,945	959,230	( 419,911)	10,238,264
Infrastructure	<u>42,585,642</u>	<u>987,085</u>	<u>-</u>	<u>43,572,727</u>
Total capital assets being depreciated	<u>73,857,322</u>	<u>2,080,418</u>	<u>( 440,747)</u>	<u>75,496,993</u>
Less accumulated depreciation:				
Buildings	3,919,683	477,020	-	4,396,703
Improvements, other than buildings	1,357,435	67,120	-	1,424,555
Machinery and equipment	6,062,261	526,996	( 236,009)	6,353,248
Infrastructure	<u>29,036,134</u>	<u>509,808</u>	<u>-</u>	<u>29,545,942</u>
Total accumulated depreciation	<u>40,375,513</u>	<u>1,580,944</u>	<u>( 236,009)</u>	<u>41,720,448</u>
Total capital assets being depreciated, net	<u>33,481,809</u>	<u>499,474</u>	<u>( 204,738)</u>	<u>33,776,545</u>
Governmental activities capital assets, net	<u>\$ 37,934,429</u>	<u>\$ 4,725,020</u>	<u>\$ ( 1,173,452)</u>	<u>\$ 41,485,997</u>
<b>Business-type Activities</b>				
Capital assets, not being depreciated:				
Land	\$ 1,107,367	\$ 881,366	\$ -	\$ 1,988,733
Construction in progress	<u>2,109,545</u>	<u>4,632,575</u>	<u>-</u>	<u>6,742,120</u>
Total assets not being depreciated	<u>3,216,912</u>	<u>5,513,941</u>	<u>-</u>	<u>8,730,853</u>
Capital assets, being depreciated:				
Buildings and improvements	36,049,310	-	-	36,049,310
Machinery and equipment	<u>46,543,976</u>	<u>-</u>	<u>-</u>	<u>46,543,976</u>
Total capital assets being depreciated	<u>82,593,286</u>	<u>-</u>	<u>-</u>	<u>82,593,286</u>
Less accumulated depreciation:				
Buildings and improvements	16,305,104	1,461,104	-	17,766,208
Machinery and equipment	<u>19,225,751</u>	<u>80,951</u>	<u>-</u>	<u>19,306,702</u>
Total accumulated depreciation	<u>35,530,855</u>	<u>1,542,055</u>	<u>-</u>	<u>37,072,910</u>
Total capital assets being depreciated, net	<u>47,062,431</u>	<u>( 1,542,055)</u>	<u>-</u>	<u>45,520,376</u>
Business-type activities capital assets, net	<u>\$ 50,279,343</u>	<u>\$ 3,971,886</u>	<u>\$ -</u>	<u>\$ 54,251,229</u>

Depreciation was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 515,535
Public welfare	99,820
Public safety	360,395
Highways and streets	436,975
Culture and recreation	20,738
Capital assets held by the City's internal service funds are charged to the various functions based on their usage	<u>147,481</u>
Total depreciation expense - governmental activities	<u>1,580,944</u>
Business-type activities:	
Water and sanitary sewer	1,101,957
Airport	<u>440,098</u>
Total depreciation expense - business-type activities	<u>\$ 1,542,055</u>

### **Interfund Receivables and Payables and Transfers**

The composition of interfund balances as of September 30, 2020, is as follows:

#### **Due to/from other funds:**

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General fund	Nonmajor governmental	\$ 1,216,012
	Water and sanitary sewer	910,358
	Rent supplement Section 8	32,551
	Insurance	20,000
	Airport fund	23,870
Water and sanitary sewer	Nonmajor governmental	13,825
	General fund	409,968
Airport fund	Water and sanitary sewer	508,327
	Nonmajor governmental	46,357
Nonmajor governmental	Water and sanitary sewer	206,048
	Terrell PPPF	1,000,000
	Insurance	313
	Nonmajor governmental	333,728
	Economic development corporation	54,142
	General fund	262,153
Terrell PPPF	General fund	68,837
	Nonmajor governmental	25,000
Economic development corporation	General fund	<u>234,669</u>
		<u>\$ 5,366,158</u>

These balances resulted from the time lag between the dates that 1) interfund goods and services are provided on reimbursable expenditures, and 2) transactions are recorded in the accounting system, and 3) payments between funds are made.

**Interfund transfers:**

Transfers out	Transfers in	Amount
Nonmajor governmental	General fund	\$ 661,108
	Water and sewer fund	632,961
	Nonmajor governmental	100,833
	Internal service funds	800,000
	Airport	117,600
Terrell PPPF	Nonmajor governmental	435,000
General fund	Nonmajor governmental	443,000
	Terrell PPPF	1,213,019
Internal service funds	General fund	2,847
	Nonmajor governmental	182,250
Water and sewer fund	General fund	2,234,750
	Nonmajor governmental	2,194,172
		<u>\$ 9,017,540</u>

Transfers are used to move revenues from the fund required by statute or budget to collect them to the fund expending them.

**Long-term Debt****Bonded Debt**

Bonded debt of the City as of September 30, 2020, is comprised of the following individual issues:

	Interest Rates	Maturity Date	Amount of Original Issue	Amount Outstanding
Certificates of Obligation:				
Tax Supported:				
Series 2006	4.00 - 4.375%	02/15/2026	\$ 1,570,000	\$ 450,000
Series 2007A	4.29%	02/15/2027	2,030,000	585,000
Series 2011B	2-5.125%	02/15/2041	1,545,000	1,265,000
Series 2013	2.64%	02/15/2024	1,635,000	770,000
Series 2014	2.00-5.00%	02/15/2032	12,175,000	11,455,000
Series 2018	3.3600%	2/15/2034	7,080,000	7,010,000
				<u>21,535,000</u>
Revenue Supported:				
Series 2003	4.00-4.70%	44972	1,500,000	330,000
Series 2008	0.0446	46798	4,940,000	1,850,000
Series 2011A	1.25-6.75%	51547	4,660,000	3,985,000
Series 2019A	.010-1.430%	54696	5,215,000	5,010,000
Series 2019B	1.160-2.440%	54696	5,215,000	1,665,000
Series 2020A	0.00%	51409	6,000,000	6,000,000
				<u>18,840,000</u>
General Obligation Bonds:				
Series 2012	1.89%	02/15/2024	5,880,000	1,965,000
				<u>1,965,000</u>
				<u>\$ 42,340,000</u>

Revenue-supported certificates of obligation are marked as direct borrowings; however, the terms of these obligations do not differ significantly from the City's other outstanding debt and do not contain substantive acceleration clauses. In the event of default, any registered holder of the obligations would be entitled to seek a writ of mandamus from a court of proper jurisdiction ordering payment. Annual debt service requirements to maturity for bonded debt are as follows:

Year Ending September 30,	Certificates of Obligation Tax Supported		General Obligation Bonds		Certificates of Obligation Revenue Supported	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	835,000	819,714	615,000	31,327	955,000	423,445
2022	905,000	791,801	625,000	19,609	975,000	403,585
2023	1,005,000	760,914	355,000	10,348	995,000	382,263
2024	1,195,000	725,320	370,000	3,497	895,000	362,635
2025	1,310,000	684,470	-	-	915,000	344,593
2026-2030	7,545,000	2,607,375	-	-	4,325,000	1,427,691
2031-2035	8,235,000	803,187	-	-	3,900,000	1,028,935
2036-2040	410,000	78,623	-	-	4,230,000	533,741
2041-2045	95,000	2,434	-	-	1,040,000	103,108
2046-2049	-	-	-	-	610,000	23,913
Total	<u>\$ 21,535,000</u>	<u>\$ 7,273,838</u>	<u>\$ 1,965,000</u>	<u>\$ 64,781</u>	<u>\$ 18,840,000</u>	<u>\$ 5,033,909</u>

### Notes Payable

As of September 30, 2020, the City's notes payable consisted of the following:

On July 30, 2015, the City entered into a \$950,000 note payable to purchase two fire trucks. Annual payments began on October 15, 2016 with the last payment due on October 15, 2020. Interest is paid annually at 3.95%. As of September 30, 2020, the balance was \$206,877.

On October 1, 2018, the City entered into a \$936,000 note payable with a financial institution for the purchase of a 2018 Spartan 10 RMT ladder truck. Annual payments begin on October 15, 2019 with the last payment due on October 15, 2023. Interest is paid annually at 3.09%. As of September 30, 2020, the balance on the note was \$760,917.

On December 1, 2019, the City entered into a \$2,255,000 note payable with a financial institution for the acquisition of equipment and vehicles for the street and waterworks and sewer system departments and the construction and improvement of park facilities. Annual payments begin on August 15, 2020 with the last payment due on August 15, 2026. Interest is paid annually at 1.975%. As of September 30, 2020, the balance on the note was \$1,795,000.

All notes payable are classified as direct borrowings and are secured by the purchased assets.

Future maturities and amounts paid under the notes after September 30, 2020, are as follows:

Year Ending September 30,	Principal	Interest
2021	621,877	67,271
2022	345,000	45,155
2023	435,097	32,555
2024	448,999	21,258
2025	255,000	10,171
2026	<u>260,000</u>	<u>5,135</u>
Total	<u>\$ 2,365,973</u>	<u>\$ 181,545</u>

## Changes in Long-term Liabilities

Long-term liability activity for the year ended September 30, 2020, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities</b>					
Compensated absences	\$ 1,674,464	\$ 696,812	\$ 811,596	\$ 1,559,680	\$ 311,936
Notes payable - direct borrowing	1,479,685	2,255,000	1,368,712	2,365,973	621,877
Certificates of obligation	22,310,000	-	775,000	21,535,000	835,000
Intergovernmental payable	5,657,092	2,106,789	-	7,763,881	-
General obligation bonds	2,560,000	-	595,000	1,965,000	615,000
Bond issuance premium	413,976	-	27,598	386,378	-
Developer agreement payable	90,500	-	-	90,500	-
Governmental activities long-term liabilities	<u>34,185,717</u>	<u>5,058,601</u>	<u>3,577,906</u>	<u>35,666,412</u>	<u>2,383,813</u>
<b>Business-type activities</b>					
Compensated absences	81,185	91,185	94,466	77,904	15,581
Certificates of obligation - direct borrowing	<u>13,460,000</u>	<u>6,000,000</u>	<u>620,000</u>	<u>18,840,000</u>	<u>955,000</u>
Business-type activities long-term liabilities	<u>\$ 13,541,185</u>	<u>\$ 6,091,185</u>	<u>\$ 714,466</u>	<u>\$ 18,917,904</u>	<u>\$ 970,581</u>

### Intergovernmental Payable

The City entered into an agreement to partner with Kaufman County, Texas to perform State highway projects. They are the Spur 557 frontage roads and ramps along with improvements to FM 148 North. The County has agreed to assist with funds from their 2014 bond issuance. The County will advance funds not to exceed \$8.5 million for the aforementioned projects. The City will reimburse these funds with grant money from the Texas Department of Transportation contract that will be available upon conclusion of the two projects. Kaufman County has funded the City \$7,763,881 as of September 30, 2020.

### Contingent Liabilities

The City is defendant in various lawsuits. Although the outcome of the lawsuits is not presently determinable, in the opinion of the City Attorney, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

The City participates in a number of federal and state assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. The audits of these programs for the year ended September 30, 2020, have not yet been conducted. Accordingly, the City's compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

On November 28, 1997, the City was issued an Administrative Order from Region VI of the U. S. Environmental Protection Agency ("EPA") for apparent violations of the City's National Pollution Discharge Elimination System Permit ("NPDES" Permit) for exceeding the allowable amount of silver, which could be discharged from the City's wastewater treatment plant. Failure of the City to comply with the Order could result in substantial penalties being assessed against the City.

### Insurance Plan

The City has established an insurance plan for health care benefits that pays 100% of employee claims limited to \$50,000 per employee and \$1,300,000 in aggregate. The City has insured claims in excess of plan limits. Accrued claims payable include provisions for claims reported and claims incurred but not reported. The provision for reported claims is determined by estimating the amount which will ultimately be paid each claimant. The provision for claims incurred but not yet reported is estimated based on the City's experience. Claims liabilities are reevaluated periodically to take into consideration settlement of claims, new claims, and other factors. As of September 30, 2020, the estimated value of these liabilities was \$471,594.



## **Employee Retirement Systems and Pension Plans**

### **Plan Description**

The City participates as one of 888 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agency multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Sections 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at [www.tmrs.org](http://www.tmrs.org).

All eligible employees of the City are required to participate in TMRS.

### **Benefits Provided**

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits, with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The City grants monetary credits for service rendered of a theoretical amount equal to two times what would have been contributed by the employee, with interest. Monetary credits, also known as the matching ratio, are 200% of the employee's accumulated contributions and are only payable in the form of an annuity.

Beginning in 2010, the City granted an annually repeating (automatic) basis monetary credit referred to as an updated service credit (USC) which is a theoretical amount that takes into account salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest at 5% until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer-financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, the City provided on an annually repeating (automatic) basis cost of living adjustments (COLA) for retirees equal to a percentage of the change in the consumer price index (CPI).

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions of the City were as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
Updated service credit	100% Repeating
Cost of living adjustments (COLA) for retirees	70% of consumer price index (CPI) repeating

### ***Employees covered by benefit terms***

At the December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries current receiving benefits	136
Inactive employees entitled to but not yet received benefits	61
Active employees	<u>190</u>
	<u>387</u>

### ***Contributions***

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are with 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contributions rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rate for the City was 16.54% and 16.10% in calendar years 2019 and 2020 respectively. The City's contributions to TMRS for the year ended September 30, 2020, were \$1,790,713 and were equal to the required contributions.

### ***Net Pension Liability***

The City's Net Pension Liability (NPL) was measured as of December 31, 2019, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

### ***Actuarial assumptions:***

The Total Pension Liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5% per year
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2018 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, the actuarial firm focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2018 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global equity	30.0%	5.30%
Core Fixed Income	10.0%	1.25%
Non-Core Fixed Income	20.0%	4.14%
Real Return	10.0%	3.85%
Real Estate	10.0%	4.00%
Absolute Return	10.0%	3.48%
Private Equity	10.0%	7.75%
Total	100.0%	

### **Discount Rate**

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

### **Changes in the Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at 12/31/2018	\$ 58,949,842	\$ 48,534,489	\$ 10,415,353
Changes for the year:			
Service cost	1,875,502	-	1,875,502
Interest	3,949,658	-	3,949,658
Difference between expected and actual experience	368,409	-	368,409
Change in assumptions	63,375		
Contributions - employer	-	1,669,130	( 1,669,130)
Contributions - employee	-	745,515	( 745,515)
Net investment income	-	7,506,432	( 7,506,432)
Benefits payments, including refunds of employee contributions	( 2,748,295)	( 2,748,295)	-
Administrative expense	-	( 42,397)	42,397
Other change	-	( 1,274)	1,274
Net changes	3,508,649	7,129,111	( 3,683,837)
Balance at 12/31/2019	\$ 62,458,491	\$ 55,663,600	\$ 6,794,891

Sensitivity of the net pension liability to changes in the discount rate:

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) of 1-percentage-higher (7.75%) than the current rate:

	1% Decrease in in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in in Discount Rate (7.75%)
City's net pension liability	\$ 15,632,949	\$ 6,794,891	\$ ( 469,695)

### ***Pension Plan Fiduciary Net Position***

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. The report may be obtained on the Internet at [www.tmr.org](http://www.tmr.org).

### ***Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

For the year ended September 30, 2020, the City recognized pension expense of \$1,605,168. At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 291,657	\$ 406,950
Changes in actuarial assumptions	50,172	13,119
Difference between projected and actual investment earnings	-	1,708,155
Contributions subsequent to the measurement date	<u>1,384,620</u>	<u>-</u>
Totals	\$ <u>1,726,449</u>	\$ <u>2,128,224</u>

\$1,384,620 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2021. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expenses as follows:

For the Year Ended September 30,	
2021	\$ ( 635,893)
2022	( 571,789)
2023	195,394
2024	( 774,107)

### **Defined Other Post-Employment Benefit (OPEB) Plans**

#### **TMRS Supplemental Death Benefits Fund**

**Plan Description.** The City voluntarily participates in the Texas Municipal Retirement System Supplemental Death Benefits Fund (TMRS SDBF). The SDBF is a single-employer defined benefit Other Postemployment Benefit (OPEB) plan as defined by GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. It is established and administered in accordance with the TMRS Act identically to the City's pension plan.

**Benefits Provided.** The SDBF provides group-term life insurance to City employees who are active members in TMRS, including or not including retirees. The City Council opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits, and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of \$7,500.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	97
Inactive employees entitled to but not yet receiving benefits	15
Active employees	<u>190</u>
Total	<u><u>302</u></u>

**Contributions.** The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.21% for 2019 and 0.21% for 2020, of which 0.06% for 2019 and 0.06% for 2020 represented the retiree-only portion for both years, as a percentage of annual covered payroll. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The City's contributions to the SDBF for the years ended September 30, 2020 and 2019 were \$23,714 and \$21,676, respectively, representing contributions for both active and retiree coverage, which equaled the required contributions each year.

**Actuarial Assumptions.** The Total OPEB Liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Measurement year ended December 31,	2019
Inflation rate	2.50% per annum
Discount rate	2.75%
Actuarial cost method	Entry Age Normal Method
Projected salary increases	3.50% to 10.5% including inflation

Salary increases were based on a service-related table.

Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor. Administrative expenses for the SDBF are paid through the TMRS Pension Trust Fund and are wholly accounted for under the provisions of GASB Statement No. 68.

Changes in assumptions reflect the annual change in the municipal bond rate. The actuarial assumptions used in the December 31, 2019 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

**Discount Rate.** The SDBF program is treated as an unfunded OPEB plan because the SDBF trust covers both actives and retirees and the assets are not segregated for these groups. As such, a single discount rate of 2.75% was used to measure the Total OPEB Liability. Because the plan is essentially a "pay-as-you-go" plan, the single discount rate is equal to the prevailing municipal bond rate. The source of the municipal bond rate was fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2019.

**Discount Rate Sensitivity Analysis.** The following schedule shows the impact of the Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (2.75%) in measuring the Total OPEB Liability.

	1% Decrease in Discount Rate (1.75%)	Discount Rate (2.75%)	1% Increase in Discount Rate (3.75%)
Total OPEB Liability	\$ 830,157	\$ 694,151	\$ 587,096

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs.**

At September 30, 2020, the City reported a liability of \$694,151 for its Total OPEB Liability. The Total OPEB Liability was determined by an actuarial valuation as of December 31, 2019. For the year ended September 30, 2020, the City recognized OPEB expense of \$60,134. There were no changes of benefit terms that affected measurement of the Total OPEB Liability during the measurement period.

**Changes in the Total OPEB Liability**

	Total OPEB Liability
Balance at 12/31/2018	\$ 551,775
Changes for the year:	
Service cost	22,365
Interest	20,767
Difference between expected and actual experience	3,162
Changes of assumptions	102,471
Benefit payments	( 6,389)
Net changes	142,376
Balance at 12/31/2019	\$ 694,151

In the governmental activities, the total OPEB liability is generally liquidated by the General Fund.

Changes in assumptions reflect a change in the discount rate from 3.71% to 2.75%.

At September 30, 2020, the City reported deferred outflows of resources related to other post-employment benefits from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 2,656	\$ 1,558
Changes in actuarial assumptions	107,285	25,620
Contributions subsequent to the measurement date	3,801	-
Totals	\$ 113,742	\$ 27,178

\$3,801 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB Liability for the year ending September 30, 2021. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense in future years as follows:

For the Year Ended September 30,		
2021	\$	17,003
2022		17,003
2023		17,003
2024		12,582
2025		14,946
Thereafter		4,226

## **Other Post-Employment Benefit (OPEB) Plans**

### **Retiree Health Insurance Plan**

**Plan Description.** The City sponsors a Retiree Health Insurance Benefits Plan (the "Plan"). The Plan provides these other post-employment benefits ("OPEB") for retired employees and their eligible dependents through a self-insured PPO plan. Employees qualifying for retirement from the City may receive City paid health coverage for up to seven years after they have retired or reached age 65, whichever occurs first. Employees become eligible to elect retiree coverage at age 55, with the last 20 years employed by the City, or 20 years total with the last 10 years employed by the City. Additionally, employees must have an accumulated 20 years of TMRS service without regard to age. The City pays the full monthly contribution for individual coverage. The retiree pays the full monthly contribution for any dependent coverage elected. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	97
Inactive employees entitled to but not yet receiving benefits	15
Active employees	<u>190</u>
Total	<u>302</u>

**Actuarial Methods and Assumptions.** Significant methods and assumptions were as follows:

Actuarial Valuation Date	September 30, 2020
Actuarial Cost Method	Individual Entry Age Normal Cost Method - Level Percentage of Projected Salary.
Discount Rate	2.25%
Inflation Rate	3.00%
Salary Scale	3.50%
Demographic Assumptions	Based on the actuarial assumptions used in the 2017 actuarial report for the Texas Municipal Retirement System ("TMRS").
Mortality	RPH-2014 Total Table with Projection MP-2019
Health care cost trend rates	Level 4.50% for medical.
Participation rates	100% of all retirees who currently have healthcare coverage will continue with the same coverage.
	100% of all actives who currently have healthcare coverage will continue with employee only coverage upon retirement.

Projections of health benefits are based on the plan as understood by the City and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between the City and its employees to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

A Single Discount Rate of 2.25% was used to measure the total OPEB liability. This Single Discount Rate was based on the municipal bond rates as of the measurement date. The source of the municipal bond rate was the Bond Buyer GO Bond 20 Index.

**Changes in the Total OPEB Liability.** The County's total OPEB liability of \$4,156,139 was measured as of September 30, 2020 and was determined by an actuarial valuation as of September 30, 2020.

	Total OPEB Liability
Balance at 10/01/2019	\$ 4,193,506
Changes for the year:	
Service cost	155,913
Interest on the total OPEB liability	172,687
Differences between expected and actual experience	( 31,779)
Changes in assumptions	( 142,084)
Benefit payments	( 192,104)
Net changes	( 37,367)
Balance at 09/30/2020	\$ <u>4,156,139</u>

**Discount Rate Sensitivity Analysis.** The following schedule shows the impact of the total OPEB liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (2.25%) in measuring the total OPEB liability.

	1% Decrease in Discount Rate (1.25%)	Discount Rate (2.25%)	1% Increase in Discount Rate (3.25%)
City's total OPEB liability	\$ 4,503,196	\$ 4,156,139	\$ 3,834,143

**Healthcare Cost Trend Rate Sensitivity Analysis.** The following schedule shows the impact of the total OPEB liability if the Healthcare Cost Trend Rate used was 1% less than and 1% greater than what was used in measuring the total OPEB liability.

	1% Decrease	Current Healthcare Cost Cost Trend Rate Assumption	1% Increase
City's total OPEB liability	\$ 3,721,971	\$ 4,156,139	\$ 4,664,400

**OPEB Expense and Deferred Outflows and Inflows of Resources Related to OPEB.** For the year ended September 30, 2020, the County recognized OPEB expense of \$303,817. At September 30, 2020, the City reported deferred inflows of resources related to other post-employment benefits from the following sources:

	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 27,233
Changes in actuarial assumptions	121,757
Total	\$ <u>148,990</u>

Amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense in future years as follows:

For the Year Ended September 30,	
2021	\$( 24,874)
2022	( 24,874)
2023	( 24,874)
2024	( 24,874)
2025	( 24,874)
Thereafter	( 24,620)



## **Risk Management**

The City is exposed to risk of loss due to injuries incurred by employees while performing work-related duties. The City provides workers' compensation insurance coverage with the Texas Municipal League, which provides statutory coverage against potential losses.

The City is exposed to various risks of loss related to torts, damage to, and destruction of assets; errors and omissions and natural disasters. A comprehensive insurance plan for property and casualty and general liability coverage has been established with the Texas Municipal League.

## **Commitments**

During the fiscal year ended September 30, 2005, the City entered into an agreement with North Texas Municipal Water District (the "District"). Under the agreement, the District has agreed to acquire property and construct a transmission line in order to sell water to the City. As part of the agreement, the project will be financed by a bond issue in the amount of \$12,470,000 issued in the name of the District. The District is responsible for the cost of the project only to the extent of the bond issue and any additional construction costs are the responsibility of the City. During the construction phase, the City is responsible for the monthly transfer of funds to the District in order to pay the debt service obligation of the bonds and to fund any necessary reserve funds established by the bond ordinance. Upon completion of the project, the rights, title and interest in the project will rest irrevocably with the City. This transaction shall result in the automatic sale and delivery of the project to the City in consideration of the agreement of the City to perform its obligations under the agreement.

## **Implementation of New Accounting Statements**

The following statements for the GASB are effective for future fiscal years ending as listed below. The City is in the process of reviewing and evaluating these statements and their potential impact on the City's financial statements.

Statement No. 84 "*Fiduciary Activities*" – This Statement improves guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The focus is generally on whether a government is controlling the assets of the fiduciary activity and on the beneficiaries with whom a fiduciary relationship exists. This statement will become effective for the city in fiscal year 2021.

Statement No. 87 "*Leases*" – This Statement is to improve the accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities previously classified as operating leases. It establishes a single model for lease accounting based on the principle that leases are financing the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, enhancing the relevance and consistency of information about leasing activities. This Statement will become effective for the city in fiscal year 2022.

## **Subsequent Events**

During FY 2021, the City issued long-term debt before the date of the financial statements. The Combination Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2021 were issued in the amount of \$6,575,000 and will be used for water system improvements.

**THIS PAGE LEFT BLANK INTENTIONALLY**

**REQUIRED  
SUPPLEMENTARY INFORMATION**

**CITY OF TERRELL, TEXAS**

**SCHEDULE OF CHANGES IN NET PENSION LIABILITY  
AND RELATED RATIOS**

FOR THE YEAR ENDED SEPTEMBER 30, 2020

<b>Measurement Date December 31,</b>	<b>2014</b>	<b>2015</b>
<b>A. Total pension liability</b>		
Service cost	\$ 1,424,738	\$ 1,550,353
Interest (on the Total Pension Liability)	3,206,624	3,375,957
Difference between expected and actual experience	( 223,375)	( 848,603)
Change of assumptions	-	( 239,310)
Benefit payments, including refunds of employee contributions	( 2,080,054)	( 2,023,443)
Net change in total pension liability	2,327,933	1,814,954
Total pension liability - beginning	<u>46,136,568</u>	<u>48,464,501</u>
Total pension liability - ending (a)	<u>\$ 48,464,501</u>	<u>\$ 50,279,455</u>
<b>B. Plan fiduciary net position</b>		
Contributions - employer	\$ 1,499,857	\$ 1,553,257
Contributions - employee	592,009	624,423
Net investment income	2,197,994	59,920
Benefit payments, including refunds of employee contributions	( 2,080,054)	( 2,023,443)
Administrative expenses	( 22,947)	( 36,495)
Other	( 1,887)	( 1,803)
Net change in plan fiduciary net position	2,184,972	175,859
Plan fiduciary net position - beginning	<u>38,420,455</u>	<u>40,605,427</u>
Plan fiduciary net position - ending (b)	<u>\$ 40,605,427</u>	<u>\$ 40,781,286</u>
<b>C. Net pension liability - ending (a) - (b)</b>	<u>\$ 7,859,074</u>	<u>\$ 9,498,169</u>
<b>D. Plan fiduciary net position as a percentage of total pension liability</b>	83.78%	81.11%
<b>E. Covered payroll</b>	<u>\$ 8,457,269</u>	<u>\$ 8,920,328</u>
<b>F. Net position liability as a percentage of covered payroll</b>	92.93%	106.48%

Note: This schedule is required to have 10 years of information, but the information prior to 2014 is not available.

<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
\$ 1,678,902	\$ 1,690,413	\$ 1,740,224	\$ 1,875,502
3,388,307	3,593,692	3,749,962	3,949,658
( 22,007)	( 759,364)	( 77,119)	368,409
-	-	-	63,375
( 1,843,541)	( 2,172,881)	( 2,296,201)	( 2,748,295)
3,201,661	2,351,860	3,116,866	3,508,649
<u>50,279,455</u>	<u>53,481,116</u>	<u>55,832,976</u>	<u>58,949,842</u>
\$ <u>53,481,116</u>	\$ <u>55,832,976</u>	\$ <u>58,949,842</u>	\$ <u>62,458,491</u>
\$ 1,630,137	\$ 1,554,002	\$ 1,607,993	\$ 1,669,130
665,100	665,517	689,003	745,515
2,756,646	6,094,066	( 1,500,162)	7,506,432
( 1,843,541)	( 2,172,881)	( 2,296,201)	( 2,748,295)
( 31,126)	( 31,574)	( 28,984)	( 42,397)
( 1,677)	( 1,600)	( 1,515)	( 1,274)
3,175,539	6,107,530	( 1,529,866)	7,129,111
<u>40,781,286</u>	<u>43,956,825</u>	<u>50,064,355</u>	<u>48,534,489</u>
\$ <u>43,956,825</u>	\$ <u>50,064,355</u>	\$ <u>48,534,489</u>	\$ <u>55,663,600</u>
\$ 9,524,291	\$ 5,768,621	\$ 10,415,353	\$ 6,794,891
82.19%	89.67%	82.33%	89.12%
\$ 9,501,425	\$ 9,507,385	\$ 9,842,896	\$ 10,650,208
100.24%	60.68%	105.82%	63.80%

**CITY OF TERRELL, TEXAS**

**SCHEDULE OF PENSION CONTRIBUTIONS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

<b>Fiscal Year Ended September 30,</b>	<b>2014</b>	<b>2015</b>
Actuarial determined contribution	\$ 1,477,697	\$ 1,530,795
Contributions in relation to the actuarially determined contribution	( 1,477,697)	( 1,530,795)
Contribution deficiency (excess)	-	-
Covered payroll	8,411,237	8,746,456
Contributions as a percentage of covered payroll	17.57%	17.50%

**NOTES TO SCHEDULE OF CONTRIBUTIONS**

**Valuation Date** Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

**Methods and Assumptions Used to Determine Contribution Rates:**

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	25 years
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.50% to 11.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014-2018.

**Mortality** Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

**Other Information:** There were no benefit changes during the year.

Note: This schedule is required to have 10 years of information, but the information prior to 2014 is not available.

<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
\$ 1,675,988	\$ 1,628,132	\$ 1,599,025	\$ 1,688,716	\$ 1,790,713
( 1,675,988)	( 1,628,132)	( 1,599,025)	( 1,688,716)	( 1,790,713)
-	-	-	-	-
9,707,751	9,523,303	9,784,285	10,435,005	11,292,256
17.26%	17.10%	16.34%	16.18%	15.86%

**CITY OF TERRELL, TEXAS**

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY  
AND RELATED RATIOS  
TEXAS MUNICIPAL RETIREMENT SYSTEM - SUPPLEMENTAL DEATH BENEFITS FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2020

Measurement Date December 31,	2017	2018	2019
<b>A. Total OPEB liability</b>			
Service Cost	\$ 21,867	\$ 25,592	\$ 22,365
Interest (on the Total OPEB Liability)	18,331	18,622	20,767
Difference between expected and actual experience	-	( 2,281)	3,162
Changes of assumptions	40,431	( 37,510)	102,471
Benefit payments, including refunds of employee contributions	( 4,754)	( 4,921)	( 6,389)
Net change in Total OPEB liability	75,875	( 498)	142,376
Total OPEB liability - beginning	476,398	552,273	551,775
Total OPEB liability - ending (a)	552,273	551,775	694,151
<b>B. Covered-employee payroll</b>	\$ 9,507,385	\$ 9,842,896	\$ 10,650,208
<b>C. Total OPEB liability as a percentage of covered-employee payroll</b>	5.81%	5.61%	6.52%

Note: This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

Note: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

Note: The changes of assumptions generally includes the annual change in the municipal bond index rate.



**CITY OF TERRELL, TEXAS**

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY  
AND RELATED RATIOS  
RETIREE HEALTHCARE PLAN

FOR THE YEAR ENDED SEPTEMBER 30, 2020

<b>Measurement Date September 30,</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>A. Total OPEB liability</b>			
Service Cost	\$ 149,830	\$ 155,913	\$ 155,913
Interest (on the Total OPEB Liability)	161,550	161,063	172,687
Differences between expected and actual experiences	-	-	( 31,779)
Changes in assumptions	-	-	( 142,084)
Benefit payments, including refunds of employee contributions	( 165,999)	( 181,092)	( 192,104)
Net change in Total OPEB liability	145,381	135,884	( 37,367)
Total OPEB liability - beginning	<u>3,912,241</u>	<u>4,057,622</u>	<u>4,193,506</u>
Total OPEB liability - ending (a)	<u>4,057,622</u>	<u>4,193,506</u>	<u>4,156,139</u>
<b>B. Covered-employee payroll</b>	\$ 9,169,796	\$ 9,169,796	\$ 10,205,273
<b>C. Total OPEB liability as a percentage of covered-employee payroll</b>	44.25%	45.73%	40.73%

Note: This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

Note: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

**THIS PAGE LEFT BLANK INTENTIONALLY**

## **COMBINING STATEMENTS**

## **NONMAJOR GOVERNMENTAL FUNDS**

***Tourism Fund*** – to account for expenditures designated for the promotion of local tourism. Resources are provided from the collection of hotel/motel occupancy tax revenues.

***Infrastructure Improvements*** – to account for street and utility service construction for Pioneer Terraces multifamily housing subdivision.

***Impact Fees Fund*** – to account for fees charged on developments in order to improve current existing infrastructure.

***Park Land/Park Dedication Fees Fund*** – to account for fees charged on new residential construction for future parks development.

***Grant HRA*** – to account for funds received through the HRA Grant.

***Courthouse Technology*** – to account for fees restricted for courthouse technology expenditures.

***Courthouse Security*** – to account for fees restricted for courthouse security expenditures.

The ***C.O. Tax and Revenue Series 2004 Fund*** is a Capital Projects Fund used to account for construction projects funded by the Series 2004 Bond issuance.

***TCDP Grant*** – to account for programs within the TCDP Grant.

***Pavilion Rentals*** – to account for fees charged for the use of City pavilions.

***Police Federal Awards*** – to account for federal programs involving the Terrell Police Department.

***Edward Byrne Justice Assistance Grant*** – to account for funds and expenditures under the Bullet Proof Vest program.

***CO 2013 Bond*** – to account for funds received from the issuance of the Certificates of Obligation 2013.

***CO 2014 Bond*** – to account for funds received from the issuance of the Certificates of Obligation 2014.

***Fire Grants*** – to account for federal programs involving the Terrell Fire Department.

***Texas Capital Grant*** – to account for the Texas Capital Grant funded through HUD.

**Public Improvement District** – to account for funds used to pay for detention or retention pond maintenance at Market Center Cross Roads.

**Pedestrian Improvements Grant** – to account for the Pedestrian Improvements Grant through HUD.

**Grant 721440** – to account for the Community Development Block Grant through HUD.

**FEMA** – to account for the FEMA grant through the U.S. Department of Homeland Security.

**Permanent Street Improvement Fund** – to account for funds for various street and sidewalk projects.

**Debt Service** – to account for taxes levied through the I & S rate and the associated expenditures of those funds.

**Harvard Scholarship Fund** – to account for donated funds received for the purpose of funding a City Council Member to attend the Harvard School of Government.

### **INTERNAL SERVICE FUNDS**

**Insurance Fund** – to account for the receipt and disbursement of medical insurance expenditures and related transfers from other funds.

**Equipment Replacement Fund** – to account for the acquisition, maintenance and other operation expenses of the City's fleet assets. Revenues are generated from the rental of equipment to various departments within the City.

**CITY OF TERRELL, TEXAS**

COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2020

	<u>Tourism</u>	<u>Infrastructure Improvements</u>	<u>Impact Fees</u>	<u>Park Land/Park Dedication Fees</u>
<b>ASSETS</b>				
Cash and cash equivalents	\$ 328,420	\$ 837,592	\$ 308,310	\$ 898,043
Taxes receivable, net	-	-	-	-
Due from other funds	-	206,048	1,136,141	-
Due from other governments	-	-	-	-
Special assessments	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets	\$ <u>328,420</u>	\$ <u>1,043,640</u>	\$ <u>1,444,451</u>	\$ <u>898,043</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 7,811	\$ 254,920	\$ -	\$ 2,925
Due to other funds	<u>-</u>	<u>11,115</u>	<u>343,493</u>	<u>-</u>
Total liabilities	<u>7,811</u>	<u>266,035</u>	<u>343,493</u>	<u>2,925</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Taxes	-	-	-	-
Special Assessments	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>				
Restricted	320,609	777,605	1,100,958	895,118
Unassigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>320,609</u>	<u>777,605</u>	<u>1,100,958</u>	<u>895,118</u>
Total liabilities, deferred inflows of resources, and fund balances	\$ <u>328,420</u>	\$ <u>1,043,640</u>	\$ <u>1,444,451</u>	\$ <u>898,043</u>

Grant HRA	Courthouse Technology	Courthouse Security	Certificates of Obligation Tax and Revenue Series 2004	TCDP Grant	Pavilion Rentals	Police Federal Awards
\$ 37,106	\$ 29,148	\$ 31,573	\$ -	\$ 7	\$ 26,042	\$ 396
-	-	-	-	-	-	-
-	-	-	-	-	448	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 37,106</u>	<u>\$ 29,148</u>	<u>\$ 31,573</u>	<u>\$ -</u>	<u>\$ 7</u>	<u>\$ 26,490</u>	<u>\$ 396</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>5,000</u>	<u>2,250</u>	<u>2,250</u>	<u>16,400</u>	<u>169,221</u>	<u>-</u>	<u>-</u>
<u>5,000</u>	<u>2,250</u>	<u>2,250</u>	<u>16,400</u>	<u>169,221</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
32,106	26,898	29,323	-	-	26,490	396
-	-	-	( 16,400)	( 169,214)	-	-
<u>32,106</u>	<u>26,898</u>	<u>29,323</u>	<u>( 16,400)</u>	<u>( 169,214)</u>	<u>26,490</u>	<u>396</u>
<u>\$ 37,106</u>	<u>\$ 29,148</u>	<u>\$ 31,573</u>	<u>\$ -</u>	<u>\$ 7</u>	<u>\$ 26,490</u>	<u>\$ 396</u>

**CITY OF TERRELL, TEXAS**

COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
(Continued)

SEPTEMBER 30, 2020

	Edward Byrne Justice Assistance Grant	CO 2013 Bond	CO 2014 Bond	CO 2018 Bond
<b>ASSETS</b>				
Cash and cash equivalents	\$ 119	\$ -	\$ 6,822	\$ 1,211,315
Taxes receivable, net	-	-	-	-
Due from other funds	200	-	90,000	-
Due from other governments	-	-	-	-
Special assessments	-	-	-	-
	<u>319</u>	<u>-</u>	<u>96,822</u>	<u>1,211,315</u>
Total assets	\$ <u>319</u>	\$ <u>-</u>	\$ <u>96,822</u>	\$ <u>1,211,315</u>
<b>LIABILITIES</b>				
Accounts payable	\$ -	\$ -	\$ -	\$ 390,332
Due to other funds	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>390,332</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Taxes	-	-	-	-
Special Assessments	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>				
Restricted	319	-	96,822	820,983
Unassigned	-	-	-	-
Total fund balances	<u>319</u>	<u>-</u>	<u>96,822</u>	<u>820,983</u>
Total liabilities, deferred inflows of resources, and fund balances	\$ <u>319</u>	\$ <u>-</u>	\$ <u>96,822</u>	\$ <u>1,211,315</u>



Fire Grants	Texas Capital	Public Improvement District	Pedestrian Improvements Grant	Grant 721440	FEMA	Permanent Street Improvement
\$ 1	\$ -	\$ 47,764	\$ 59	\$ 34	\$ 41,817	\$ 1,606,981
-	-	-	-	-	-	-
7,847	-	-	119,364	-	206,467	54,142
-	-	-	-	-	253,449	-
-	-	-	-	-	-	1,456,877
<u>\$ 7,848</u>	<u>\$ -</u>	<u>\$ 47,764</u>	<u>\$ 119,423</u>	<u>\$ 34</u>	<u>\$ 501,733</u>	<u>\$ 3,118,000</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,003
-	-	27,975	-	-	7,847	516,842
-	-	27,975	-	-	7,847	544,845
-	-	-	-	-	-	-
-	-	-	-	-	-	1,456,878
-	-	-	-	-	-	1,456,878
7,848	-	19,789	119,423	34	493,886	1,116,277
-	-	-	-	-	-	-
<u>7,848</u>	<u>-</u>	<u>19,789</u>	<u>119,423</u>	<u>34</u>	<u>493,886</u>	<u>1,116,277</u>
<u>\$ 7,848</u>	<u>\$ -</u>	<u>\$ 47,764</u>	<u>\$ 119,423</u>	<u>\$ 34</u>	<u>\$ 501,733</u>	<u>\$ 3,118,000</u>

**CITY OF TERRELL, TEXAS**

COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
(Continued)

SEPTEMBER 30, 2020

	<u>Debt Service</u>	<u>Harvard Scholarship</u>	<u>Information Technology</u>	<u>Market Center</u>
<b>ASSETS</b>				
Cash and cash equivalents	\$ 1,668,767	\$ -	\$ -	\$ -
Taxes receivable, net	89,919	-	-	-
Due from other funds	-	-	-	35,727
Due from other governments	-	-	-	-
Special assessments	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets	\$ <u>1,758,686</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>35,727</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 428,641	\$ -	\$ 53,726	\$ -
Due to other funds	<u>-</u>	<u>-</u>	<u>491,193</u>	<u>15,889</u>
Total liabilities	<u>428,641</u>	<u>-</u>	<u>544,919</u>	<u>15,889</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Taxes	84,368	-	-	-
Special Assessments	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred inflows of resources	<u>84,368</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>				
Restricted	1,245,677	-	-	19,838
Unassigned	<u>-</u>	<u>-</u>	<u>( 544,919)</u>	<u>-</u>
Total fund balances	<u>1,245,677</u>	<u>-</u>	<u>( 544,919)</u>	<u>19,838</u>
Total liabilities, deferred inflows of resources, and fund balances	\$ <u>1,758,686</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>35,727</u>

Cross Roads	Downtown Maint. & Op.	Total Governmental Funds
\$ -	\$ 403,233	\$ 7,483,549
-	-	89,919
-	-	1,856,384
-	-	253,449
-	-	1,456,877
\$ -	\$ 403,233	\$ 11,140,178
\$ -	\$ -	\$ 1,166,358
25,447	-	1,634,922
25,447	-	2,801,280
-	-	84,368
-	-	1,456,878
-	-	1,541,246
-	403,233	7,553,632
( 25,447)	-	( 755,980)
( 25,447)	403,233	6,797,652
\$ -	\$ 403,233	\$ 11,140,178

**CITY OF TERRELL, TEXAS**

COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Tourism	Infrastructure Improvements	Impact Fees	Park Land/Park Dedication Fees
<b>REVENUES</b>				
Ad valorem taxes	\$ -	\$ -	\$ -	\$ -
Hotel/motel occupancy taxes	431,668	-	-	-
Fees and fines	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	1,077,407	30,701	761,200
Investment earnings	89	274	632	-
Miscellaneous	-	40,998	400,907	2,450
Total revenues	<u>431,757</u>	<u>1,118,679</u>	<u>432,240</u>	<u>763,650</u>
<b>EXPENDITURES</b>				
Current:				
General government	291,070	299,377	20,747	-
Culture and recreation	-	-	-	2,925
Capital outlay	-	553,454	-	-
Debt Service:				
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Total expenditures	<u>291,070</u>	<u>852,831</u>	<u>20,747</u>	<u>2,925</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>140,687</u>	<u>265,848</u>	<u>411,493</u>	<u>760,725</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Issuance of bonds payable	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	( 243,751)	-	-
Total other financing sources and uses	<u>-</u>	<u>( 243,751)</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	140,687	22,097	411,493	760,725
<b>FUND BALANCES, BEGINNING</b>	<u>179,922</u>	<u>755,508</u>	<u>689,465</u>	<u>134,393</u>
<b>FUND BALANCES, ENDING</b>	\$ <u>320,609</u>	\$ <u>777,605</u>	\$ <u>1,100,958</u>	\$ <u>895,118</u>

Grant HRA	Courthouse Technology	Courthouse Security	Certificates of Obligation Tax and Revenue Series 2004	TCDP Grant	Pavilion Rentals	Police Federal Awards
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	6,406	6,007	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	1,400	-
-	-	-	-	7	50	1
-	-	-	-	-	-	-
-	6,406	6,007	-	7	1,450	1
-	-	-	-	-	675	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	675	-
-	6,406	6,007	-	7	775	1
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	6,406	6,007	-	7	775	1
32,106	20,492	23,316	( 16,400)	( 169,221)	25,715	395
\$ 32,106	\$ 26,898	\$ 29,323	\$ ( 16,400)	\$ ( 169,214)	\$ 26,490	\$ 396

**CITY OF TERRELL, TEXAS**

COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
(Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Edward Byrne Justice Assistance Grant	CO 2013 Bond	CO 2014 Bond	CO 2018 Bond
<b>REVENUES</b>				
Ad valorem taxes	\$ -	\$ -	\$ -	\$ -
Hotel/motel occupancy taxes	-	-	-	-
Fees and fines	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	-	-
Investment earnings	119	-	-	14,519
Miscellaneous	-	-	-	-
Total revenues	<u>119</u>	<u>-</u>	<u>-</u>	<u>14,519</u>
<b>EXPENDITURES</b>				
Current:				
General government	-	-	-	-
Culture and recreation	-	-	-	-
Capital outlay	-	-	-	3,326,351
Debt Service:				
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,326,351</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>119</u>	<u>-</u>	<u>-</u>	<u>( 3,311,832)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Issuance of bonds payable	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	119	-	-	( 3,311,832)
<b>FUND BALANCES, BEGINNING</b>	<u>200</u>	<u>-</u>	<u>96,822</u>	<u>4,132,815</u>
<b>FUND BALANCES, ENDING</b>	\$ <u>319</u>	\$ <u>-</u>	\$ <u>96,822</u>	\$ <u>820,983</u>

Fire Grants	Texas Capital Grant	Public Improvements District	Pedestrian Improvements Grant	Grant 721440	FEMA	Permanent Street Improvement
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	836,177	733,433
-	-	-	-	-	-	-
-	-	-	-	-	285	7,247
-	-	90	-	-	-	-
-	-	90	-	-	836,462	740,680
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	1,483,064
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	1,483,064
-	-	90	-	-	836,462	( 742,384)
-	-	-	-	-	-	1,400,000
-	-	-	-	-	-	673,333
-	-	-	-	-	( 512,374)	-
-	-	-	-	-	( 512,374)	2,073,333
-	-	90	-	-	324,088	1,330,949
7,848	-	19,699	119,423	34	169,798	( 214,672)
\$ 7,848	\$ -	\$ 19,789	\$ 119,423	\$ 34	\$ 493,886	\$ 1,116,277

**CITY OF TERRELL, TEXAS**

COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
(Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Debt Service	Harvard Scholarship	Information Technology	Market Center
<b>REVENUES</b>				
Ad valorem taxes	\$ 1,986,664	\$ -	\$ -	\$ -
Hotel/motel occupancy taxes	-	-	-	-
Fees and fines	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	-	35,727
Investment earnings	11,064	1	-	11
Miscellaneous	3,310	-	-	-
Total revenues	<u>2,001,038</u>	<u>1</u>	<u>-</u>	<u>35,738</u>
<b>EXPENDITURES</b>				
Current:				
General government	-	-	1,507,327	35,785
Culture and recreation	-	-	-	-
Capital outlay	-	-	-	-
Debt Service:				
Principal	2,226,821	-	-	-
Interest and other charges	<u>1,004,951</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>3,231,772</u>	<u>-</u>	<u>1,507,327</u>	<u>35,785</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(1,230,734)</u>	<u>1</u>	<u>(1,507,327)</u>	<u>( 47)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Issuance of bonds payable	855,000	-	-	-
Transfers in	1,551,598	-	1,130,324	-
Transfers out	<u>(1,550,561)</u>	<u>( 5,816)</u>	<u>-</u>	<u>-</u>
Total other financing sources and uses	<u>856,037</u>	<u>( 5,816)</u>	<u>1,130,324</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>( 374,697)</u>	<u>( 5,815)</u>	<u>( 377,003)</u>	<u>( 47)</u>
<b>FUND BALANCES, BEGINNING</b>	<u>1,620,374</u>	<u>5,815</u>	<u>( 167,916)</u>	<u>19,885</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 1,245,677</u>	<u>\$ -</u>	<u>\$ ( 544,919)</u>	<u>\$ 19,838</u>



<u>Cross Roads</u>	<u>Downtown Maint. &amp; Op.</u>	<u>Total Governmental Funds</u>
\$ -	\$ -	\$ 1,986,664
-	-	431,668
-	-	12,413
-	-	1,569,610
9,877	-	1,916,312
-	2,436	36,735
-	-	447,755
<u>9,877</u>	<u>2,436</u>	<u>6,401,157</u>
61,424	-	2,216,405
-	-	2,925
-	-	5,362,869
-	-	2,226,821
-	-	1,004,951
<u>61,424</u>	<u>-</u>	<u>10,813,971</u>
( 51,547)	2,436	( 4,412,814)
-	-	2,255,000
-	-	3,355,255
-	-	( 2,312,502)
-	-	3,297,753
( 51,547)	2,436	( 1,115,061)
<u>26,100</u>	<u>400,797</u>	<u>7,912,713</u>
\$( 25,447)	\$ 403,233	\$ 6,797,652

**CITY OF TERRELL, TEXAS**  
**INTERNAL SERVICE FUNDS**  
**COMBINING STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2020**

	<u>Insurance</u>	<u>Equipment Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
Current assets:			
Cash and cash equivalents	\$ <u>2,263,176</u>	\$ <u>428,139</u>	\$ <u>2,691,315</u>
Total current assets	<u>2,263,176</u>	<u>428,139</u>	<u>2,691,315</u>
Non-current assets:			
Capital assets:			
Vehicles and equipment	-	5,119,422	5,119,422
Accumulated depreciation	<u>-</u>	<u>( 3,471,166)</u>	<u>( 3,471,166)</u>
Total non-current assets	<u>-</u>	<u>1,648,256</u>	<u>1,648,256</u>
Total assets	<u>2,263,176</u>	<u>2,076,395</u>	<u>4,339,571</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflows - pensions	-	29,621	29,621
Deferred outflows - supplemental death benefits	<u>-</u>	<u>2,038</u>	<u>2,038</u>
Total deferred outflows of resources	<u>-</u>	<u>31,659</u>	<u>31,659</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	471,594	37,538	509,132
Due to other funds	20,313	-	20,313
Other accrued expenses	-	8,510	8,510
Compensated absences	-	13,357	13,357
Total OPEB liability - TMRS SDBF	-	90	90
Total OPEB liability - retiree health	<u>-</u>	<u>3,296</u>	<u>3,296</u>
Total current liabilities	<u>491,907</u>	<u>62,791</u>	<u>554,698</u>
Non-current liabilities:			
Net pension liability	-	114,834	114,834
Total OPEB liability - TMRS SDBF	-	11,642	11,642
Total OPEB liability - retiree health	<u>-</u>	<u>66,942</u>	<u>66,942</u>
Total non-current liabilities	<u>-</u>	<u>193,418</u>	<u>193,418</u>
Total liabilities	<u>491,907</u>	<u>256,209</u>	<u>748,116</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows - pensions	-	40,367	40,367
Deferred inflows - supplemental death benefits	-	459	459
Deferred inflows - retiree health	<u>-</u>	<u>2,712</u>	<u>2,712</u>
Total deferred inflows of resources	<u>-</u>	<u>43,538</u>	<u>43,538</u>
<b>NET POSITION</b>			
Net investment in capital assets	-	1,648,256	1,648,256
Unrestricted	<u>1,771,269</u>	<u>160,051</u>	<u>1,931,320</u>
Total net position	<u>\$ 1,771,269</u>	<u>\$ 1,808,307</u>	<u>\$ 3,579,576</u>

**CITY OF TERRELL, TEXAS**

INTERNAL SERVICE FUNDS  
COMBINING STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	<u>Insurance</u>	<u>Equipment Replacement</u>	<u>Total</u>
<b>OPERATING REVENUES</b>			
Maintenance services	\$ -	\$ 1,699,049	\$ 1,699,049
Insurance premiums	3,415,889	-	3,415,889
Miscellaneous	<u>21,020</u>	<u>72,726</u>	<u>93,746</u>
Total operating revenues	<u>3,436,909</u>	<u>1,771,775</u>	<u>5,208,684</u>
<b>OPERATING EXPENSES</b>			
Personnel services	-	293,843	293,843
Miscellaneous services	-	248,958	248,958
Administrative fees	1,874,151	-	1,874,151
Repairs and maintenance	-	56,090	56,090
Supplies	-	246,751	246,751
Insurance claims and expenses	1,021,688	-	1,021,688
Depreciation	<u>-</u>	<u>147,481</u>	<u>147,481</u>
Total operating expenses	<u>2,895,839</u>	<u>993,123</u>	<u>3,888,962</u>
<b>OPERATING INCOME (LOSS)</b>	541,070	778,652	1,319,722
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Gain (loss) on disposal of assets	-	45,173	45,173
Investment earnings	9,410	3,440	12,850
Interest and fiscal charges	-	( 437,015)	( 437,015)
Transfers in	-	800,000	800,000
Transfers out	<u>-</u>	<u>( 185,097)</u>	<u>( 185,097)</u>
Total non-operating revenue (expenses)	<u>9,410</u>	<u>226,501</u>	<u>235,911</u>
<b>CHANGE IN NET POSITION</b>	550,480	1,005,153	1,555,633
<b>TOTAL NET POSITION, BEGINNING</b>	<u>1,220,789</u>	<u>803,154</u>	<u>2,023,943</u>
<b>TOTAL NET POSITION, ENDING</b>	\$ <u>1,771,269</u>	\$ <u>1,808,307</u>	\$ <u>3,579,576</u>

**CITY OF TERRELL, TEXAS**

INTERNAL SERVICE FUNDS  
COMBINING STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Insurance	Equipment Replacement	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash received from customers and users	\$ 3,436,909	\$ 1,771,775	\$ 5,208,684
Cash paid for services and insurance claims	(2,828,698)	-	(2,828,698)
Cash paid to suppliers for goods and services	-	( 530,725)	( 530,725)
Cash paid to employees for services	-	( 299,134)	( 299,134)
Net cash provided by operating activities	<u>608,211</u>	<u>941,916</u>	<u>1,550,127</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Transfers in (out)	-	614,903	614,903
Net cash provided by noncapital financing activities	<u>-</u>	<u>614,903</u>	<u>614,903</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Interest and fiscal charges	-	( 437,015)	( 437,015)
Acquisition of capital assets	-	( 748,024)	( 748,024)
Proceeds from sale of capital assets	-	45,173	45,173
Principal paid on long-term debt	-	( 137,875)	( 137,875)
Net cash used for capital and related financing activities	<u>-</u>	<u>(1,277,741)</u>	<u>(1,277,741)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Investment earnings	<u>9,410</u>	<u>3,440</u>	<u>12,850</u>
Net cash provided by investing activities	<u>9,410</u>	<u>3,440</u>	<u>12,850</u>
<b>INCREASE IN CASH</b>	617,621	282,518	900,139
<b>CASH AND CASH EQUIVALENTS, BEGINNING</b>	<u>1,645,555</u>	<u>145,621</u>	<u>1,791,176</u>
<b>CASH AND CASH EQUIVALENTS, ENDING</b>	<u>2,263,176</u>	<u>428,139</u>	<u>2,691,315</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	541,070	778,652	1,319,722
Adjustments to reconcile net income (loss) to net cash provided by operating activities:			
Depreciation	-	147,481	147,481
Decrease (increase) in deferred outflows of resources	-	39,603	39,603
Increase (decrease) in accounts payable	67,141	21,074	88,215
Increase (decrease) in deferred inflows of resources	-	28,146	28,146
Increase (decrease) in net pension obligation	-	( 74,726)	( 74,726)
Increase (decrease) in total OPEB liability - TMRS SDBF	-	1,689	1,689
Increase (decrease) in total OPEB liability - retiree health	-	( 6,083)	( 6,083)
Increase (decrease) in accrued liabilities	-	1,457	1,457
Increase (decrease) in compensated absences	-	4,623	4,623
Net cash provided by operating activities	<u>\$ 608,211</u>	<u>\$ 941,916</u>	<u>\$ 1,550,127</u>



Honorable Mayor and  
Members of the City Council  
City of Terrell, Texas

We have audited the financial statements of the City of Terrell, Texas (the "City") as of and for the year ended September 30, 2020 and have issued our report thereon dated September 21, 2021. Professional standards require that we advise you of the following matters relating to our audit.

### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated September 21, 2021, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As a part of the engagement, we assisted in preparing the financial statements, schedule of expenditures of federal awards, and related notes to the financial statements of the City in conformity with U.S. generally accepted accounting principles and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services were not conducted in accordance with *Government Auditing Services*.

### **OFFICE LOCATIONS**

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque



In order to ensure we maintain our independence for performing these nonaudit services, certain safeguards were applied to this engagement. Management assumed responsibility for the financial statements, schedule of expenditures of federal awards, and related notes to the financial statements and any other nonaudit services we provided. Management acknowledged in the management representation letter our assistance with the preparation of the financial statements, schedule of expenditures of federal awards, and related notes to the financial statements and that these items were reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in the notes to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the accumulated depreciation is based on the estimated useful lives of capital assets. We evaluated the key factors and assumptions used to develop the estimate for accumulated depreciation in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for uncollectible property taxes is based on an historical rate of collection of outstanding property taxes at September 30, 2020. We evaluated the key factors and assumptions used to develop the allowance for uncollectible property taxes in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for uncollectible trade accounts receivable is based on an historical rate of collection of trade accounts receivable at September 30, 2020. We evaluated the key factors and assumptions used to develop the allowance for uncollectible trade accounts receivable in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for uncollectible municipal court fines receivable is based on an historical rate of collection of municipal court fines at September 30, 2020. We evaluated the key factors and assumptions used to develop the allowance for uncollectible municipal court fines receivable in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimates of the OPEB and net pension obligations are based on actuarial studies performed by the actuarial firm Cap Risk Consulting Group and the Texas Municipal Retirement System. We evaluated the key factors and assumptions used to develop the estimates of the OPEB and net pension obligations in determining that it is reasonable in relation to the financial statements taken as a whole.

## *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to the net pension and pension expense and OPEB liabilities and OPEB expense. The disclosures in the financial statements are neutral, consistent, and clear.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the management representation letter dated September 21, 2021.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

## **Significant Forthcoming Accounting Standards**

Statement No. 84 *Fiduciary Activities* – This Statement improves guidance regarding the identification of fiduciary identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The focus is generally on whether a government is controlling the assets of the fiduciary activity and on the beneficiaries with whom a fiduciary relationship exists. This statement will become effective for the City in fiscal year 2021.

Statement No. 87 *Leases* – This Statement is to improve the accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities previously classified as operating leases. It establishes a single model for lease accounting based on the principle that leases are financing the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, enhancing the relevance and consistency of information about leasing activities. This Statement will become effective for the City in fiscal year 2022.

## **Restrictions on Use**

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
September 21, 2021



**CITY OF TERRELL, TEXAS**

**SINGLE AUDIT REPORT**

**FOR THE YEAR ENDED SEPTEMBER 30, 2020**



**CITY OF TERRELL, TEXAS**

TABLE OF CONTENTS

SEPTEMBER 30, 2020

	<b><u>Page Number</u></b>
Independent Auditor's Report on Compliance for Each Major Federal Program, and Report on Internal Control Over Compliance in Accordance with the Uniform Guidance .....	1 - 2
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	3 - 4
Schedule of Expenditures of Federal Awards .....	5 - 6
Notes to Schedule of Expenditure of Federal Awards .....	7
Schedule of Findings and Questioned Costs.....	8
Summary Schedule of Prior Year Findings .....	9

**THIS PAGE LEFT BLANK INTENTIONALLY**



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR  
EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER  
COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE**

Honorable Mayor and  
Members of City Council  
City of Terrell, Texas

**Report on Compliance for Each Major Federal Program**

We have audited the City of Terrell, Texas' compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City of Terrell, Texas' major federal programs for the year ended September 30, 2020. The City of Terrell, Texas' major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditors' Responsibility***

Our responsibility is to express an opinion on compliance for each of the City of Terrell, Texas' major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Terrell, Texas' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City of Terrell, Texas' compliance.

***Opinion on Each Major Federal Program***

In our opinion, the City of Terrell, Texas, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2020.

**OFFICE LOCATIONS**

**TEXAS** | Waco | Temple | Hillsboro | Houston  
**NEW MEXICO** | Albuquerque

## **Report on Internal Control Over Compliance**

Management of the City of Terrell, Texas, is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Terrell, Texas' internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Terrell, Texas' internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Schedule of Expenditures of Federal Awards**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Terrell, Texas, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated September 21, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is 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 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 Schedule of Expenditures of Federal Awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
September 21, 2021



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and  
Members of City Council  
City of Terrell, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Terrell, Texas, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City of Terrell, Texas' basic financial statements, and have issued our report thereon dated September 21, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City of Terrell, Texas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Terrell, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Terrell, Texas' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**OFFICE LOCATIONS**

**TEXAS** | Waco | Temple | Hillsboro | Houston  
**NEW MEXICO** | Albuquerque

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City of Terrell, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas  
September 21, 2021



**CITY OF TERRELL, TEXAS**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

Federal Grantor/Pass-through Grantor/ Program Title	Federal CFDA Number	Pass-through Entity Identifying Number	Federal Expenditures	Pass-through Expenditures
<b><u>U. S. Department of Agriculture</u></b>				
Passed through Texas Soil and Water Conservation Board:				
Flood Control Structural Repair Grant Program	10.916	CEDAR87A-FED-89001	\$ 506,416	\$ -
Total Passed through Texas Soil and Water Conservation Board			<u>506,416</u>	<u>-</u>
Total U. S. Department of Agriculture			<u>506,416</u>	<u>-</u>
<b><u>U. S. Department of Housing and Urban Development</u></b>				
Passed through Texas Department of Agriculture:				
CDBG - Entitlement Grants Cluster - Community Development Block Grant	14.218	7218002	<u>233,433</u>	<u>-</u>
Total Passed through Texas Department of Agriculture			<u>233,433</u>	<u>-</u>
Direct Program:				
Section 8 Housing Choice Vouchers Program	14.871	B-07-MC-48-0042	2,710,254	-
Section 8 Housing Choice Vouchers Program	14.871	B-07-MC-48-0042	463,905	-
COVID-19 - Section 8 Housing Choice Vouchers Program	14.871	B-07-MC-48-0042	68,094	-
COVID-19 - Section 8 Housing Choice Vouchers Program	14.871	B-07-MC-48-0042	74,130	-
Total Direct Program			<u>3,316,383</u>	<u>-</u>
Total Housing Voucher Cluster			<u>3,316,383</u>	<u>-</u>
Total U. S. Department of Housing and Urban Development			<u>3,549,816</u>	<u>-</u>
<b><u>U. S. Department of Transportation</u></b>				
Passed through Texas Department of Transportation:				
Highway Planning and Construction	20.205	RTR091811103	2,510,472	-
Highway Planning and Construction	20.205	0918-11-099	74,210	-
Total Highway Planning and Construction Cluster			<u>2,584,682</u>	<u>-</u>
Total Passed through Texas Department of Transportation			<u>2,584,682</u>	<u>-</u>
Total U. S. Department of Transportation			<u>2,584,682</u>	<u>-</u>
<b><u>U. S. Department of Treasury</u></b>				
Passed through Texas Division of Emergency Management:				
COVID-19 - Coronavirus Relief Fund	21.019	414	<u>996,600</u>	<u>-</u>
Total Passed through Texas Division of Emergency Management			<u>996,600</u>	<u>-</u>
Total U. S. Department of Treasury			<u>996,600</u>	<u>-</u>
<b><u>Institute of Museum and Library Services</u></b>				
Passed through Texas State Library and Archives Commission:				
Inter-Library Loan Grant Program	45.310	901195	<u>2,500</u>	<u>-</u>
Total Passed through Texas State Library and Archives Commission			<u>2,500</u>	<u>-</u>
Total Institute of Museum and Library Services			<u>2,500</u>	<u>-</u>

**CITY OF TERRELL, TEXAS**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

Federal Grantor/Pass-through Grantor/ Program Title	Federal CFDA Number	Pass-through Entity Identifying Number	Federal Expenditures	Pass-through Expenditures
<b><u>U. S. Environmental Protection Agency</u></b>				
Passed through Texas Water Development Board:				
Capitalization Grants for Clean Water State Revolving Funds - 2019A	66.458	73807 - LM19882	\$ 3,191,911	\$ -
Capitalization Grants for Clean Water State Revolving Funds - 2020A	66.458	73807 - LM20882	<u>899,215</u>	<u>-</u>
Total Clean Water State Revolving Fund Cluster			<u>4,091,126</u>	<u>-</u>
Capitalization Grants for Drinking Water State Revolving Funds - 2019B	66.468	62808 - LM1000881	<u>195,082</u>	<u>-</u>
Total Drinking Water State Revolving Fund Cluster			<u>195,082</u>	<u>-</u>
Total Passed through Texas Water Development Board			<u>4,286,208</u>	<u>-</u>
Total U. S. Environmental Protection Agency			<u>4,286,208</u>	<u>-</u>
<b><u>U. S. Department of Homeland Security</u></b>				
Passed through Texas Division of Emergency Management:				
Public Assistance Grant DR 4223	97.036	PA-06-TX-4223	<u>159,294</u>	<u>-</u>
Total Passed through Texas Division of Emergency Management			<u>159,294</u>	<u>-</u>
Passed through Texas Office of the Governor:				
State Homeland Security Grant Program	97.067	3565701	<u>37,863</u>	<u>-</u>
Total Passed through Texas Office of the Governor			<u>37,863</u>	<u>-</u>
Direct Program:				
Staffing for Adequate Fire and Emergency Response	97.083	EMW-2017-FH-00387	<u>473,916</u>	<u>-</u>
Total Direct Program			<u>473,916</u>	<u>-</u>
Total U. S. Department of Homeland Security			<u>671,073</u>	<u>-</u>
Total Expenditures of Federal Awards			\$ <u>12,597,295</u>	\$ <u>-</u>

## **CITY OF TERRELL, TEXAS**

### **NOTES TO SCHEDULE OF EXPENDITURES FEDERAL AWARDS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

#### **BASIS OF ACCOUNTING**

The accompanying Schedule of Expenditures of Federal Awards is presented using the modified accrual basis of accounting. The modified accrual basis of accounting is described in Note I of the basic financial statements. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

#### **BASIS OF ACCOUNTING**

The Schedule of Expenditures of Federal Awards presents the activity of all applicable federal awards programs of the City. The City's reporting entity is defined in Note I of the basic financial statements. Federal awards received directly from federal agencies, as well as awards passed through other government agencies, are included on the Schedule of Expenditures of Federal Awards.

#### **INDIRECT COSTS**

The City has elected not to use the 10% de minimis indirect cost rate as allowed in the Uniform Guidance.

**CITY OF TERRELL, TEXAS**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

**Summary of Auditor's Results:**

**Financial Statements:**

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	None
Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	None

**Federal Awards:**

Internal control over major programs:	
Material weakness(es) identified?	None
Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for major programs	Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a) of Uniform Guidance?	None
--	------

**Identification of major programs:**

CFDA Number(s)	Name of Federal Program or Cluster:
21.019	COVID-19 - Coronavirus Relief Fund
66.458	Clean Water State Revolving Fund Cluster

Dollar threshold used to distinguish between type A and type B programs	\$750,000
---	-----------

Auditee qualified as low-risk auditee for federal single audit:	Yes
---	-----

**Findings Relating to the Financial Statements**  
**Which Are Required to be Reported in Accordance**  
**With Government Auditing Standards**

None

**Findings and Questioned Costs for**  
**Federal Awards**

None

**CITY OF TERRELL, TEXAS**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

None

**THIS PAGE LEFT BLANK INTENTIONALLY**