

**City of Lancaster, Texas**  
Comprehensive Annual Financial Report  
For the Fiscal Year Ended  
September 30, 2014

Prepared by:



**City of Lancaster, Texas**  
**Comprehensive Annual Financial Report**  
**Year Ended September 30, 2014**  
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City of Lancaster  
CITY MANAGER'S OFFICE

211 N. Henry St. \* Lancaster, TX 75146 \* 972.218.1302 \* 972.275.0917 FAX  
www.lancaster-tx.com



May 5, 2015

To the Honorable Mayor, Members of City Council, and Citizens of the City of Lancaster, Texas:

We hereby issue the comprehensive annual financial report of the City of Lancaster, Texas (the City) for the fiscal year ended September 30, 2014. State law requires that every municipality publish within six months of the close of each year a complete set of audited financial statements, to include the auditor's opinion on the statements, and this report fulfills that requirement.

This report consists of City management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in the report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by BKD, LLP, independent auditors. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2014, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified (clean) opinion that the City's financial statements for the fiscal year ended September 30, 2014, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

### ***Profile***

Located in Southwest Dallas County, the City of Lancaster is situated just minutes from downtown Dallas. Adjacent to I-35 on its western border and I-20 on its northern boundary, the City covers approximately 33 square miles, and serves an estimated 2014 population of 38,000. The City is a political subdivision and municipal corporation of the State, duly organized and existing under the laws of the State, and is a home-rule city operating under a Council/Manager form of government. The Council is comprised of the Mayor and six Council members, who enact local legislation, adopt budgets, determine policies, and appoint the City secretary, City attorney and Judge of the municipal court. The City Manager, appointed by City Council, is the chief administrative officer for the City and is responsible for the daily management of the City. Major services provided under general government and enterprise functions are: public safety (police and fire protection), emergency ambulance services, construction and maintenance of streets, water and sewer services, parks and recreation, library services and general administrative services.

### ***Accounting System and Budgetary Control***

One of the objectives of the City's financial accounting system is to provide adequate internal controls. Internal controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, and the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived, and the evaluation of costs and benefits requires estimates and judgments by management. We believe that the City's internal controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

The City's accounting records for general governmental operations are maintained on a modified accrual basis, with 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 for the City's enterprise activities are maintained on the accrual basis.

The government-wide financial statements are prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities, business-type activities, and activities of its discretely presented component units on the statement of net position and statement of activities.

Budgetary Controls – The budgetary process begins each year with the preparation of both current and proposed revenue estimates by the City’s administrative and financial management staff and expenditure estimates provided by each City department. Budgets are reviewed by the administrative and management staff which consists of the City Manager’s office, and Department Managers. The City Manager makes final decisions and submits a recommended budget to the City Council. The proposed budget is reviewed by the City Council, a process which includes a Charter-mandated public hearing, in addition to work sessions which are open to the public. The City Charter requires adoption of the City budget at least 10 days prior to the beginning of the fiscal year.

The objective of the budgetary controls maintained by the City is to ensure compliance with legal provisions embodied in the annual budget approved by the City Council. Activities of the general fund, water and sewer fund, and all other funds are included in the annual budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amounts) is established by departments within the individual fund. 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.

Monthly departmental expenditure reports are generated by an automated accounting system and provide expenditure totals and encumbrances at the line-item level for the most recently completed month as well as the year-to-date total, and an actual versus budgeted rate of expenditure. Major expenditure requests are approved by the City Manager prior to the encumbrance of funds.

### ***Relevant Financial Policies***

The City has established a policy to have a balanced budget and to maintain a reserve account. In fiscal year 2014, the General Fund accomplished this by having a fund balance of \$5,857,773 which exceeds reserve requirements of 12%.

The City also has a long range planning policy to identify major issues when developing its fiscal year budget. A five-year budget analysis of all City funds is developed to provide an understanding of the long term impact of budget decisions. The fiscal year 2014 budget was prepared along with a planning budget for fiscal year 2015-19.

*Cash management policies and practices:* The City’s current bank depository contract is with JP Morgan Chase and will be in effect through 2014. The City’s investment policy is to minimize credit and market risks while maintaining a competitive yield on its portfolio. The City’s investment strategies include using cash flow analysis to purchase securities; however, cash temporarily idle during the year was invested in two public funds investment pools – TexPool and LOGIC. This practice lessens the impact which rising interest rates have on the valuation changes of the portfolio. Investments in the deferred compensation plans are held by the third-party plan administrators. The investment policy is annually updated and approved by the Council in compliance with the Texas Public Funds Investment Act.

*Pension and other post-employment benefit:* The City participates in the Texas Municipal Retirement System (TMRS), an agency authorized by the State of Texas. Employees of the City contribute a fixed percentage of their gross pay (currently 7%). TMRS participants are immediately vested in those funds they contribute plus allocated interest. Participants are vested in employer contributions after five years of credited participation. If participants withdraw from TMRS prior to five years of credited participation, they may withdraw from TMRS those funds they contributed plus interest earnings. The City also provides postretirement health and dental care benefits for certain retirees and their dependents. As of the current fiscal year, there were 16 retired employees receiving these benefits. Additional information on the City's pension arrangements and post-employment benefits can be found in the notes to the basic financial statements.

### ***Local Economy***

Lancaster's growing economy continues to be greatly influenced by the attraction of the logistics industry to the community. Lancaster's premier industrial park, ProLogis 20/35, has experienced the location of many well-known national corporations like United Natural Foods, Inc., Quaker Sales & Distribution (a division of Pepsico), BMW Parts and Distribution, Johnstone Supply and Mars Pet Care Products just to mention a few. The interest of the development industry that specializes in logistics is strong and recently a new player in Lancaster's industrial development, The Pauls Corporation of Denver, Colorado, purchased land to construct a new industrial park. New industrial development in Lancaster is expected to continue.

The City's unemployment rate for 2014 was an average of 7%, which is significantly above the unemployment rate for Dallas County of 4.9% in December of 2014. The City of Lancaster benefits from its proximity to the Dallas-Fort Worth metroplex and major transportation corridors with its location fifteen (15) miles south of Dallas. Lancaster is a part of the Best Southwest area, which includes Lancaster, Cedar Hill, DeSoto, and Duncanville. The close proximity to job opportunities in Dallas, Fort Worth and the Mid-Cities continues to contribute to growth in the City. Its estimated population of over 38,000 has grown a notable 40% since 2000, with a corresponding increase in the number of households during the same time. There is room for further development within the City's 33 square miles, since the City is only 45-47% built out.

In fiscal year 2014, The City experienced an increase in taxable assessed valuation and a slight increase in residential values, much like other cities in the Dallas-Fort Worth area. The City also experienced an increase in building permits as well as a slight increase in sales tax for fiscal year 2014, and anticipates a significant increase for 2015.

### ***Long-term Financial Planning***

The City has a long-range financial plan and has prudent fiscal policies and processes in place. It has met or exceeded all fund reserve goals, has funds available to address the needs of the community, and responsibly manages its debt. The community continues to move toward a more competitive tax rate.

Unrestricted fund balance in the general fund at year end was 24.3 percent of total general fund revenues. This amount was slightly below the policy guidelines set by the Council for budgetary and planning purposes. The year-end amount is below the minimum target set by the policy guidelines because of a \$590,116 deficiency of revenues under expenditures during the year ended September 30, 2014.

Rising costs have been a challenge to the City; however, conservative revenue estimates and efforts to reduce expenditures have contributed to the City's strong financial position. Overall, revenues for the City have remained fairly stable, and we have incorporated several strategies to decrease the expenses over the next several years. The City is projecting a significant increase in property tax revenues and sales tax revenues also continue to increase allowing us to effectively meet operational objectives and comply with current fiscal policies.

The City has historically maintained solid General Fund balances, and continues to respond proactively to the volatile economy by implementing budget cuts sufficient to offset the revenue loss and does not expect to utilize reserves for recurring operating expenditures.

The City is also utilizing extensive planning and maintaining tight budgetary measures to balance its operations. With Economic Development a major priority, sales tax receipts are expected to continue to increase as the City continues to provide incentives for business operations that come to the City.

Because of the City's proximity to Interstate 35 East and Interstate 20, businesses are recognizing Lancaster as one of the region's hot spots for growth, and the City is committed to supporting new and expanding companies.

### ***Major Initiatives***

Annually, the City Council has adopted goals aimed at guiding Lancaster's future growth and development. For fiscal year 2014-2015, included initiatives are:

- Quality Development;
- Sound Infrastructure;
- Professional and committed workforce;
- Health, safe and vibrant neighborhoods;
- Civic engagement; and
- Financially Sound City government.

### ***Acknowledgements***

The preparation of this report on a timely basis could not be accomplished without the efficient and dedicated services of the City's staff. In particular, we would like to recognize and express our heartfelt appreciation to all members of the Finance Department, who all worked diligently to assist and contribute to the preparation of this report. The Mayor and the City Council are to be commended for their willingness to participate in the strategic planning process for financial operations, and for their commitment to maintaining the highest standards of professionalism in the management of the City of Lancaster's finances.

Respectfully submitted,

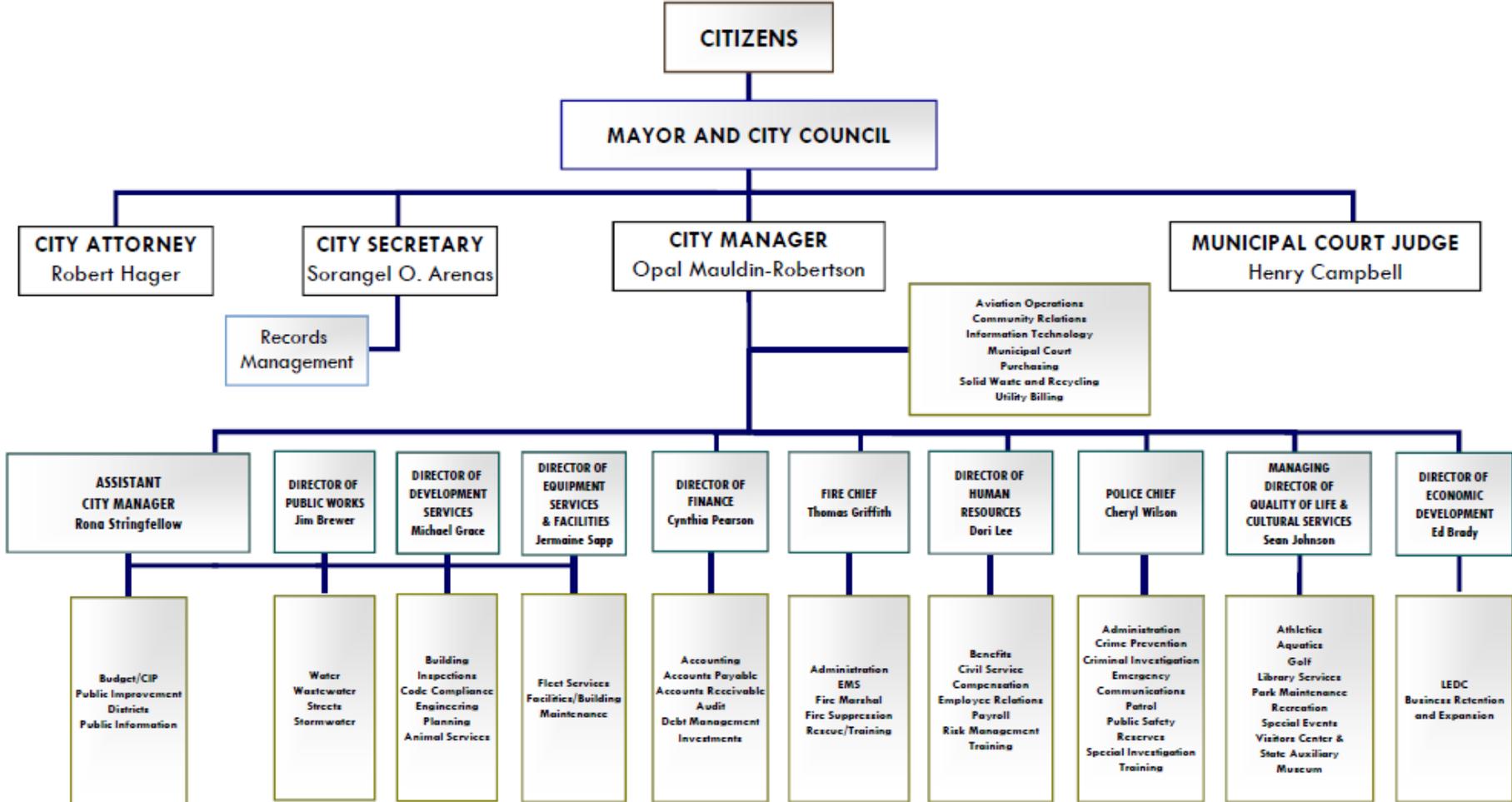
  
Opal Mauldin-Robertson  
City Manager

  
Cynthia Alexander-Pearson  
Director of Finance

  
Baron A. Sauls  
Assistant Finance Director

# City of Lancaster, Texas

## Organizational Chart



**City of Lancaster, Texas**  
**List of Principal Officers**

**City Council**

Marcus E. Knight .....	Mayor .....	Term Expires May 2015
Carol Strain-Burk.....	Council Member, District 1 .....	Term Expires May 2016
Stanley Jaglowski .....	Council Member, District 2.....	Term Expires May 2017
Marco Mejia.....	Council Member, District 3.....	Term Expires May 2016
James Daniels .....	Mayor Pro Tem, District 4.....	Term Expires May 2017
LaShonjia Harris .....	Dep. Mayor Pro Tem, District 5.....	Term Expires May 2016
Nina Morris.....	Council Member, District 6.....	Term Expires May 2017

**City of Lancaster, Texas**  
**Department Directors**

**City Executive Staff**

Opal Mauldin-Robertson .....City Manager

Rona Stringfellow .....Assistant City Manager

Sorangel O. Arenas .....City Secretary

Ed Brady .....Director of Economic  
Development

Cynthia Alexander Pearson .....Director of Finance

Thomas Griffith .....Fire Chief

Dori Lee .....Director of Human Resources

Cheryl Wilson.....Police Chief

Jim Brewer .....Director of Public Works

Sean Johnson.....Managing Director of Quality  
of Life & Cultural Services

## Independent Auditor's Report

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

### Report on the Financial Statements

We have audited the accompanying basic financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of Lancaster, Texas (the City) as of and for the year ended September 30, 2014, and the related notes to the basic financial statements, which collectively comprise the City's 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of 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 City'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 City'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.

### ***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, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of September 30, 2014, and the respective changes in financial position and cash flows, where applicable, thereof 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, budgetary pension and other post-employment benefits information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not 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.

#### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining fund statements, budget to actual statements and financial statements of the discretely presented component units listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the basic financial statements as a whole. The introductory statistical section listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information 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 May 5, 2015, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control over financial reporting and compliance.

*BKD, LLP*

Dallas, Texas  
May 5, 2015

# City of Lancaster, Texas

## Management's Discussion and Analysis (Unaudited)

### September 30, 2014

#### ***Introduction***

The Management's Discussion and Analysis (MD&A) section presents a narrative overview and analysis of the financial activities of the City of Lancaster, Texas (the City) for the fiscal year ended September 30, 2014. We encourage readers to consider the information presented here in conjunction with the City's financial statements, which follow this section.

#### ***Financial Highlights***

- The assets and deferred outflows of resources of the City exceeded its liabilities at the end of fiscal year 2014, resulting in \$110,307,353 of net position. Net position associated with governmental activities is approximately \$55 million, or 50% of the total net position of the City. Net position associated with business-type activities is approximately \$55 million, or 50% of the total net position of the City. The largest portion of net position consists of net investment in capital assets, which is approximately \$85 million.
- Unrestricted net position, which may be used to meet the City's future obligations, consists of approximately \$24 million, or 22% of the City's total net position. Unrestricted net position for governmental activities is approximately \$6 million, or 12% of total net position for governmental activities. Unrestricted net position for business-type activities is approximately \$17 million or 31% of total net position for business-type activities.
- As of the close of fiscal year 2014, the City's Governmental Funds reported a combined ending fund balance of \$17,254,511, a decrease of \$818,334 from the prior year.
- At the end of the current fiscal year, total fund balance for the General Fund was \$5,857,773. This represents approximately 28% of General Fund expenditures, which is more than the 12% required by the City's adopted fund balance policy.

#### ***Overview of the Financial Statements***

The 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 required and 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 private-sector business.

The statement of net position presents information on all of the City's assets, deferred outflows of resources and liabilities, 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.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2014**

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods, for example uncollected taxes and earned, but not used, vacation leave.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general administration, public safety, public works, drainage systems, library, human resources and finance. The business-type activities of the City include water and sewer, airport operations, refuse and golf course operations.

The government-wide financial statements include the Economic Development Corporation and the Recreational Development Corporation as part of its reporting entity as discretely presented component units. Discrete presentation entails reporting component unit financial data in columns separate from the financial data of the primary government. The Lancaster Economic Development Corporation and the Lancaster Recreational Development Corporation are legally separate entities.

**Fund Financial Statements** – A *fund* is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. Some funds are required to be established by state law and by bond covenants. The City Council also establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities when using certain taxes, grants or other money. The City's two kinds of funds – Governmental and Proprietary – utilize different accounting approaches.

**Governmental Funds** – The majority of the City's basic services are reported in Governmental Funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method identified as the modified accrual basis of accounting, which measures cash and all other financial assets that can be readily converted to cash. The Governmental Fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental Fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

By comparing information presented for Governmental Funds with similar information presented for governmental activities in the government-wide financial statements, readers may better understand the long-term impact of the government's near term financing decisions. The relationships, or differences between governmental activities (reported in the accompanying Statement of Net Position and the Statement of Activities) and Governmental Funds, are detailed in a reconciliation following the fund financial statements.

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**Management's Discussion and Analysis (Unaudited)**  
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Information is presented separately in the accompanying Governmental Funds balance sheet and in the accompanying Governmental Funds statement of revenues, expenditures and changes in fund balances for the General Fund, HUD Fund, Debt Service Fund and Capital Projects Fund, all of which are considered to be major funds. Data from the other Governmental 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 charges customers for the services it provides, whether to outside customers or to other units within the City. These services are generally reported in Proprietary Funds. Proprietary Funds are reported in the same way that all activities are reported in the accompanying Statement of Net Position and the Statement of Activities. In fact, the City's Enterprise Funds (a component of Proprietary Funds) are identical to the business-type activities that are reported in the government-wide statements, but provide more detail and additional information, such as cash flows, for Proprietary Funds.

The City maintains an Enterprise Fund to account for: (1) water and sewer services provided to the City's retail and wholesale customers, (2) trash collection and disposal services, (3) operation of the City's airport and (4) operation of the City's golf course. All activities associated with providing such services are accounted for in these funds, including administration, operation, maintenance, debt service, capital improvements, billing and collection. The City's intent is that the cost of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private-sector business enterprise.

**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** – In addition to the basic financial statement and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligations. Required supplementary information immediately follows the notes to the financial statements. Combining statements for Nonmajor Governmental Funds, Enterprise Funds and component units fund financial statements follow the section of required supplementary information.

***Government-Wide Financial Analysis***

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of September 30, 2014, City assets and deferred outflows of resources exceeded its liabilities resulting in \$110,307,353 of net position.

The largest portion of the City's net position, 77%, reflects its net investment in capital assets (*e.g.*, land, building, equipment, improvements, construction in progress and infrastructure), less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently these assets are not available for future spending. Although the City's investments 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.

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**September 30, 2014**

An additional portion of the City's net position, 1%, represents resources that are subject to external restriction on how they may be used. The remaining balance (unrestricted net position) \$23,757,389 or 22% may be used to meet the City's ongoing obligations to citizens and creditors.

**Statement of Net Position for Governmental and Business-type Activities**

	Governmental Activities 2014	Business-type Activities 2014	Total 2014	Governmental Activities 2013	Business-type Activities 2013	Total 2013
Current and other assets	\$ 30,237,709	\$ 24,264,897	\$ 54,502,606	\$ 31,315,924	\$ 22,573,575	\$ 53,889,499
Capital assets	104,671,409	46,242,694	150,914,103	107,215,372	47,225,576	154,440,948
Total assets	<u>134,909,118</u>	<u>70,507,591</u>	<u>205,416,709</u>	<u>138,531,296</u>	<u>69,799,151</u>	<u>208,330,447</u>
Deferred outflows of resources	999,404	98,916	1,098,320	1,100,493	113,593	1,214,086
Long-term liabilities	75,182,225	10,808,924	85,991,149	81,384,765	13,221,363	94,606,128
Other liabilities	5,903,980	4,312,547	10,216,527	2,012,658	2,959,600	4,972,258
Total liabilities	<u>81,086,205</u>	<u>15,121,471</u>	<u>96,207,676</u>	<u>83,397,423</u>	<u>16,180,963</u>	<u>99,578,386</u>
Net position						
Net investment in capital assets	46,504,601	38,224,476	84,729,077	46,231,794	37,933,467	84,165,261
Restricted	1,820,887	-	1,820,887	1,793,302	-	1,793,302
Unrestricted	6,496,829	17,260,560	23,757,389	8,209,270	15,798,314	24,007,584
Total net position	<u>\$ 54,822,317</u>	<u>\$ 55,485,036</u>	<u>\$ 110,307,353</u>	<u>\$ 56,234,366</u>	<u>\$ 53,731,781</u>	<u>\$ 109,966,147</u>

By far, the largest portion of the City's net position (77%) reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (1.4%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$23,757,389 is unrestricted and may be used to meet the government's ongoing obligations to its citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

**Analysis of City's Operations** – The following table provides a summary of the City's operations for the year ended September 30, 2014. Overall, the City had an increase in net position of \$341,206.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2014**

**Revenues and Expenses for Governmental and Business-type Activities**

	Governmental Activities 2014	Business-type Activities 2014	Total 2014	Governmental Activities 2013	Business-type Activities 2013	Total 2013
<b>Revenues</b>						
Program revenues						
Charges for services	\$ 2,846,642	\$ 17,350,050	\$ 20,196,692	\$ 2,651,439	\$ 17,259,044	\$ 19,910,483
Operating grant and contribution	1,339,640	-	1,339,640	2,814,031	-	2,814,031
<b>General Revenue</b>						
Taxes and fees	20,586,653	-	20,586,653	20,114,364	-	20,114,364
Other	334,862	425,212	760,074	366,363	538,018	904,381
Total revenues	<u>25,107,797</u>	<u>17,775,262</u>	<u>42,883,059</u>	<u>25,946,197</u>	<u>17,797,062</u>	<u>43,743,259</u>
<b>Program Expenses</b>						
General government	4,055,911	-	4,055,911	4,171,973	-	4,171,973
Public safety	14,898,549	-	14,898,549	14,350,239	-	14,350,239
Public works	4,926,327	-	4,926,327	4,991,125	-	4,991,125
Community development and recreation	1,260,500	-	1,260,500	1,238,745	-	1,238,745
Social and welfare	3,623	-	3,623	2,048,769	-	2,048,769
Interest and fiscal charges	3,054,899	-	3,054,899	1,836,254	-	1,836,254
Water and sewer	-	11,215,515	11,215,515	-	9,945,611	9,945,611
Refuse	-	2,153,859	2,153,859	-	2,050,731	2,050,731
Airport	-	886,065	886,065	-	852,874	852,874
Golf course	-	86,605	86,605	-	108,196	108,196
Total expenses	<u>28,199,809</u>	<u>14,342,044</u>	<u>42,541,853</u>	<u>28,637,105</u>	<u>12,957,412</u>	<u>41,594,517</u>
<b>Increase (Decrease in Net Position Before Transfers)</b>						
	(3,092,012)	3,433,218	341,206	(2,690,908)	4,839,650	2,148,742
Transfers	<u>1,679,963</u>	<u>(1,679,963)</u>	<u>-</u>	<u>1,856,628</u>	<u>(1,856,628)</u>	<u>-</u>
<b>Change in Net Position</b>	<u>(1,412,049)</u>	<u>1,753,255</u>	<u>341,206</u>	<u>(834,280)</u>	<u>2,983,022</u>	<u>2,148,742</u>
<b>Net Position, As Previously Reported</b>	-	-	-	57,760,986	51,077,009	108,837,995
<b>Change in Accounting Principle</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(692,340)</u>	<u>(328,250)</u>	<u>(1,020,590)</u>
<b>Net Position, Beginning of Year</b>	<u>56,234,366</u>	<u>53,731,781</u>	<u>109,966,147</u>	<u>57,068,646</u>	<u>50,748,759</u>	<u>107,817,405</u>
<b>Net Position, Ending of Year</b>	<u>\$ 54,822,317</u>	<u>\$ 55,485,036</u>	<u>\$ 110,307,353</u>	<u>\$ 56,234,366</u>	<u>\$ 53,731,781</u>	<u>\$ 109,966,147</u>

**Governmental Activities.** Governmental activities decreased the City's net position by \$1,412,049. Total revenue for the governmental activities (excluding transfers) decreased from the previous year by \$838,400. General revenue had a net increase of \$440,788. Sales tax collections increased \$115,067 as a result of new business openings and continued growth in the local economy. Franchise tax revenue increased \$367,918 due to an overall increase in the continued growth in the community. Program revenues, which consist of charges for services, operating and capital grants and contributions decreased \$1,279,188, primarily resulting from decreased revenue associated with the HUD project, which ended in FY2013. Social and welfare decreased \$2,045,146 as a result to the HUD project ending in FY2013.

**Business-type Activities.** Net position from business-type activities increased by \$1,753,255. Total revenue for the business-type activities decreased from the previous year by \$21,800 primarily due to a decrease in interest on investments. Overall business-type expenses increased \$1,384,632, some of which are due Water and Sewer. Water purchases and wastewater treatment charges increased due to rate increases from both the City and the Trinity River Authority.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2014**

**Financial Analysis of the Government's Funds**

**Governmental Funds**

The focus of the City's Governmental Funds is to provide information on near term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's Governmental Funds reported a combined ending fund balance of \$17,254,511, a decrease of \$818,334 from the prior year. This amount includes fund balance restricted for Public Improvement Districts of \$324,233, restricted for Capital Projects of \$8,177,260, restricted for Public Works of \$1,395,072, Police Grants, Law Enforcement Purposes and Tourism of \$900,524. The net unassigned fund balance was \$5,676,223, a decrease of approximately \$700,000 from prior year.

In the General Fund, the original budget projected an \$13,594 increase in fund balance this fiscal year; however, the actual decrease was \$590,116. Total revenues were \$899,276 over budget and total expenditures were over budget by \$1,067,096, for a total deficiency of revenues under expenditures of \$167,820. The increase in expense from the budget is majority related to Public Works, due to an increase in capital outlay improvement.

The HUD Fund has a total fund balance of \$198,242, a decrease of \$3,376 from the prior year.

**Proprietary Funds**

The City's Proprietary Fund statements provide detail on the City's individual business-type activities.

Unrestricted net position of the Proprietary Funds at the end of the year was \$17,260,560. The total increase in net position was approximately \$1.8 million from the prior year.

**Capital Assets**

The City's capital assets for its governmental and business-type activities as of September 30, 2014, amount to \$150,914,103 (net of accumulated depreciation). This net investment in capital assets includes land, buildings, park facilities, roads, bridges and water and sewer lines.

	Governmental Activities		Business-type Activities		Totals	
	2013	2014	2013	2014	2013	2014
Land	\$ 13,214,268	\$ 13,214,268	\$ 4,879,781	\$ 4,971,266	\$ 18,094,049	\$ 18,185,534
Buildings	24,487,196	24,487,196	4,950,436	4,950,436	29,437,632	29,437,632
Equipment	16,633,597	17,122,344	2,803,307	2,812,062	19,436,904	19,934,406
Construction in progress	18,412,625	19,396,744	8,480,489	-	26,893,114	19,396,744
Other structures	-	-	951,622	951,622	951,622	951,622
Improvements	3,071,457	3,536,717	56,339,591	65,739,374	59,411,048	69,276,091
Streets and bridges	85,199,216	85,199,216	-	-	85,199,216	85,199,216
Drainage	7,332,619	7,332,619	-	-	7,332,619	7,332,619
Runways and taxiways	-	-	3,422,564	3,422,564	3,422,564	3,422,564
Accumulated depreciation	(61,135,606)	(65,617,695)	(34,602,214)	(36,604,630)	(95,737,820)	(102,222,325)
Total	\$ 107,215,372	\$ 104,671,409	\$ 47,225,576	\$ 46,242,694	\$ 154,440,948	\$ 150,914,103

There was no significant capital asset activities during 2014 other than depreciation of existing assets.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2014**

***Long-term Debt***

At the end of the current fiscal year, the City had total bonds outstanding of \$81,000,000, all being tax supported. The City also has approximately \$5,573,617 of additional debt through notes payable and capital leases.

	Governmental Activities		Business-type Activities		Totals	
	2013	2014	2013	2014	2013	2014
General Obligation Bonds	\$ 49,790,000	\$ 48,315,000	\$ 4,030,000	\$ 3,335,000	\$ 53,820,000	\$ 51,650,000
Certificates of Obligation	21,580,000	20,960,000	8,915,000	8,390,000	30,495,000	29,350,000
Notes Payable	5,690,060	5,241,512	37,998	17,703	5,728,058	5,259,215
Capital Leases	385,543	314,186	-	-	385,543	314,186
Total	<u>\$ 77,445,603</u>	<u>\$ 74,830,698</u>	<u>\$ 12,982,998</u>	<u>\$ 11,742,703</u>	<u>\$ 90,428,601</u>	<u>\$ 86,573,401</u>

- The City has an A2 rating from Moody's Investors Service and an A rating from Standard and Poor's.

***Economic Factor and Next Year's Budgets and Rates***

In the fiscal year 2015 budget, General Fund revenues are budgeted to increase by 4.8% from the 2014 budget year. This increase is mostly attributed to an increase in property tax revenue due to an expanding residential sector as well as from fines and forfeitures.

Property taxes make up about 48% of budgeted revenues and sales tax make up about 22% of budgeted revenues.

***Request for Information***

For additional information please contact Director of Finance, Cynthia Pearson, at 972-218-1306 or Finance Department, City of Lancaster, Texas, P.O. Box 940, Lancaster, Texas, 75146, email [cpearson@lancaster-tx.com](mailto:cpearson@lancaster-tx.com).

## **Basic Financial Statements**

**City of Lancaster, Texas**  
**Statement of Net Position**  
**September 30, 2014**

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Lancaster Economic Development Corporation	Lancaster Recreational Development Corporation
<b>Assets</b>					
Cash and cash equivalents	\$ 15,924,027	\$ 17,484,348	\$ 33,408,375	\$ 3,657,186	\$ 950,538
Receivables (net of allowance)					
Notes	9,746,950	-	9,746,950	-	-
Delinquent taxes	685,268	-	685,268	-	-
Accounts	1,306,309	1,900,630	3,206,939	-	-
Sales tax	894,164	-	894,164	178,833	368,431
Fines	479,690	-	479,690	-	-
Due from other governments	4,395	-	4,395	-	-
Due from component unit	1,011,837	-	1,011,837	-	-
Prepaid expenses	157,282	-	157,282	12,083	9,303
Inventory	27,787	39,146	66,933	-	-
Restricted assets					
Cash and cash equivalents	-	4,840,773	4,840,773	-	-
Capital assets					
Land and construction in progress	32,611,012	4,971,266	37,582,278	100,378	989,118
Other capital assets, net of accumulated depreciation	72,060,397	41,271,428	113,331,825	-	10,072,977
Total assets	<u>134,909,118</u>	<u>70,507,591</u>	<u>205,416,709</u>	<u>3,948,480</u>	<u>12,390,367</u>
<b>Deferred Outflows of Resources</b>					
Deferred loss on refunding	999,404	98,916	1,098,320	-	-
Total deferred outflows of resources	<u>999,404</u>	<u>98,916</u>	<u>1,098,320</u>	<u>-</u>	<u>-</u>
<b>Liabilities</b>					
Accounts payable and contracts payable	661,743	1,962,328	2,624,071	-	88,264
Accrued liabilities	596,000	182,716	778,716	1,981	122,433
Accrued interest	442,056	49,777	491,833	11,594	34,038
Due to primary government	-	-	-	-	528,753
Deposits	726,028	967,692	1,693,720	-	-
General obligation bonds	1,545,000	730,000	2,275,000	-	-
Certificates of obligation	695,000	395,000	1,090,000	-	-
Notes payable	875,452	17,703	893,155	-	-
Compensated absences	243,864	7,331	251,195	-	-
Capital leases	118,837	-	118,837	135,000	460,000
Noncurrent liabilities					
General obligation bonds	46,770,000	2,605,000	49,375,000	-	-
Certificates of obligation	20,265,000	7,995,000	28,260,000	-	-
Notes payable	4,366,060	-	4,366,060	-	-
Premiums on bond debt	1,260,320	146,566	1,406,886	-	-
Compensated absences	2,194,772	62,358	2,257,130	-	-
OPEB liability	130,724	-	130,724	-	-
Capital leases	195,349	-	195,349	1,916,950	7,235,000
Total liabilities	<u>81,086,205</u>	<u>15,121,471</u>	<u>96,207,676</u>	<u>2,065,525</u>	<u>8,468,488</u>
<b>Deferred Inflows of Resources</b>					
Deferred revenue	-	-	-	-	20,175
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,175</u>
<b>Net Position</b>					
Net investment in capital assets	46,504,601	38,224,476	84,729,077	100,378	3,367,095
Restricted for					
Housing and Urban development	198,242	-	198,242	-	-
Debt service	397,888	-	397,888	-	-
Public improvement districts	324,233	-	324,233	-	-
Tourism, convention centers, arts	433,318	-	433,318	-	-
Law enforcement purposes	467,206	-	467,206	-	-
Unrestricted	6,496,829	17,260,560	23,757,389	1,782,577	534,609
Total net position	<u>\$ 54,822,317</u>	<u>\$ 55,485,036</u>	<u>\$ 110,307,353</u>	<u>\$ 1,882,955</u>	<u>\$ 3,901,704</u>

**City of Lancaster, Texas**  
**Statement of Activities**  
**For the Year Ended September 30, 2014**

	<u>Program Revenues</u>			
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
Functions/program				
Primary government				
Governmental activities				
General government	\$ 4,055,911	\$ -	\$ -	\$ -
Public safety	14,898,549	990,079	-	-
Public works	4,926,327	1,856,563	-	-
Community development and recreation	1,260,500	-	-	-
Social and welfare	3,623	-	1,339,640	-
Interest and fiscal charges	3,054,899	-	-	-
Total governmental activities	<u>28,199,809</u>	<u>2,846,642</u>	<u>1,339,640</u>	<u>-</u>
Business-type activities				
Water and sewer	11,215,515	14,291,481	-	-
Refuse	2,153,859	2,190,122	-	-
Airport	886,065	788,602	-	-
Golf course	86,605	79,845	-	-
Total business-type activities	<u>14,342,044</u>	<u>17,350,050</u>	<u>-</u>	<u>-</u>
Total primary government	<u>\$ 42,541,853</u>	<u>\$ 20,196,692</u>	<u>\$ 1,339,640</u>	<u>\$ -</u>
Component units				
Lancaster Economic Development Corporation	\$ 416,483	\$ -	\$ -	\$ -
Lancaster Recreational Development Corporation	2,685,548	494,080	13,079	-
Total component units	<u>\$ 3,102,031</u>	<u>\$ 494,080</u>	<u>\$ 13,079</u>	<u>\$ -</u>
General revenues				
Taxes				
Property taxes				
Sales taxes				
Franchise taxes				
Other local taxes				
Interest on investments				
Miscellaneous				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

See Notes to Financial Statements

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Lancaster Economic Development Corporation	Lancaster Recreational Development Corporation
\$ (4,055,911)	\$ -	\$ (4,055,911)	\$ -	\$ -
(13,908,470)	-	(13,908,470)	-	-
(3,069,764)	-	(3,069,764)	-	-
(1,260,500)	-	(1,260,500)	-	-
1,336,017	-	1,336,017	-	-
(3,054,899)	-	(3,054,899)	-	-
<u>(24,013,527)</u>	<u>-</u>	<u>(24,013,527)</u>	<u>-</u>	<u>-</u>
-	3,075,966	3,075,966	-	-
-	36,263	36,263	-	-
-	(97,463)	(97,463)	-	-
-	(6,760)	(6,760)	-	-
<u>-</u>	<u>3,008,006</u>	<u>3,008,006</u>	<u>-</u>	<u>-</u>
<u>\$ (24,013,527)</u>	<u>\$ 3,008,006</u>	<u>\$ (21,005,521)</u>	<u>\$ -</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ (416,483)	\$ -
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,178,389)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (416,483)</u>	<u>\$ (2,178,389)</u>
\$ 12,240,385	\$ -	\$ 12,240,385	\$ -	\$ -
4,960,391	-	4,960,391	1,121,016	2,229,509
3,337,767	-	3,337,767	-	-
48,110	-	48,110	-	-
10,241	9,682	19,923	2,343	291
324,621	415,530	740,151	-	103,429
1,679,963	(1,679,963)	-	-	-
<u>22,601,478</u>	<u>(1,254,751)</u>	<u>21,346,727</u>	<u>1,123,359</u>	<u>2,333,229</u>
(1,412,049)	1,753,255	341,206	706,876	154,840
<u>56,234,366</u>	<u>53,731,781</u>	<u>109,966,147</u>	<u>1,176,079</u>	<u>3,746,864</u>
<u>\$ 54,822,317</u>	<u>\$ 55,485,036</u>	<u>\$ 110,307,353</u>	<u>\$ 1,882,955</u>	<u>\$ 3,901,704</u>

**City of Lancaster, Texas**  
**Balance Sheet – Governmental Funds**  
**September 30, 2014**

**Assets**

	General Fund	HUD Fund	Capital Projects Fund	General Obligation Debt Service Fund	Other Governmental Funds	Total Governmental Funds
Cash and cash equivalents	\$ 5,032,548	\$ 234,244	\$ 8,177,260	\$ -	\$ 2,479,975	\$ 15,924,027
Receivables (net of allowance for uncollectibles)						
Notes	-	-	-	9,746,950	-	9,746,950
Delinquent taxes	489,776	-	-	189,800	5,692	685,268
Accounts	750,278	-	-	321,366	234,665	1,306,309
Sales tax	894,164	-	-	-	-	894,164
Fines	479,690	-	-	-	-	479,690
Due from						
Other governments	4,395	-	-	-	-	4,395
Component unit	528,753	-	-	483,084	-	1,011,837
Inventory, at cost	27,787	-	-	-	-	27,787
Prepaid items	153,763	-	-	-	3,519	157,282
<b>Total assets</b>	<b>\$ 8,361,154</b>	<b>\$ 234,244</b>	<b>\$ 8,177,260</b>	<b>\$ 10,741,200</b>	<b>\$ 2,723,851</b>	<b>\$ 30,237,709</b>

**Liabilities, Deferred Inflows  
of Resources and Fund Balances**

Liabilities						
Accounts and contracts payable	\$ 198,584	\$ 11,315	\$ -	\$ 414,964	\$ 36,880	\$ 661,743
Accrued liabilities	513,063	24,687	-	-	58,250	596,000
Deposits	726,028	-	-	-	-	726,028
<b>Total liabilities</b>	<b>1,437,675</b>	<b>36,002</b>	<b>-</b>	<b>414,964</b>	<b>95,130</b>	<b>1,983,771</b>
Deferred inflows of resources	1,065,706	-	-	9,928,348	5,373	10,999,427
Fund balances						
Nonspendable for inventory and prepaid items	181,550	-	-	-	3,519	185,069
Restricted for						
Housing and Urban development	-	198,242	-	-	-	198,242
Capital projects	-	-	8,177,260	-	-	8,177,260
Debt service	-	-	-	397,888	-	397,888
Public works	-	-	-	-	1,395,072	1,395,072
Public improvement districts	-	-	-	-	324,233	324,233
Police grants	-	-	-	-	50,137	50,137
Tourism, convention centers, arts	-	-	-	-	433,318	433,318
Law enforcement purposes	-	-	-	-	417,069	417,069
Unassigned	5,676,223	-	-	-	-	5,676,223
<b>Total fund balances</b>	<b>5,857,773</b>	<b>198,242</b>	<b>8,177,260</b>	<b>397,888</b>	<b>2,623,348</b>	<b>17,254,511</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 8,361,154</b>	<b>\$ 234,244</b>	<b>\$ 8,177,260</b>	<b>\$ 10,741,200</b>	<b>\$ 2,723,851</b>	<b>\$ 30,237,709</b>

**City of Lancaster, Texas**  
**Reconciliation of the Balance Sheet of**  
**Governmental Funds to the Statement of Net Position**  
**September 30, 2014**

Total fund balances – governmental funds	\$ 17,254,511
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets (net of accumulated depreciation) used in governmental activities are not current financial resources and therefore are not reported as assets in the governmental funds. Capital assets are reported in the government-wide financial statements, net of accumulated depreciation.	104,671,409
Interest payable on long-term debt does not require current financial resources, therefore interest payable is not reported as a liability in the governmental funds balance sheet.	(442,056)
Revenues earned but not available within 60 days of the year-end are not recognized as revenue on the fund financial statements.	1,252,477
Notes receivable are not measureable and available within 60 days of year-end, and therefore are entirely deferred in the fund financial statements.	9,746,950
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the fund financial statements.	
Long-term liabilities and related deferred outflows of resources at year-end consist of:	
General obligation bonds	(48,315,000)
Certificates of obligation	(20,960,000)
Note payable	(5,241,512)
Premiums on bond debt	(1,260,320)
Deferred outflows of resources	999,404
Compensated absences	(2,438,636)
OPEB liability	(130,724)
Capital leases	(314,186)
Total net position of governmental activities	\$ 54,822,317

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and**  
**Changes in Fund Balances – Governmental Funds**  
**For the Year Ended September 30, 2014**

	General Fund	HUD Fund	Capital Projects Fund	General Obligation Debt Service Fund	Other Governmental Funds	Total Governmental Funds
<b>Revenues</b>						
Taxes and fees	\$ 15,632,121	\$ -	\$ -	\$ 3,886,785	\$ 1,750,271	\$ 21,269,177
Licenses and permits	681,212	-	-	-	294,005	975,217
Intergovernmental	147,090	-	-	1,192,550	-	1,339,640
Charges for services	881,346	-	-	-	-	881,346
Fines and forfeits	798,272	-	191,807	-	-	990,079
Interest	1,807	79	7,429	252	674	10,241
Miscellaneous	254,112	168	-	-	70,341	324,621
<b>Total revenues</b>	<b>18,395,960</b>	<b>247</b>	<b>199,236</b>	<b>5,079,587</b>	<b>2,115,291</b>	<b>25,790,321</b>
<b>Expenditures</b>						
<b>Current</b>						
General government	3,437,170	-	-	-	-	3,437,170
Public safety	13,589,450	-	-	-	62,939	13,652,389
Public works	1,471,110	-	-	-	975,257	2,446,367
Community development and recreation	843,176	-	-	-	250,013	1,093,189
Social and welfare	-	3,623	-	-	-	3,623
Capital outlay	734,429	-	764,749	-	438,947	1,938,125
Debt service						
Principal retirement	448,548	-	-	2,136,357	30,000	2,614,905
Interest and fiscal charges	128,156	-	-	2,953,781	20,913	3,102,850
<b>Total expenditures</b>	<b>20,652,039</b>	<b>3,623</b>	<b>764,749</b>	<b>5,090,138</b>	<b>1,778,069</b>	<b>28,288,618</b>
Excess (deficiency) of revenues over (under) expenditures	(2,256,079)	(3,376)	(565,513)	(10,551)	337,222	(2,498,297)
<b>Other financing sources (uses)</b>						
Operating transfers in	1,751,362	-	-	56,000	-	1,807,362
Operating transfers out	(85,399)	-	-	-	(42,000)	(127,399)
<b>Total other financing sources (uses)</b>	<b>1,665,963</b>	<b>-</b>	<b>-</b>	<b>56,000</b>	<b>(42,000)</b>	<b>1,679,963</b>
<b>Net Change in Fund Balances</b>	<b>(590,116)</b>	<b>(3,376)</b>	<b>(565,513)</b>	<b>45,449</b>	<b>295,222</b>	<b>(818,334)</b>
<b>Fund Balances, Beginning of Year</b>	<b>6,447,889</b>	<b>201,618</b>	<b>8,742,773</b>	<b>352,439</b>	<b>2,328,126</b>	<b>18,072,845</b>
<b>Fund Balances, End of Year</b>	<b>\$ 5,857,773</b>	<b>\$ 198,242</b>	<b>\$ 8,177,260</b>	<b>\$ 397,888</b>	<b>\$ 2,623,348</b>	<b>\$ 17,254,511</b>

**City of Lancaster, 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, 2014**

Net change in fund balances – total governmental funds		\$ (818,334)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital assets recorded in the current period.		1,938,125
Depreciation expense on capital assets is reported in the statement of activities but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.		(4,482,089)
Current year principal payments of long-term liabilities are shown as expenditures in the fund financial statements, but shown as reductions in long-term liabilities in the government-wide financial statements as follows:		
General and certificates of obligation bonds	2,095,000	
Notes payable	448,548	
Capital leases	<u>71,357</u>	2,614,905
Government funds report the effect of premiums, discounts and similar items when debt is first issued, whereas the amount are deferred and amortized in the statement of activities.		
Amortization of refunding loss	(101,089)	
Amortization of bond premium/discount	<u>139,565</u>	38,476
Current year change in long-term liability for compensated absences and OPEB liability do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds.		(30,083)
Current year changes in accrued interest payable do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds.		9,475
Certain revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenue in the governmental funds. This is the net change in these revenues for the year.		<u>(682,524)</u>
Change in net position of governmental activities		<u><u>\$ (1,412,049)</u></u>

**City of Lancaster, Texas**  
**Statement of Net Position**  
**Proprietary Funds**  
**September 30, 2014**

<b>Assets</b>	<b>Water and Sewer</b>	<b>Airport Fund</b>	<b>Nonmajor Enterprise Funds</b>	<b>Total Proprietary Funds</b>
<b>Current Assets</b>				
Cash and cash equivalents	\$ 17,280,882	\$ 190	\$ 203,276	\$ 17,484,348
Receivables (net of allowance for uncollectibles)				
Accounts	829,184	10,235	115,563	954,982
Unbilled	815,609	-	130,039	945,648
Inventory	-	39,146	-	39,146
	<u>18,925,675</u>	<u>49,571</u>	<u>448,878</u>	<u>19,424,124</u>
<b>Noncurrent Assets</b>				
Restricted assets				
Cash and cash equivalents	4,840,773	-	-	4,840,773
<b>Capital Assets</b>				
Nondepreciable	177,046	4,444,666	349,554	4,971,266
Depreciable (net of accumulated depreciation)	37,966,229	1,429,063	1,876,136	41,271,428
	<u>42,984,048</u>	<u>5,873,729</u>	<u>2,225,690</u>	<u>51,083,467</u>
Total noncurrent assets	<u>42,984,048</u>	<u>5,873,729</u>	<u>2,225,690</u>	<u>51,083,467</u>
Total assets	<u>61,909,723</u>	<u>5,923,300</u>	<u>2,674,568</u>	<u>70,507,591</u>
<b>Deferred Outflows of Resources</b>				
Deferred loss on refunding	96,052	2,864	-	98,916
Total deferred outflows of resources	<u>96,052</u>	<u>2,864</u>	<u>-</u>	<u>98,916</u>
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts and contracts payable	305,596	895,488	761,244	1,962,328
Accrued liabilities	143,469	22,472	16,775	182,716
Accrued interest	49,261	516	-	49,777
Deposits	967,692	-	-	967,692
General obligation bonds	715,000	15,000	-	730,000
Notes payable	-	17,703	-	17,703
Certificates of obligation	395,000	-	-	395,000
Compensated absences	7,113	-	218	7,331
	<u>2,583,131</u>	<u>951,179</u>	<u>778,237</u>	<u>4,312,547</u>
Total current liabilities	<u>2,583,131</u>	<u>951,179</u>	<u>778,237</u>	<u>4,312,547</u>
<b>Noncurrent Liabilities</b>				
General obligation bonds	2,520,000	85,000	-	2,605,000
Notes payable	-	-	-	-
Certificates of obligation	7,995,000	-	-	7,995,000
Premiums on bond debt	135,793	10,773	-	146,566
Compensated absences	57,125	4,579	654	62,358
	<u>10,707,918</u>	<u>100,352</u>	<u>654</u>	<u>10,808,924</u>
Total noncurrent liabilities	<u>10,707,918</u>	<u>100,352</u>	<u>654</u>	<u>10,808,924</u>
Total liabilities	<u>13,291,049</u>	<u>1,051,531</u>	<u>778,891</u>	<u>15,121,471</u>
<b>Net Position</b>				
Net investment in capital assets	30,258,112	5,740,674	2,225,690	38,224,476
Unrestricted	18,456,614	(866,041)	(330,013)	17,260,560
Total net position	<u>\$ 48,714,726</u>	<u>\$ 4,874,633</u>	<u>\$ 1,895,677</u>	<u>\$ 55,485,036</u>

**City of Lancaster, Texas**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**Proprietary Funds**  
**For the Year Ended September 30, 2014**

	<b>Water and Sewer Fund</b>	<b>Airport Fund</b>	<b>Nonmajor Enterprise Funds</b>	<b>Total Proprietary Funds</b>
<b>Operating Revenues</b>				
Charges for services	\$ 14,291,481	\$ 788,602	\$ 2,269,967	\$ 17,350,050
Intergovernmental	-	98,140	-	98,140
Miscellaneous	309,632	-	3,216	312,848
Impact fee revenue	415,726	-	-	415,726
Total operating revenues	<u>15,016,839</u>	<u>886,742</u>	<u>2,273,183</u>	<u>18,176,764</u>
<b>Operating Expenses</b>				
Personnel services	1,037,837	169,164	-	1,207,001
Maintenance	325,730	36,441	195,325	557,496
Purchase of water	2,481,301	-	-	2,481,301
Materials and supplies	76,467	463,365	-	539,832
Heat, light and power	174,763	42,824	-	217,587
Depreciation	1,855,745	68,990	77,681	2,002,416
Benefit payments	432,359	60,712	-	493,071
Sewage treatment	4,268,784	-	-	4,268,784
Special services	391,688	23,223	1,967,058	2,381,969
Miscellaneous	162,402	-	-	162,402
Equipment rental	8,439	21,346	400	30,185
Total operating expenses	<u>11,215,515</u>	<u>886,065</u>	<u>2,240,464</u>	<u>14,342,044</u>
<b>Operating Income</b>	<u>3,801,324</u>	<u>677</u>	<u>32,719</u>	<u>3,834,720</u>
<b>Nonoperating Revenues (Expenses)</b>				
Interest revenue	9,588	-	94	9,682
Interest and fiscal charges	(422,763)	(6,074)	-	(428,837)
Other nonoperating revenue	-	17,653	-	17,653
Total nonoperating revenues (expenses)	<u>(413,175)</u>	<u>11,579</u>	<u>94</u>	<u>(401,502)</u>
<b>Income Before Transfers</b>	<u>3,388,149</u>	<u>12,256</u>	<u>32,813</u>	<u>3,433,218</u>
<b>Transfers</b>				
Operating transfers out	<u>(1,466,963)</u>	<u>-</u>	<u>(213,000)</u>	<u>(1,679,963)</u>
Total transfers out	<u>(1,466,963)</u>	<u>-</u>	<u>(213,000)</u>	<u>(1,679,963)</u>
<b>Change in Net Position</b>	1,921,186	12,256	(180,187)	1,753,255
<b>Net Position, Beginning of Year</b>	<u>46,793,540</u>	<u>4,862,377</u>	<u>2,075,864</u>	<u>53,731,781</u>
<b>Net Position, End of Year</b>	<u>\$ 48,714,726</u>	<u>\$ 4,874,633</u>	<u>\$ 1,895,677</u>	<u>\$ 55,485,036</u>

**City of Lancaster, Texas**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended September 30, 2014**

	Water and Sewer Fund	Airport Fund	Nonmajor Enterprise Fund	Total
<b>Operating Activities</b>				
Receipts from customers and users	\$ 14,618,312	\$ 888,056	\$ 2,288,264	\$ 17,794,632
Payments to employees	(1,470,196)	(229,876)	(30,824)	(1,730,896)
Payments to suppliers	(7,844,422)	(538,736)	(2,033,967)	(10,417,125)
Impact fees collected	415,726	-	-	415,726
Net cash provided by operating activities	<u>5,719,420</u>	<u>119,444</u>	<u>223,473</u>	<u>6,062,337</u>
<b>Noncapital and Related Financing Activities</b>				
Transfers to other funds	(1,466,963)	-	(213,000)	(1,679,963)
Net cash provided by (used in) noncapital financing activities	<u>(1,466,963)</u>	<u>-</u>	<u>(213,000)</u>	<u>(1,679,963)</u>
<b>Capital and Related Financing Activities</b>				
Acquisition and construction of capital assets	(919,534)	(100,000)	-	(1,019,534)
Principal payments on debt	(1,308,002)	(30,945)	-	(1,338,947)
Interest payments on debt	(337,144)	(6,152)	-	(343,296)
Utility deposits collected	70,488	-	-	70,488
Net cash used in capital and financing activities	<u>(2,494,192)</u>	<u>(137,097)</u>	<u>-</u>	<u>(2,631,289)</u>
<b>Investing Activities</b>				
Interest on investments	9,588	-	94	9,682
Proceeds from other nonoperating revenue	-	17,653	-	17,653
Net cash provided by investing activities	<u>9,588</u>	<u>17,653</u>	<u>94</u>	<u>27,335</u>
<b>Increase in Cash and Cash Equivalents</b>	1,767,853	-	10,567	1,778,420
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>20,353,802</u>	<u>190</u>	<u>192,709</u>	<u>20,546,701</u>
<b>Cash and Cash Equivalents, End of Year</b>	<u>\$ 22,121,655</u>	<u>\$ 190</u>	<u>\$ 203,276</u>	<u>\$ 22,325,121</u>
<b>Reconciliation of Net Operating Income to Net Cash Provided by Operating Activities</b>				
Operating income	\$ 3,801,324	\$ 677	\$ 32,719	\$ 3,834,720
Item not requiring cash Depreciation	1,855,745	68,990	77,681	2,002,416
Changes in Accounts receivable	17,199	1,314	15,745	34,258
Inventories	-	52,840	-	52,840
Accounts payable	11,093	(15,145)	128,152	124,100
Accrued expenses	34,059	10,768	(30,824)	14,003
Net cash provided by operating activities	<u>\$ 5,719,420</u>	<u>\$ 119,444</u>	<u>\$ 223,473</u>	<u>\$ 6,062,337</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

**Note 1: Significant Accounting Policies**

The basic financial statements of the City of Lancaster are presented in accordance with generally accepted accounting principles applicable to state and local governmental units as set forth by the Governmental Accounting Standards Board (GASB). The following is a summary of the more significant accounting policies.

***Reporting Entity***

The City of Lancaster (the City) was incorporated in 1853. The City operates as a home-rule city, under a Council-manager form of government and provides the following services as authorized by its charter: public safety (police and fire), highways and streets, water and sewer utilities, sanitation, health and social services, parks and recreation, public improvements, airport, golf course, planning and zoning and general administrative services.

The City's basic financial statements include the separate governmental entities that are controlled by or are dependent on the City. The determination to include separate governmental entities is based on the criteria of GASB Statement 14, *The Financial Reporting Entity*, as amended by GASB 39, *Determining Whether Certain Organizations Are Component Units* and GASB Statement 61, *The Financial Reporting Entity: Omnibus*. GASB Statement 14 defines the reporting entity as the primary government and those component units for which the primary government is financially accountable. To be financially accountable, a voting majority of the component unit's board must be appointed by the primary government, and either (1) the primary government must be able to impose its will or (2) the primary government may potentially benefit financially or be financially responsible for the component unit. The Lancaster Economic Development Corporation (Economic) and the Lancaster Recreational Development Corporation (Recreational) are nonprofit industrial development corporations formed in July and October 1995, respectively, under the Development Corporation Act of 1979. Both Economic and Recreational are organized exclusively for the purposes of benefiting and accomplishing public purposes and to act on behalf of the City. This includes the construction and renovation of municipal buildings, the acquisition, improvement and operation of parks, as well as, other economic development purposes. The affairs of these corporations are managed by two separate Boards of Directors, which are appointed by the City Council. The City Council approves annual budgets and issuances of debt. Economic and Recreational have been discretely presented in the accompanying financial statements. Separate financial statements of the individual component units are not available.

***Basis of Presentation***

***Government-Wide Financial Statements***

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of the City. The effect of interfund activity, within the governmental and business-type activities columns, 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.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

The statement of net position presents information on all the City's assets, deferred outflows, and liabilities, 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 demonstrates the degree to which the direct expenses of a given program are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific program of City government. *Program revenues* include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program and (2) operating or capital grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Taxes and other items not properly included among program revenues are reported instead as general revenues.

***Fund Financial Statements***

The City segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Separate statements are presented for Governmental Funds and Proprietary Funds. These statements present each major fund as a separate column on the fund financial statements; all nonmajor funds are aggregated and presented in a single column.

Governmental Funds are those funds through which most governmental functions typically are financed. The measurement focus of Governmental Funds is on the sources, uses and balances of current financial resources. The City has presented the following major Governmental Funds:

**General Fund** – The General Fund is the main operating fund of the City. This fund is used to account for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General Fund.

**HUD Fund\*** – The HUD Fund is used to account for funds from grants received from the U.S. Department of Housing and Urban Development and transactions relating to the Lancaster Housing Agency. The Lancaster Housing Agency provides housing assistance to low income families.

**Capital Projects Fund** – The Capital Projects Fund is utilized to account for financial resources to be used for the acquisition or construction of major capital facilities.

**General Obligation Debt Service Fund** – The Debt Service Fund is used to account for the accumulation of resources and for the payment of general long-term debt principal, interest and related costs, as well as the payment of lease/purchase items. The revenue source is principally ad valorem taxes levied by the City and transfers in for the payment of lease/purchases.

\*The City has permanently designated this fund as a major governmental fund.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

Proprietary Funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. The accounting objectives are determinations of net income, financial position and cash flow. All assets, deferred outflows of resources and liabilities are included on the Statement of Net Position. The City has presented the following major Proprietary Funds:

**Water and Sewer Fund** – The Water and Sewer Fund is used to account for the acquisition, operation and maintenance of a municipal water and sewer utility, supported primarily by user charges to the public.

**Airport Fund** – The Airport Fund is used to account for the operation of the City’s regional airport.

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. Operating expenses for the Proprietary Funds include the cost of personnel and contractual services, supplies and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

***Classification of Fund Equity***

Fund balances are classified as nonspendable, restricted, committed, assigned or unassigned in governmental funds. Nonspendable fund balance cannot be spent, either because it is not in spendable form or because of legal or contractual requirements. Restricted fund balance have constraints for specific purposes which are externally imposed by providers, such as creditors, grantors or other governments; or by enabling legislation of the City Council. Committed fund balances can only be used for specific purposes pursuant to constraints imposed by the City Council through an ordinance or resolution. Assigned fund balances are constrained by intent to be used for specific purposes, but are neither restricted nor committed. Assignments are made by City management based on Council direction. Unassigned fund balances include residual positive fund balances within the General Fund that had not been classified within the other mentioned categories. Unassigned fund balances may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

***Measurement Focus***

Measurement focus is the accounting convention, which determines which assets and liabilities are included on the balance sheet of a fund type and whether a fund type’s operating statement presents “financial flow” or “capital maintenance” information per fund.

The government-wide statements and fund financial statements for Proprietary Funds are reported using the economic resources measurement focus, which means all assets, deferred outflows, liabilities and deferred inflows (whether current or noncurrent) are included on the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in net total position.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

Governmental Fund financial statements are reported using the current financial resources measurement focus, which means only current assets and current liabilities are generally included on their balance sheets.

Their reported fund balance (net current position) is considered a measure of “available spendable resources.” Governmental Fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current position. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

***Basis of Accounting***

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide statements and fund financial statements for Proprietary Funds are accounted for using the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned, including unbilled water and sewer services which are accrued. Expenses are recognized at the time the liability is incurred.

Governmental Fund financial statements are reported using the modified accrual basis for accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; *i.e.*, when they become both measurable and available. Ad valorem, franchise and sales tax revenues recorded in the General Fund are considered to be susceptible to accrual. Licenses and permits, charges for services (except for sanitation services), fines and forfeits and rents and concessions are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings and intergovernmental revenue are recorded as earned since they are measurable and available.

***Cash Flows Statement***

For purposes of the statement of cash flows, the City considers cash and cash equivalents to be all unrestricted cash and certificates of deposit with an original maturity date of three months or less. 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 government 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. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

***Investments***

Substantially all operating cash, deposits and short-term investments are maintained in consolidated cash and investment accounts. Related interest income is allocated to the various funds based primarily on ownership by each fund of specific investments. Cash equivalents consist of highly liquid investments with original maturities of three months or less.

Investments in U.S. Treasury and agency obligations with maturities of one year or less when purchased are reported at amortized cost. Nonparticipating contracts are reported at cost. All other investments are reported at fair value.

State statutes authorize the City to invest in obligations of the U.S. Government or its agencies; obligations of the state of Texas or its agencies; and certain other obligations, repurchase agreements, money market mutual funds and certificates of deposits within established criterion.

***Allowance for Uncollectible Accounts***

An allowance for uncollectible taxes including penalties and interest and water and sewer billed receivables is provided based on an analysis of historical trends. The allowances at September 30, 2014, were \$714,340 for uncollectible taxes, \$1,864,929 for water and sewer billings, \$319,793 for court fees and fines and \$294,654 for ambulance fees.

***Inventory***

Inventories, which are recognized as expenditures as they are consumed, are stated at cost (first-in, first-out) for Governmental Funds. Inventories in the General Fund consist of expendable supplies.

***Prepaid Items***

Prepaid balances are for payments made by the City in the current year to provide services occurring in the subsequent year.

***Interfund Receivables and Payables***

Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

***Transactions Between Funds***

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as a reduction of expenditures/expenses in the fund reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are recorded as transfers.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

**Capital Assets**

Capital assets, which include property, plant, equipment and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and in the fund financial statements for Proprietary Funds. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at fair market value on the date donated. Repairs and maintenance are recorded as expenses. Renewals and betterments are capitalized. Interest is capitalized on Proprietary Fund type assets acquired with tax-exempt debt. The amount of interest to be capitalized is calculated by offsetting interest expenses incurred from the date of the borrowing unit until completion of the project with interest earned on invested proceeds over the same period.

All items purchased with a price of \$3,000 or greater and a useful life exceeding one year is placed on the fixed asset list. Each department is required to monitor their inventory and is accountable for the location of the asset. Asset tags are issued after payment has been processed. The Purchasing Agent conducts a yearly inventory to verify the inventory.

Assets capitalized have a useful life of over one year. Depreciation is recorded on each class of depreciable property utilizing the straight-line method over the estimated useful lives of the assets. Estimated useful lives of major categories of property are:

Plants and buildings	25 years
Other structures	10 – 50 years
Machinery and equipment	6 – 10 years

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element 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 government only has one item that qualifies for reporting in this category, the deferred loss on refunding, reported in the government-wide and proprietary fund statement of net position. A deferred loss 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.

**City of Lancaster, Texas**  
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In addition to liabilities, the statement of net position or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element 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 then. In the General Fund, deferred inflows of resources consist of unavailable revenues related to delinquent property taxes receivable of \$465,547, delinquent courts receivable of \$454,743, and delinquent ambulance receivable of \$145,416. In the General Obligation Debt Service Fund, deferred inflows of resources consist of \$9,746,950 related to the note receivable from the discretely presented component units that is considered unavailable and unavailable revenues related to delinquent property taxes receivable of \$181,398. Deferred inflows of \$5,373, related to unavailable revenues related to delinquent property taxes receivable are reported on the Public Improvement Districts Fund. Deferred inflows of \$20,175 related to unavailable revenues related to recreational fees are reported on the Lancaster Recreation Development Corporation.

***Accumulated Unpaid Vacations, Sick Leave and Other Employee Benefit Amounts***

Sick leave is recorded when paid because employees are not compensated for unused sick leave. Vacation is earned in varying amounts up to a maximum of 20 days per year for employees with 10 or more years of service. Unused vacation leave carried forward from one year to the next is limited to 260 hours.

The liability for unused vested vacation leave as of September 30, 2014, is shown as a liability for compensated absences in the applicable governmental or business-type activities columns in the government-wide statements and in the fund financial statements for the Proprietary Funds. The amount to be paid from current available financial resources is not considered significant.

**Note 2: Cash and Investments**

At year-end, the carrying amount of the City's bank deposits was \$1,991,525 (composed of \$1,970,592 related to the primary government and \$20,933 related to discretely presented component units) and the bank balances were \$2,066,554. The bank balances on September 30, 2014, were entirely covered by federal depository insurance or by collateral held by the City's agent in the City's name.

Statutes authorize the City to invest in obligations of the U.S. Treasury and U.S. agencies, repurchase agreements and municipal pools. During the year ended September 30, 2014, the City did not own any types of securities other than those permitted by the statute.

The government utilizes a pooled investment concept for all its funds to maximize its investment program. Investment income from this internal pooling is allocated to the respective funds based upon the sources of funds invested.

**City of Lancaster, Texas**  
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State statutes authorize the government to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements, and the State Treasurer's Investment Pool.

During the year ended September 30, 2014, the City invested in TexPool and LOGIC funds. TexPool and LOGIC are investment funds authorized by the Texas Legislature. The Texas Treasury Safekeeping Trust Company is the trustee and is a limited purpose trust company authorized pursuant to Texas Government Code. TexPool and LOGIC operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. TexPool and LOGIC use amortized cost rather than market value to report net position to compute share prices. Accordingly, the fair value of the position in TexPool and LOGIC is the same as the market value of TexPool and LOGIC shares. TexPool and LOGIC are rated as an AAA money market fund by Standard and Poor's and Moody's.

***Interest Rate Risk***

The strategy of the City is to maintain sufficient liquidity in its portfolio and structure the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities in the secondary market prior to maturity.

***Custodial Credit Risk***

Custodial credit risk is the risk that a government will not be able to recover (a) deposits if the depository financial institution fails or (b) the value of investment or collateral securities that are in the possession of an outside party if the counterparty to the investment or deposit transaction fails. To minimize such risk, the City requires collateralization of most deposits in excess of coverage, utilizes the delivery vs. payment method for investment purchases and contracts with a third-party safekeeping agent.

***Credit Risk***

In compliance with the City's Investment Policy as of September 30, the City minimized credit risk losses due to default of a security issuer or backer by limiting investments to the safest types of securities, pre-qualifying financial institutions, broker/dealers and advisors with which the City does business and diversifying the investment portfolio so that potential losses on individual securities are minimized.

**City of Lancaster, Texas**  
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Investments at year-end are shown below:

	<b>Carrying Amount</b>	<b>Fair Value</b>	<b>Weighted- Average Maturity (Years)</b>
<b>Primary Government</b>			
TexPool	\$ 23,387,426	\$ 23,387,426	0.003
LOGIC	12,891,130	12,891,130	0.003
Total primary government	<u>36,278,556</u>	<u>36,278,556</u>	
<b>Component Units</b>			
TexPool	2,956,932	2,956,932	0.003
LOGIC	1,629,859	1,629,859	0.003
Total component units	<u>4,586,791</u>	<u>4,586,791</u>	
Total	<u>\$ 40,865,347</u>	<u>\$ 40,865,347</u>	

**Note 3: Property Taxes**

Property taxes attach as an enforceable lien on property as of October 1. Taxes are levied on October 1 and are due and payable on or before January 31 of the following year. All unpaid taxes become delinquent February 1 of the following year. Tax collections for the year ended September 30, 2014, were 97.85% of the levy. Dallas County bills and collects property taxes for the City. Any uncollected property taxes at September 30 that are collected within 60 days is recognized as revenue and recorded as taxes receivable. Any uncollected property taxes at September 30, which are not expected to be collected within 60 days, are recorded as taxes receivable and deferred inflow of resources. Anticipated refunds of such taxes are recorded as liabilities and reductions of revenue when they are measurable and their validity seems certain.

The statutes of the state of Texas do not prescribe a legal debt limit, nor does the City's charter provide for a debt limit. However, provision of Article XI, Section 5 of the Texas Constitution applicable to cities with populations greater than 5,000 limits the ad valorem tax rate to \$2.50 per \$100 assessed valuation. However, as a city operating under a Home Rule Charter, the City has a debt limit of \$1.50 per \$100 assessed valuation. For the year ended September 30, 2014, the City had a tax rate of \$.8675 per \$100.00 assessed valuation, of which \$.6012 was allocated for general government and \$.2663 was allocated for the payment of principal and interest on general obligation debt.

In Texas, county-wide central appraisal districts are required to assess all property within the appraisal district on the basis of 100% of its appraised value and are prohibited from applying any assessment ratios. The value of property within the appraisal district must be reviewed every three years; however, the City may, at its own expense, require annual reviews of appraised values.

**City of Lancaster, Texas**  
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The City may challenge appraised values established by the appraisal district through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on City property.

However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements, exceeds the tax rate for the previous year by more than 8%, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than 8% above the tax rate of the previous year. This legislation provides that, if approved by the qualified voters in the City, both the appraisal and collection functions may be placed with the appraisal district. In addition, the City may obtain approval from its governing body to place these functions with the appraisal district.

**Note 4: Interfund Transactions**

At September 30, 2014, interfund balances and transactions, excluding discretely presented component units were as follows:

	<b>Transfers In</b>	<b>Transfers Out</b>
General Fund	\$ 1,751,362	\$ 85,399
General Obligation Debt Service Fund	56,000	-
Nonmajor Governmental Funds	-	42,000
Water and Sewer Fund	-	1,466,963
Nonmajor Enterprise Funds	-	213,000
	\$ 1,807,362	\$ 1,807,362

The interfund transfer to the General Fund from the Nonmajor Governmental Funds, Water and Sewer Funds, Refuse Fund and Golf Course Fund is for indirect services provided by central service departments accounted for in the General Fund. The interfund transfer to the General Obligation Debt Service Fund from the Golf Course Fund is for debt repayment.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
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**Note 5: Fixed Assets**

**Governmental Funds**

Capital assets of the Governmental Activities are as follows:

	Balance September 30, 2013	Increases	Transfers	Balance September 30, 2014
<b>Governmental Activities</b>				
Capital assets not being depreciated				
Land	\$ 13,214,268	\$ -	\$ -	\$ 13,214,268
Construction in progress	18,412,625	1,258,506	(274,387)	19,396,744
		-	-	
Total capital assets not being depreciated	<u>31,626,893</u>	<u>1,258,506</u>	<u>(274,387)</u>	<u>32,611,012</u>
Capital assets being depreciated				
Buildings	24,487,196	-	-	24,487,196
Infrastructure and improvements	95,603,292	190,873	274,387	96,068,552
Equipment and furniture	16,633,597	488,747	-	17,122,344
Total capital assets being depreciated	136,724,085	679,620	274,387	137,678,092
Less accumulated depreciation	<u>61,135,606</u>	<u>4,482,089</u>	<u>-</u>	<u>65,617,695</u>
Total capital assets being depreciated, net	<u>75,588,479</u>	<u>(3,802,469)</u>	<u>274,387</u>	<u>72,060,397</u>
Governmental activities capital assets, net	<u>\$ 107,215,372</u>	<u>\$ (2,543,963)</u>	<u>\$ -</u>	<u>\$ 104,671,409</u>

Depreciation expense was charged as a direct expense to programs of the primary government as follows:

General and administrative	\$ 588,658
Public safety	1,246,160
Public works	2,479,960
Community development and recreation	167,311
	<u>167,311</u>
Total depreciation expense – governmental activities	<u>\$ 4,482,089</u>

**City of Lancaster, Texas**  
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**September 30, 2014**

**Enterprise Funds**

Capital assets of the Enterprise Funds are as follows:

	Balance September 30, 2013	Increases	Decreases	Balance September 30, 2014
<b>Business-type Activities</b>				
Capital assets not being depreciated		-		
Land	\$ 4,879,781	\$ 91,485	\$ -	\$ 4,971,266
Construction in progress	<u>8,480,489</u>	<u>(8,480,489)</u>	<u>-</u>	<u>-</u>
Total capital assets not being depreciated	<u>13,360,270</u>	<u>(8,389,004)</u>	<u>-</u>	<u>4,971,266</u>
Capital assets being depreciated		-		
Plants and buildings	4,950,436	-	-	4,950,436
Other improvements	56,339,591	9,399,783	-	65,739,374
Runways and taxiways	3,422,564	-	-	3,422,564
Other structures	951,622	-	-	951,622
Machinery and equipment	<u>2,803,307</u>	<u>8,755</u>	<u>-</u>	<u>2,812,062</u>
Total capital assets being depreciated	68,467,520	9,408,538	-	77,876,058
Less accumulated depreciation	<u>34,602,214</u>	<u>2,002,416</u>	<u>-</u>	<u>36,604,630</u>
Total capital assets being depreciated, net	<u>33,865,306</u>	<u>7,406,122</u>	<u>-</u>	<u>41,271,428</u>
Business-type activities capital assets, net	<u>\$ 47,225,576</u>	<u>\$ (982,882)</u>	<u>\$ -</u>	<u>\$ 46,242,694</u>

Depreciation expense was charged as a direct expense to programs of the primary government as follows:

Water and sewer	\$ 1,855,745
Airport	68,990
Golf	<u>77,681</u>
Total depreciation expense – business-type activities	<u>\$ 2,002,416</u>

**City of Lancaster, Texas**  
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***Discretely Presented Component Units***

Capital assets of the Lancaster Economic Development Corporation are as follows:

	<b>Balance September 30, 2013</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balance September 30, 2014</b>
Lancaster Economic Development Corporation Capital assets not being depreciated				
Land	\$ 100,378	\$ -	\$ -	\$ 100,378
Total capital assets not being depreciated	<u>\$ 100,378</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100,378</u>

Capital assets of the Lancaster Recreational Development Corporation are as follows:

	<b>Balance September 30, 2013</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balance September 30, 2014</b>
Lancaster Recreational Development Corporation Capital assets not being depreciated				
Land	\$ 989,118	\$ -	\$ -	\$ 989,118
Total capital assets not being depreciated	<u>989,118</u>	<u>-</u>	<u>-</u>	<u>989,118</u>
Capital assets being depreciated				
Buildings	15,797,360	-	-	15,797,360
Park structures	3,965,809	-	-	3,965,809
Equipment and furniture	<u>449,124</u>	<u>-</u>	<u>-</u>	<u>449,124</u>
Total capital assets being depreciated	20,212,293	-	-	20,212,293
Less accumulated depreciation	<u>9,737,734</u>	<u>401,582</u>	<u>-</u>	<u>10,139,316</u>
Total capital assets being depreciated, net	<u>10,474,559</u>	<u>(401,582)</u>	<u>-</u>	<u>10,072,977</u>
Lancaster Recreational Development Corporation capital assets, net	<u>\$ 11,463,677</u>	<u>\$ (401,582)</u>	<u>\$ -</u>	<u>\$ 11,062,095</u>

**City of Lancaster, Texas**  
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**Note 6: Long-term Liabilities**

The following is a summary of changes in long-term liabilities:

	Balance September 30, 2013	Additions	Retirements	Balance September 30, 2014	Due Within One Year
<b>Governmental Activities</b>					
General obligation bonds	\$ 49,790,000	\$ -	\$ (1,475,000)	\$ 48,315,000	\$ 1,545,000
Certificates of obligation	21,580,000	-	(620,000)	20,960,000	695,000
Notes payable	5,690,060	-	(448,548)	5,241,512	875,452
Premiums on bond debt	1,399,885	-	(139,565)	1,260,320	-
Compensated absences	2,417,543	650,035	(628,942)	2,438,636	243,864
OPEB liability	121,734	8,990	-	130,724	-
Capital leases	385,543	-	(71,357)	314,186	118,837
Total governmental activities	<u>\$ 81,384,765</u>	<u>\$ 659,025</u>	<u>\$ (3,383,412)</u>	<u>\$ 78,660,378</u>	<u>\$ 3,478,153</u>
<b>Business-type Activities</b>					
General obligation bonds	\$ 4,030,000	\$ -	\$ (695,000)	\$ 3,335,000	\$ 730,000
Notes payable	37,998	-	(20,295)	17,703	17,703
Certificates of obligation	8,915,000	-	(525,000)	8,390,000	395,000
Premiums on bond debt	174,982	-	(28,416)	146,566	-
Compensated absences	63,383	50,092	(43,786)	69,689	7,331
Total business-type activities	<u>\$ 13,221,363</u>	<u>\$ 50,092</u>	<u>\$ (1,312,497)</u>	<u>\$ 11,958,958</u>	<u>\$ 1,150,034</u>
<b>Discretely Presented</b>					
<b>Component units</b>					
Notes payable to primary government	<u>\$ 10,560,000</u>	<u>\$ -</u>	<u>\$ (813,050)</u>	<u>9,746,950</u>	<u>\$ 595,000</u>
Total discretely presented component units	<u>\$ 10,560,000</u>	<u>\$ -</u>	<u>\$ (813,050)</u>	<u>\$ 9,746,950</u>	<u>\$ 595,000</u>

General long-term debt consists of capital leases, liabilities for accrued vacation leave, general obligation bonds and certificates of obligation, which are direct obligations, issued on the full faith and credit of the City. Principal and interest payments on the general obligation bonds and certificates of obligation are secured by ad valorem taxes levied on all taxable property within the City and surplus revenues of the Water and Sewer Fund and Airport Fund. A portion of the general obligation bonds has been issued on behalf of the Water and Sewer Fund. Although these bonds are secured by the full faith and credit of the City and have no specific claim against Water and Sewer Fund assets, debt service requirements are provided by the Water and Sewer Fund. Accordingly, this debt is reflected as an obligation of the Water and Sewer Fund.

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General obligation bonds, revenue bonds, certificates of obligation, notes payable and capital leases outstanding at September 30, 2014, consist of the following:

	<b>Governmental Activities</b>	<b>Water and Sewer</b>	<b>Airport</b>	<b>Total Primary Government</b>
<b><u>General Obligation Bonds</u></b>				
\$24,300,000, 2007 General Obligation Refunding Bonds, due in annual installments through February 15, 2032, 4.00% – 5.00%	\$ 16,115,000	\$ 2,895,000	\$ 30,000	\$ 19,040,000
\$22,995,000, 2010 General Obligation Build America Bonds, due in annual installments through February 15, 2040, 1.82% – 6.53%	21,520,000	-	-	21,520,000
\$12,240,000, 2012 General Obligation Refunding Bonds, due in annual installments through February 15, 2024, 2.00% – 5.00%	<u>10,680,000</u>	<u>340,000</u>	<u>70,000</u>	<u>11,090,000</u>
	<u>\$ 48,315,000</u>	<u>\$ 3,235,000</u>	<u>\$ 100,000</u>	<u>\$ 51,650,000</u>
<b><u>Certificates of Obligation</u></b>				
\$14,565,000, 2007 Certificate of Obligation Bonds, due in annual installments through February 15, 2032, 4.00% – 4.375%	\$ 9,725,000	\$ 1,670,000	\$ -	\$ 11,395,000
\$12,000,000, 2010 Certificate of Obligation Build America Bonds, due in annual installments through February 15, 2040, 1.82% – 6.53%	11,235,000	-	-	11,235,000
\$7,585,000, 2011 Certificate of Obligation Bonds, due in annual installments through August 15, 2031, 2.00% – 3.50%	<u>-</u>	<u>6,720,000</u>	<u>-</u>	<u>6,720,000</u>
	<u>\$ 20,960,000</u>	<u>\$ 8,390,000</u>	<u>\$ -</u>	<u>\$ 29,350,000</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
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<u>Note Payable</u>	<u>Governmental Activities</u>	<u>Airport</u>	<u>Total Primary Government</u>	<u>Discretely Presented Component Units</u>
\$11,650,000 note payable, due in annual installments through February 15, 2024; 3.00% – 4.50%	\$ -	\$ -	\$ -	\$ 7,695,000
\$3,035,000 note payable, due in annual installments through February 15, 2027; 4.00% – 4.375%	-	-	-	2,051,950
\$116,441 note payable, due in monthly installments through July 1, 2015; 7.5%	-	17,703	17,703	-
\$5,690,000 note payable, due in annual installments beginning October 2013 through October 2022; 7.00%	<u>5,241,512</u>	<u>-</u>	<u>5,241,512</u>	<u>-</u>
	<u>\$ 5,241,512</u>	<u>\$ 17,703</u>	<u>\$ 5,259,215</u>	<u>\$ 9,746,950</u>
 <b><u>Capital Leases</u></b>				
\$500,000 Lease Purchase Agreement due in annual installments through January 1, 2012; 4.38%	\$ 23,662	\$ -	\$ 23,662	\$ -
\$265,987 Lease Purchase Agreement due in annual installments through September 30, 2015; 5.00%	131,737	-	131,737	-
\$366,345 Lease Purchase Agreement due in monthly installments through November 4, 2016; 2.15%	<u>158,787</u>	<u>-</u>	<u>158,787</u>	<u>-</u>
	<u>\$ 314,186</u>	<u>\$ -</u>	<u>\$ 314,186</u>	<u>\$ -</u>

Capital leases represent the remaining principal amounts payable under lease purchase agreements for the acquisition of equipment through the General and Water and Sewer Funds.

As of September 30, 2014, property and equipment under capital leases is carried at \$1,026,117, with \$725,815 in accumulated depreciation.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
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The annual requirements to amortize the long-term debt as of September 30, 2014, are as follows:

<b>General Obligation Bonds</b>						
<b>Fiscal Year</b>	<b>Governmental Activities</b>			<b>Business-type Activities</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2015	\$ 1,545,000	\$ 2,449,263	\$ 3,994,263	\$ 730,000	\$ 144,750	\$ 874,750
2016	1,665,000	2,393,577	4,058,577	775,000	108,475	883,475
2017	1,795,000	2,325,528	4,120,528	770,000	70,025	840,025
2018	2,220,000	2,242,615	4,462,615	815,000	30,975	845,975
2019	2,380,000	2,148,593	4,528,593	35,000	10,300	45,300
2020 – 2024	13,755,000	8,905,102	22,660,102	210,000	23,400	233,400
2025 – 2029	9,205,000	6,054,992	15,259,992	-	-	-
2030 – 2034	8,610,000	3,399,467	12,009,467	-	-	-
2035 – 2039	5,820,000	1,413,311	7,233,311	-	-	-
2040	1,320,000	43,085	1,363,085	-	-	-
<b>Total</b>	<b><u>\$ 48,315,000</u></b>	<b><u>\$ 31,375,533</u></b>	<b><u>\$ 79,690,533</u></b>	<b><u>\$ 3,335,000</u></b>	<b><u>\$ 387,925</u></b>	<b><u>\$ 3,722,925</u></b>

<b>Certificates of Obligation</b>						
<b>Fiscal Year</b>	<b>Governmental Activities</b>			<b>Business-type Activities</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2015	\$ 695,000	\$ 1,087,187	\$ 1,782,187	\$ 395,000	\$ 253,463	\$ 648,463
2016	715,000	1,059,630	1,774,630	405,000	243,463	648,463
2017	740,000	1,030,099	1,770,099	420,000	233,163	653,163
2018	770,000	998,318	1,768,318	430,000	222,563	652,563
2019	800,000	964,419	1,764,419	445,000	211,663	656,663
2020 – 2024	4,495,000	4,228,864	8,723,864	2,510,000	865,422	3,375,422
2025 – 2029	4,970,000	3,023,424	7,993,424	2,730,000	430,844	3,160,844
2030 – 2034	4,035,000	1,746,994	5,781,994	1,055,000	55,181.00	1,110,181.00
2035 – 2039	3,050,000	739,296	3,789,296	-	-	-
2040	690,000	22,522	712,522	-	-	-
<b>Total</b>	<b><u>\$ 20,960,000</u></b>	<b><u>\$ 14,900,753</u></b>	<b><u>\$ 35,860,753</u></b>	<b><u>\$ 8,390,000</u></b>	<b><u>\$ 2,515,762</u></b>	<b><u>\$ 10,905,762</u></b>

<b>Note Payable</b>						
<b>Fiscal Year</b>	<b>Governmental Activities</b>			<b>Business-type Activities</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2015	\$ 875,452	\$ 338,630	\$ 1,214,082	\$ 17,703	\$ 97	\$ 17,800
2016	504,512	305,624	810,136	-	-	-
2017	539,828	270,308	810,136	-	-	-
2018	577,616	232,520	810,136	-	-	-
2019	618,049	192,087	810,136	-	-	-
2020 – 2022	2,126,055	304,355	2,430,410	-	-	-
<b>Total</b>	<b><u>\$ 5,241,512</u></b>	<b><u>\$ 1,643,524</u></b>	<b><u>\$ 6,885,036</u></b>	<b><u>\$ 17,703</u></b>	<b><u>\$ 97</u></b>	<b><u>\$ 17,800</u></b>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

<b>Note Payable</b>			
<b>Fiscal Year</b>	<b>Discretely Presented Component Units</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2015	\$ 595,000	\$ 365,050	\$ 960,050
2016	610,000	350,250	960,250
2017	625,000	330,250	955,250
2018	840,000	304,375	1,144,375
2019	880,000	273,400	1,153,400
2020 – 2024	5,050,000	696,772	5,746,772
2025 – 2027	<u>1,146,950</u>	<u>43,203</u>	<u>1,190,153</u>
Total	<u>\$ 9,746,950</u>	<u>\$ 2,363,300</u>	<u>\$ 12,110,250</u>

<b>Capital Leases</b>			
<b>Fiscal Year</b>	<b>Governmental Activities</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2015	\$ 238,009	\$ 3,336	\$ 241,345
2016	<u>76,177</u>	<u>1,166</u>	<u>77,343</u>
Total	<u>\$ 314,186</u>	<u>\$ 4,502</u>	<u>\$ 318,688</u>

**Note 7: Retirement Plan**

***Plan Description***

The City provides pension benefits for all of its full-time employees through a nontraditional, joint contributory, hybrid defined benefit plan in the state-wide Texas Municipal Retirement System (TMRS), an agent multiple-employer public employee retirement system. The plan provisions that have been adopted by the City are within options available in the governing state statutes of TMRS.

TMRS issues a publicly available comprehensive financial report that includes financial statements and required supplementary information (RSI) for TMRS; the report also provides detailed explanations of the contributions, benefits and actuarial methods and assumptions used by the system. This report may be obtained by writing to Texas Municipal Retirement System (TMRS), P.O. Box 149153, Austin, Texas, 78714-9153 or by calling 800-924-8677; in addition, the report is available on TMRS' website at [www.TMRS.com](http://www.TMRS.com).

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

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

	December 31,	
	2014	2013
Deposit rate	7%	7%
Matching ratio (City to employee)	2 – 1	2 – 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age/years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating, Transfers	100% Repeating, Transfers
Annuity increase (to retirees)	50% of CPI Repeating	50% of CPI Repeating

**Contributions**

Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the entry age normal actuarial cost method beginning with the 2013 valuations. This rate consists of the normal cost contribution rate and the prior service contribution rate, which is calculated to be a level percent of payroll from year to year. The normal cost contribution rate finances the portion of an active member’s projected benefit allocated annually; the prior service contribution rate amortizes the unfunded actuarial liability over the applicable period for that city. Both the normal cost and prior service contribution rates include recognition of the projected impact of annually repeating benefits, such as Updated Service Credits and Annuity Increases.

The City contributes to the TMRS plan at an actuarially determined rate. Both the employees and the City make contributions monthly. Since the City needs to know its contribution rate in advance for budgetary purposes, there is a one-year delay between the actuarial valuation that serves as the basis for the rate and the calendar year when the rate goes into effect (*i.e.*, December 31, 2012, valuation is effective for the rates beginning January, 2014).

**Annual Pension Cost**

Contributions by the City were \$1,936,570 or 15.65% of the covered payroll of \$12,377,458 as required by the actuarial valuation.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

Annual City pension cost and related information for the last three years is as follows:

	<b>December 31,</b>		
	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b><u>Actuarial Information</u></b>			
Actuarial cost method	Entry Age Normal	Project Unit Credit	Project Unit Credit
Amortization method	Level %	Level %	Level %
Amortization period	30.0 years-closed period	25.2 years-closed period	26.0 years-closed period
Asset valuation method	10-year smoothed market	10-year smoothed market	10-year smoothed market
Assumption			
Investment return	7.0%	7.0%	7.0%
Projected salary increases	varies by age and services	varies by age and services	varies by age and services
Inflation	3.0%	3.0%	3.0%
Cost of living adjustment	1.5%	1.5%	1.5%
City specific assumptions			
Payroll growth assumption	3.00%	3.00%	3.00%
Withdrawal rates for male/female (low, mid/low, mid, mid/high or high)	Mid-High/High	Mid-High/High	Mid-High/High
<b><u>Schedule of Funding Information</u></b>			
	<b>2013</b>	<b>2012</b>	<b>2011</b>
Actuarial value of assets	\$ 52,868,495	\$ 49,578,237	\$ 46,173,703
Actuarial accrued liability	\$ 66,392,037	\$ 60,064,046	\$ 57,355,776
Unfunded (over funded) Actuarial Accrued Liability (UAAL)	\$ 13,523,542	\$ 10,485,809	\$ 11,182,073
Funded ratio	79.6%	82.5%	80.5%
Annual covered payroll	\$ 12,377,458	\$ 12,440,548	\$ 12,581,296
UAAL as a percentage of covered payroll	109.3%	84.3%	88.9%

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

The City's net pension obligation (NPO) for TMRS at December 31, 2013, 2012 and 2011, is calculated as follows:

<b>Actuarial valuation date</b>	<b>December 31,</b>		
	<b>2013</b>	<b>2012</b>	<b>2011</b>
NPO, beginning of year	\$ -	\$ -	\$ -
Annual pension cost	1,936,570	1,892,993	1,952,302
Annual required contribution (ARC)	(1,936,570)	(1,892,993)	(1,952,302)
Contributions made	<u>-</u>	<u>-</u>	<u>-</u>
NPO, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Supplemental Death Benefit Fund**

The City also participates in the cost sharing multiple-employer defined benefit group term life insurance plan operated by the TMRS known as the Supplemental Death Benefits fund (SDBF). The City elected, by ordinance, to provide group term life insurance coverage to active and retired members. The City 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.

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); retired employees are insured for \$7,500; this coverage is an "other post-employment benefit" or OPEB.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. This 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 life insurance during employees' entire careers.

The City's contributions to SDBF for the fiscal years ended September 30, 2014, 2013 and 2012, were \$19,176, \$18,072 and \$12,185, respectively, which equaled the required contributions each year.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

**Note 8: Other Post-employment Benefits**

***Plan Description***

The City provides post-employment medical care (OPEB) for employees through a single-employer defined benefit medical plan. The plan provides medical benefits for eligible retirees, their spouses and dependents through the City’s group health insurance plans, which cover both active and retired members. The benefit levels and contribution rates are approved annually by the City management and the City Council as part of the budget process.

Since an irrevocable trust has not been established, the plan is not accounted for as a trust fund. The plan does not issue a separate financial report.

***Benefits Provided***

The City provides post-employment medical and dental care benefits to its retirees. Retirees who elect COBRA cannot later elect retiree coverage. To be eligible for coverage an employee must qualify under all three of the following:

1. The retiree must have been covered for medical benefits under the City Health Plan as an employee immediately prior to termination of employment.
2. Apply for pension benefits from TMRS in accordance with their requirements and deadlines, but in no event later than 90 days from termination of employment; and
3. Enroll for retiree Health coverage within 31 days of the date of termination.

As of September 30, 2014, membership consisted of:

Retirees and beneficiaries receiving benefits	13
Active employees	<u>204</u>
Total	<u><u>217</u></u>

***Funding Policy***

The plan’s premium rates are determined annually by City management and approved by the City Council as part of the annual budget. Members receiving HMO medical benefits contribute \$518 per month for retiree-only coverage, \$1,140 per month for retiree and spouse and \$1,765 per month for retiree and family. Members receiving PPO medical benefits contribute \$574 per month for retiree-only coverage, \$1,264 per month for retiree and spouse and \$1,956 per month for retiree and family. By the City not contributing anything toward this plan in advance, the City employs a pay-as-you-go method through ensuring the annual employer contributions each year are equal to the benefits that are paid on behalf of the retirees.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

**Annual OPEB Costs**

The City's annual OPEB cost is calculated based on the annual required contribution of the City (ARC), an amount actuarially determined in accordance with the parameters of GASB 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded actuarial liabilities over a period not to exceed 30 years. The City's annual OPEB cost and the related information are as follows at September 30, 2014, 2013 and 2012:

	<b>September 30,</b>		
	<b>2014</b>	<b>2013</b>	<b>2012</b>
Annual required contribution	\$ 82,341	\$ 79,943	\$ 115,634
Interest on prior year net OPEB obligation	5,478	20,509	3,785
Adjustment to annual required contribution	<u>(5,075)</u>	<u>(4,586)</u>	<u>(3,507)</u>
Annual OPEB cost	82,744	95,866	115,912
Contributions made	<u>(73,754)</u>	<u>(68,578)</u>	<u>(68,557)</u>
Increase in net OPEB obligation	8,990	27,288	47,355
Net obligation, beginning of year	<u>121,734</u>	<u>94,446</u>	<u>47,091</u>
Net obligation, end of year	<u>\$ 130,724</u>	<u>\$ 121,734</u>	<u>\$ 94,446</u>
Percentage of OPEB costs contributed	89.1%	71.5%	59.1%

**Funded Status and Funding Progress**

The funded status of the plan as of actuarial measurement date of December 31, 2013, was as follows:

Actuarial accrued liability	\$ 886,344
Actuarial value of plan assets	<u>-</u>
Unfunded actuarial accrued liability	<u>\$ 886,344</u>
Funded ratio	0.00%
Covered payroll	\$ 12,581,296
Unfunded actuarial accrued liability as a percentage of covered payroll	7.0%

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

***Actuarial Methods and Assumptions***

Projections of benefits are based on the substantive plan (the plan understood by the employer and plan members), and include the type of benefits in force at the valuation date and the pattern of sharing benefits between the City and the plan members at that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and actuarial value of assets, consistent with the long-term perspective of the calculations.

In the December 31, 2013, actuarial valuation, the projected unit credit actuarial cost method was used. The actuarial assumptions include a 4.5% investment rate of return (net of administrative expenses) and an annual healthcare cost trend rate of 7.50% initially, reduced by decrements to an ultimate rate of 4.5% after eight years. The rate of inflation is assumed to be 3%.

**Note 9: Note 9: Litigation**

The City is party to several legal actions arising in the ordinary course of business. In the opinion of the City's legal counsel and management, the City has adequate legal defense and/or insurance coverage regarding each of these actions and does not believe that they will materially affect the City's operations or financial position. The amount of ultimate loss, if any, could differ materially.

**Note 10: Commitments and Contingencies**

***Risk Management***

The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is part of the Texas Municipal League Intergovernmental Risk Pool (the Pool). Premiums are paid to the Pool, which retain a limit of loss. Reinsurance companies insure the risks beyond those limits. The City retains, as a risk, only the deductible amount of each policy. There were no significant reductions in coverage in the past fiscal year and there were no settlements exceeding insurance coverage in any of the past three fiscal years.

***Trinity River Authority of Texas***

The City contracts with Trinity River Authority of Texas (TRA), a conservation and reclamation district, whereby TRA finances, constructs, operates and maintains sewage transportation and treatment facilities for the benefit of the City. The current contract is extended through the date until which all bonds have been paid. The City makes payments monthly, which are based on an estimate of its share of costs. The City's share of costs for the fiscal year ended September 30, 2014, was \$4,447,932, for the Ten Mile Creek Regional Wastewater System and \$94,104, for the Red Oak Creek Regional Wastewater System. This estimate is calculated by TRA who makes adjustments for over/under charges in the City's next fiscal year. There were no adjustments to the amounts as calculated by the TRA for the year ended September 30, 2014.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2014**

***Federal and State Programs***

The City participates in several state and federal grant programs, which are governed by various rules and regulations of the grantor agencies. Costs charged to the respective grant programs are subject to audit and adjustment by the grantor agencies; therefore, to the extent that if the City has not complied with the rules and regulations governing the grants, refunds of any money received may be required and the collectibility of any related receivable at September 30, 2014, may be impaired.

***Other Contingencies***

There are other claims and pending actions incidental to normal operations of the City. In the opinion of the City administration, the City's potential liability in these matters will not have a material impact in the accompanying financial statements.

## **Required Supplementary Information**

**City of Lancaster, Texas**  
**Required Supplementary Information**  
**Schedule of Funding Progress for Participation in Texas**  
**Municipal Retirement System**  
**September 30, 2014**

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	Funded Ratio	Unfunded AAL (UAAL)	Covered Payroll	UAAL as a Percentage of Covered Payroll
	[1]	[2]	[3] [1]/[2]	[4] [2]-[1]	[5]	[6] [4]/[5]
12/31/2008	\$ 26,431,828	\$ 42,814,837	61.7%	\$ 16,383,009	\$ 14,507,867	112.9%
12/31/2009	\$ 29,362,600	\$ 45,558,535	64.5%	\$ 16,195,935	\$ 13,887,238	116.6%
12/31/2010	\$ 43,023,260	\$ 58,639,756	73.4%	\$ 15,616,496	\$ 13,835,321	112.9%
12/31/2011	\$ 46,173,703	\$ 57,355,776	80.5%	\$ 11,182,073	\$ 12,581,296	88.9%
12/31/2012	\$ 49,578,237	\$ 60,064,046	82.5%	\$ 10,485,809	\$ 12,440,548	84.3%
12/31/2013	\$ 52,868,495	\$ 66,392,037	79.6%	\$ 13,523,542	\$ 12,377,458	109.3%

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

Actuarial calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each valuation, and reflect a long-term perspective. Consistent with that perspective, actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

The December 31, 2013, actuarial valuation included three actuarial changes adopted by the TMRS Board of Trustees in accordance with the current strategic goal to “maintain the actuarial soundness of the retirement program by examining actuarial assumptions and methodologies and making changes where appropriate.”

The first was regarding post-retirement mortality assumptions. The mortality tables used in calculating the Annuity Purchase Rate (APR) were updated. This was necessary due to increasing life expectancies. The second was a change to the Entry Age Normal Actuarial Cost Method (EAN). The EAN cost method produces contribution rates that are more predictable and that exhibit less volatility than those produced under the method previously used, Projected Unit Method (PUC). Even though the EAN cost method will result in higher initial Actuarial Accrued Liabilities and lower funded ratios than under the previous PUC method, a primary goal of TMRS is to minimize contribution volatility. A change to the EAN cost method for funding purposes is another step toward accomplishing this policy. A secondary reason for changing to the EAN cost method is that, beginning in 2014, under Governmental Accounting Standards (GASB) Statement No. 67 and No. 68, EAN is the required actuarial cost method to be used for reporting purposes. The third change was regarding the amortization policy. In order to minimize the impact on contribution rates resulting from the changes in the retiree mortality assumptions and the actuarial cost method, individual employer amortization periods were adjusted to the extent necessary and allowable under current TMRS statutes and Board rules. The Board also elected to close the amortization period for all employers and to ladder the amortization of future liabilities over the respective 25 or 30 year amortization period.

A more detailed discussion of all these actuarial assumption can be found in the TMRS comprehensive annual financial report. This report may be obtained from TMRS’ website at [www.TMRS.org](http://www.TMRS.org).

**City of Lancaster, Texas**  
**Required Supplementary Information**  
**Employees' Other Post-employment Benefits Plan**  
**Analysis of Funding Progress**  
**(Unaudited)**  
**September 30, 2014**

Fiscal Year	Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	Funded Ratio	Unfunded AAI (UAAL)	Covered Payroll	UAAL as a Percentage of Covered Payroll
	[1]	[2]	[3] [1]/[2]	[4] [2]-[1]	[5]	[6] [4]/[5]
2008	\$ -	\$ 498,266	0.0%	\$ 498,266	\$ 14,507,867	3.4%
2009	\$ -	\$ 498,266	0.0%	\$ 498,266	\$ 13,887,238	3.6%
2010	\$ -	\$ 1,138,842	0.0%	\$ 1,138,842	\$ 13,835,321	8.2%
2011	\$ -	\$ 1,138,842	0.0%	\$ 1,138,842	\$ 12,581,296	9.1%
2012	\$ -	\$ 886,334	0.0%	\$ 886,334	\$ 12,440,548	7.1%
2013	\$ -	\$ 886,334	0.0%	\$ 886,334	\$ 12,377,458	7.2%

**City of Lancaster, Texas**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual**  
**General Fund**  
**For the Year Ended September 30, 2014**

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes and fees	\$ 15,811,326	\$ 15,246,376	\$ 15,632,121	\$ 385,745
Licenses and permits	602,308	602,308	681,212	78,904
Intergovernmental	213,000	213,000	147,090	(65,910)
Charges for services	659,850	659,850	881,346	221,496
Fines and forfeits	690,500	690,500	798,272	107,772
Interest	4,000	4,000	1,807	(2,193)
Miscellaneous	80,650	80,650	254,112	173,462
<b>Total revenues</b>	<b>18,061,634</b>	<b>17,496,684</b>	<b>18,395,960</b>	<b>899,276</b>
<b>Expenditures</b>				
Current				
General government	3,686,203	3,686,203	3,437,170	249,033
Public safety	12,870,813	12,870,813	13,589,450	(718,637)
Public works	416,402	416,402	1,471,110	(1,054,708)
Community development and recreation	823,967	823,967	843,176	(19,209)
Capital outlay	1,787,558	1,787,558	734,429	1,053,129
Debt service				
Principal retirement	-	-	448,548	(448,548)
Interest and fiscal charges	-	-	128,156	(128,156)
<b>Total expenditures</b>	<b>19,584,943</b>	<b>19,584,943</b>	<b>20,652,039</b>	<b>(1,067,096)</b>
Excess (deficiency) of revenues over (under) expenditures	(1,523,309)	(2,088,259)	(2,256,079)	(167,820)
Other financing sources (uses)				
Operating transfers in	1,736,903	1,736,903	1,751,362	14,459
Operating transfers out	(200,000)	(200,000)	(85,399)	114,601
<b>Total other financing sources (uses)</b>	<b>1,536,903</b>	<b>1,536,903</b>	<b>1,665,963</b>	<b>129,060</b>
<b>Net Change in Fund Balances</b>	<b>13,594</b>	<b>(551,356)</b>	<b>(590,116)</b>	<b>(38,760)</b>
<b>Fund Balance, Beginning of Year</b>	<b>6,447,889</b>	<b>6,447,889</b>	<b>6,447,889</b>	<b>-</b>
<b>Fund Balance, End of Year</b>	<b>\$ 6,461,483</b>	<b>\$ 5,896,533</b>	<b>\$ 5,857,773</b>	<b>\$ (38,760)</b>

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual**  
**Stormwater Drainage Fund**  
**For the Year Ended September 30, 2014**

	<u>Budgeted Amounts</u>		<b>Actual GAAP Basis</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Taxes and fees	\$ 1,300,000	\$ 1,300,000	\$ 1,377,575	\$ 77,575
Interest	-	-	305	305
	<u>1,300,000</u>	<u>1,300,000</u>	<u>1,377,880</u>	<u>77,880</u>
Total revenues				
<b>Expenditures</b>				
Current				
Public works	1,104,074	1,104,074	975,257	128,817
Debt service				
Principal retirement	30,000	30,000	30,000	-
Interest and fiscal charges	20,913	20,913	20,913	-
	<u>1,154,987</u>	<u>1,154,987</u>	<u>1,026,170</u>	<u>128,817</u>
Total expenditures				
Excess of revenues over expenditures	<u>145,013</u>	<u>145,013</u>	<u>351,710</u>	<u>206,697</u>
Other financing uses				
Operating transfers out	<u>(42,000)</u>	<u>(42,000)</u>	<u>(42,000)</u>	<u>-</u>
Total other financing sources	<u>(42,000)</u>	<u>(42,000)</u>	<u>(42,000)</u>	<u>-</u>
<b>Net Change in Fund Balances</b>	103,013	103,013	309,710	206,697
<b>Fund Balance, Beginning of Year</b>	<u>1,088,881</u>	<u>1,088,881</u>	<u>1,088,881</u>	<u>-</u>
<b>Fund Balance, End of Year</b>	<u>\$ 1,191,894</u>	<u>\$ 1,191,894</u>	<u>\$ 1,398,591</u>	<u>\$ 206,697</u>

**City of Lancaster, Texas**  
**Notes to Required Supplementary Information**  
**September 30, 2014**

***Budgets and Budgetary Accounting***

The City adopts an “appropriated budget” of Governmental Fund types on the modified accrual basis of accounting by department. The City is required to present the adopted and final amended budgeted revenues and expenditures. The City compares the final amended budget to actual revenues and expenditures.

An operating budget for the General Fund and Stormwater Drainage Fund is legally adopted each fiscal year.

The budget is adopted on a basis consistent with generally accepted accounting principles (GAAP).

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

1. A proposed operating budget including proposed expenditures and the means of financing them is submitted to the City Council by the City Manager.
2. Upon receipt of the budget estimates, the City Council holds a first reading on the Budget Ordinance and Tax Roll Ordinance. Information about the Budget Ordinance is then published in the official newspaper of the City.
3. A public hearing on the budget is held.
4. Prior to October 1 the budget is legally enacted through passage of an ordinance. The legal level of budgetary control is at the fund level. The City Manager is authorized to transfer budgeted amounts between 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 detail level by line item activity for management control.

Departmental appropriations that have not been expended or encumbered by the departments at the end of the fiscal year will lapse.

**Individual Fund and Nonmajor Combining  
Statements and Schedules**

**City of Lancaster, Texas**  
**Nonmajor Governmental Funds**  
**September 30, 2014**

***Special Revenue Funds***

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

**Stormwater Drainage Fund** – to account for revenues received from a fee charged for the development of the City’s storm sewer drainage system.

**Public Improvement Districts Fund** – to account for the activities of the public improvement districts of the City.

**Police State Seized Fund** – to account for the activities of related funds awarded to the City by the Courts.

**Police Federal Seized Fund** – to account for the activities of related funds awarded to the City by the Courts.

**Hotel/Motel Fund** – to account for the revenues received from a hotel and motel tax.

**Emergency 911 Fund** – to account for revenues received from a fee charged for emergency services.

**City of Lancaster, Texas**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds**  
**September 30, 2014**

**Assets**

	<b>Stormwater Drainage Fund</b>	<b>Public Improvement Districts Fund</b>	<b>Police State Seized Fund</b>	<b>Police Federal Seized Fund</b>	<b>Hotel/ Motel Fund</b>	<b>Emergency 911 Fund</b>	<b>Total Nonmajor Governmental Funds</b>
Cash and cash equivalents	\$ 1,282,577	\$ 329,688	\$ 18,866	\$ 31,271	\$ 407,591	\$ 409,982	\$ 2,479,975
Receivables (net of allowance for uncollectibles)							
Delinquent taxes	-	5,692	-	-	-	-	5,692
Accounts receivable	198,999	-	-	-	26,622	9,044	234,665
Prepaid items	3,519	-	-	-	-	-	3,519
<b>Total assets</b>	<b>\$ 1,485,095</b>	<b>\$ 335,380</b>	<b>\$ 18,866</b>	<b>\$ 31,271</b>	<b>\$ 434,213</b>	<b>\$ 419,026</b>	<b>\$ 2,723,851</b>

**Liabilities, Deferred Inflows  
of Resources and Fund Balances**

<b>Liabilities</b>							
Accounts and contracts payable	\$ 28,945	\$ 5,774	\$ -	\$ -	\$ 895	\$ 1,266	\$ 36,880
Accrued liabilities	57,559	-	-	-	-	691	58,250
<b>Total liabilities</b>	<b>86,504</b>	<b>5,774</b>	<b>-</b>	<b>-</b>	<b>895</b>	<b>1,957</b>	<b>95,130</b>
<b>Deferred inflows of resources</b>	<b>-</b>	<b>5,373</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,373</b>
<b>Fund balances</b>							
Nonspendable for inventory and prepaid items	3,519	-	-	-	-	-	3,519
Restricted for							
Public works	1,395,072	-	-	-	-	-	1,395,072
Public improvement districts	-	324,233	-	-	-	-	324,233
Police grants	-	-	18,866	31,271	-	-	50,137
Tourism, convention centers, arts	-	-	-	-	433,318	-	433,318
Law enforcement purposes	-	-	-	-	-	417,069	417,069
<b>Total fund balances</b>	<b>1,398,591</b>	<b>324,233</b>	<b>18,866</b>	<b>31,271</b>	<b>433,318</b>	<b>417,069</b>	<b>2,623,348</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 1,485,095</b>	<b>\$ 335,380</b>	<b>\$ 18,866</b>	<b>\$ 31,271</b>	<b>\$ 434,213</b>	<b>\$ 419,026</b>	<b>\$ 2,723,851</b>

**City of Lancaster, Texas**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**For the Year Ended September 30, 2014**

	Stormwater Drainage Fund	Public Improvement Districts Fund	Police State Seized Fund	Police Federal Seized Fund	Hotel/ Motel Fund	Emergency 911 Fund	Total Nonmajor Governmental Funds
<b>Revenues</b>							
Taxes and fees	\$ 1,377,575	\$ 275,405	\$ -	\$ -	\$ 97,291	\$ -	\$ 1,750,271
Licenses and permits	-	-	-	-	-	294,005	294,005
Miscellaneous	-	-	30,417	27,574	12,350	-	70,341
Interest	305	70	4	2	119	174	674
<b>Total revenues</b>	<u>1,377,880</u>	<u>275,475</u>	<u>30,421</u>	<u>27,576</u>	<u>109,760</u>	<u>294,179</u>	<u>2,115,291</u>
<b>Expenditures</b>							
Current							
Public safety	-	-	15,159	-	-	47,780	62,939
Public works	975,257	-	-	-	-	-	975,257
Community development and recreation	-	206,201	-	-	43,812	-	250,013
Capital outlay	-	-	-	-	-	438,947	438,947
Debt service							
Principal retirement	30,000	-	-	-	-	-	30,000
Interest and fiscal charges	20,913	-	-	-	-	-	20,913
<b>Total expenditures</b>	<u>1,026,170</u>	<u>206,201</u>	<u>15,159</u>	<u>-</u>	<u>43,812</u>	<u>486,727</u>	<u>1,778,069</u>
Excess (deficiency) of revenues over (under) expenditures	<u>351,710</u>	<u>69,274</u>	<u>15,262</u>	<u>27,576</u>	<u>65,948</u>	<u>(192,548)</u>	<u>337,222</u>
<b>Other Financing Uses</b>							
Operating transfers out	(42,000)	-	-	-	-	-	(42,000)
<b>Total other financing uses</b>	<u>(42,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(42,000)</u>
<b>Net Change in Fund Balances</b>	309,710	69,274	15,262	27,576	65,948	(192,548)	295,222
<b>Fund Balances, Beginning of Year</b>	<u>1,088,881</u>	<u>254,959</u>	<u>3,604</u>	<u>3,695</u>	<u>367,370</u>	<u>609,617</u>	<u>2,328,126</u>
<b>Fund Balances, End of Year</b>	<u>\$ 1,398,591</u>	<u>\$ 324,233</u>	<u>\$ 18,866</u>	<u>\$ 31,271</u>	<u>\$ 433,318</u>	<u>\$ 417,069</u>	<u>\$ 2,623,348</u>

**City of Lancaster, Texas**  
**Nonmajor Proprietary Funds**  
**September 30, 2014**

***Enterprise Funds***

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the City is that costs of providing the goods or services to the general public on a continuing basis will be financed or recovered through user charges. The City has two Nonmajor Enterprise Funds, which include the following:

**Golf Course Fund** – to account for the operation of the City’s golf course.

**Refuse Fund** – to account for the operation of the City’s refuse services.

**City of Lancaster, Texas**  
**Combining Statement of Net Position**  
**Nonmajor Enterprise Funds**  
**September 30, 2014**

**Assets**

	<b>Golf Course Fund</b>	<b>Refuse Fund</b>	<b>Total Nonmajor Enterprise Funds</b>
<b>Current Assets</b>			
Cash and cash equivalents	\$ 203,276	\$ -	\$ 203,276
Receivables (net of allowance for uncollectibles)			
Accounts	-	115,563	115,563
Unbilled	-	130,039	130,039
	<u>203,276</u>	<u>245,602</u>	<u>448,878</u>
Total current assets			
	<u>203,276</u>	<u>245,602</u>	<u>448,878</u>
<b>Noncurrent Assets</b>			
Capital assets			
Nondepreciable	349,554	-	349,554
Depreciable (net of accumulated depreciation)	1,876,136	-	1,876,136
	<u>2,225,690</u>	<u>-</u>	<u>2,225,690</u>
Total noncurrent assets			
	<u>2,225,690</u>	<u>-</u>	<u>2,225,690</u>
Total assets	<u>2,428,966</u>	<u>245,602</u>	<u>2,674,568</u>

**Liabilities**

<b>Current Liabilities</b>			
Accounts and contracts payable	3,836	757,408	761,244
Accrued liabilities	330	16,445	16,775
Compensated absences	-	218	218
	<u>4,166</u>	<u>774,071</u>	<u>778,237</u>
Total current liabilities			
	<u>4,166</u>	<u>774,071</u>	<u>778,237</u>
<b>Noncurrent Liabilities</b>			
Compensated absences	-	654	654
	<u>-</u>	<u>654</u>	<u>654</u>
Total noncurrent liabilities			
	<u>-</u>	<u>654</u>	<u>654</u>
Total liabilities	<u>4,166</u>	<u>774,725</u>	<u>778,891</u>

**Net Position (Deficit)**

Net investment in capital assets	2,225,690	-	2,225,690
Unrestricted	199,110	(529,123)	(330,013)
	<u>\$ 2,424,800</u>	<u>\$ (529,123)</u>	<u>\$ 1,895,677</u>

**City of Lancaster, Texas**  
**Combining Statement of Revenues, Expenses and Changes in Net Position**  
**Nonmajor Enterprise Funds**  
**For the Year Ended September 30, 2014**

	Golf Course Fund	Refuse Fund	Total Nonmajor Enterprise Funds
<b>Operating Revenues</b>			
Charges for services	\$ 79,845	2,190,122	\$ 2,269,967
Total operating revenues	<u>83,061</u>	<u>2,190,122</u>	<u>2,273,183</u>
<b>Operating Expenses</b>			
Maintenance	4,376	190,949	195,325
Depreciation	77,681	-	77,681
Special services	4,548	1,962,510	1,967,058
Equipment rental	-	400	400
Total operating expenses	<u>86,605</u>	<u>2,153,859</u>	<u>2,240,464</u>
<b>Operating Income (Loss)</b>	<u>(3,544)</u>	<u>36,263</u>	<u>32,719</u>
<b>Nonoperating Revenues (Expenses)</b>			
Interest revenue	94	-	94
Total nonoperating revenues (expenses)	<u>94</u>	<u>-</u>	<u>94</u>
<b>Income (Loss) Before Transfers</b>	(3,450)	36,263	32,813
Transfers out	<u>(63,000)</u>	<u>(150,000)</u>	<u>(213,000)</u>
<b>Change in Net Position (Deficit)</b>	(66,450)	(113,737)	(180,187)
<b>Net Position (Deficit), Beginning of Year</b>	<u>2,491,250</u>	<u>(415,386)</u>	<u>2,075,864</u>
<b>Net Position (Deficit), End of Year</b>	<u>\$ 2,424,800</u>	<u>\$ (529,123)</u>	<u>\$ 1,895,677</u>

**City of Lancaster, Texas**  
**Combining Statement of Cash Flows**  
**Nonmajor Enterprise Funds**  
**For the Year Ended September 30, 2014**

	Golf Course Fund	Refuse Fund	Total Nonmajor Enterprise Fund
<b>Operating Activities</b>			
Receipts from customers and users	\$ 82,397	\$ 2,205,867	\$ 2,288,264
Payments to employees	-	(30,824)	(30,824)
Payments to suppliers	(8,924)	(2,025,043)	(2,033,967)
Net cash provided by operating activities	<u>73,473</u>	<u>150,000</u>	<u>223,473</u>
<b>Noncapital and Related Financing Activities</b>			
Operating transfers out to other funds	(63,000)	(150,000)	(213,000)
Net cash used in noncapital financing activities	<u>(63,000)</u>	<u>(150,000)</u>	<u>(213,000)</u>
<b>Investing Activities</b>			
Interest on investments	94	-	94
Net cash provided by investing activities	<u>94</u>	<u>-</u>	<u>94</u>
<b>Increase in Cash and Cash Equivalents</b>	10,567	-	10,567
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>192,709</u>	<u>-</u>	<u>192,709</u>
<b>Cash and Cash Equivalents, End of year</b>	<u>\$ 203,276</u>	<u>\$ -</u>	<u>\$ 203,276</u>
<b>Reconciliation of Net Operating Income (Loss) to Net Cash Provided by Operating Activities</b>			
Operating income (loss)	\$ (3,544)	\$ 36,263	\$ 32,719
Item not requiring cash			
Depreciation	77,681	-	77,681
Changes in			
Accounts receivable	-	15,745	15,745
Accounts payable	(664)	128,816	128,152
Accrued expenses	-	(30,824)	(30,824)
Net cash provided by operating activities	<u>\$ 73,473</u>	<u>\$ 150,000</u>	<u>\$ 223,473</u>

**City of Lancaster, Texas**  
**Discretely Presented Component Units**  
**September 30, 2014**

**Lancaster Economic Development Corporation** – to account for revenues from an industrial development sales tax to spur increased economic development activity within the City.

**Lancaster Recreational Development Corporation** – to account for revenues from a sales and use tax for the development of parks and recreational facilities.

**City of Lancaster, Texas**  
**Balance Sheet**  
**Economic Development Corporation**  
**September 30, 2014**

**Assets**

Cash and cash equivalents	\$ 3,657,186
Sales tax receivable	178,833
Prepaid expenses	<u>12,083</u>
Total assets	<u>3,848,102</u>

**Liabilities**

Accrued liabilities	<u>1,981</u>
Total liabilities	<u>1,981</u>

**Fund Balance**

3,846,121

**Total Liabilities and Fund Balance**

\$ 3,848,102

**City of Lancaster, Texas**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**to the Statement of Net Position**  
**Economic Development Corporation**  
**September 30, 2014**

Total fund balance	\$ 3,846,121
Amounts reported in the statement of net position are different because:	
Interest payable on long-term debt does not require current financial resources; therefore, interest payable is not reported as a liability in the balance sheet.	(11,594)
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in fund financial statements. Capital assets are reported in the government-wide financial statements, net of accumulated depreciation.	100,378
Long-term liabilities, including notes payable, are not due and payable in the current period and therefore are not reported in the fund financial statements.	<u>(2,051,950)</u>
Total net position	<u><u>\$ 1,882,955</u></u>

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Economic Development Corporation**  
**For the Year Ended September 30, 2014**

<b>Revenues</b>	
Sales taxes	\$ 1,121,016
Interest	1,043
	<u>1,122,059</u>
Total revenues	<u>1,122,059</u>
<b>Expenditures</b>	
Cultural and recreation	546,483
Debt service	
Repayment of note payable to primary government	130,000
Repayment of interest to primary government	98,050
	<u>774,533</u>
Total expenditures	<u>774,533</u>
Excess of revenues over expenditures	<u>347,526</u>
<b>Net Change in Fund Balance</b>	347,526
<b>Fund Balance, Beginning of Year</b>	<u>3,498,595</u>
<b>Fund Balance, End of Year</b>	<u><u>\$ 3,846,121</u></u>

**City of Lancaster, Texas**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in**  
**Fund Balance of Governmental Funds to the**  
**Statement of Activities**  
**Economic Development Corporation**  
**For the Year Ended September 30, 2014**

Net change in fund balance	\$ 347,526
Amounts reported in the statement of activities are different because:	
Current year principal payments of long-term liabilities are shown as expenditures in the fund financial statements, but shown as reductions in long-term liabilities in the government-wide financial statements.	358,050
Current year changes in accrued interest payable do not require the use of current financial resources; therefore, are not reported as expenditures in Governmental Funds.	<u>1,300</u>
Change in net position	<u><u>\$ 706,876</u></u>

**City of Lancaster, Texas**  
**Balance Sheet**  
**Recreational Development Corporation**  
**September 30, 2014**

**Assets**

Cash and cash equivalents	\$ 950,538
Sales tax receivable	368,431
Prepaid Expenses	<u>9,303</u>
Total assets	<u>1,328,272</u>

**Liabilities and Deferred Inflows of Resources**

Accounts payable	88,264
Accrued liabilities	122,433
Due to primary government	<u>528,753</u>

Total liabilities 739,450

Deferred inflows of resources 20,175

**Fund Balance** 568,647

**Total Liabilities, Deferred Inflows of Resources and Fund Balance** \$ 1,328,272

**City of Lancaster, Texas**  
**Reconciliation of the Balance Sheet of Governmental Funds to the**  
**Statement of Net Position**  
**Recreational Development Corporation**  
**September 30, 2014**

Total fund balance	\$ 568,647
Amounts reported in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in fund financial statements. Capital assets are reported in the government-wide financial statements, net of accumulated depreciation.	11,062,095
Interest payable on long-term debt does not require current financial resources, therefore interest payable is not reported as a liability in the balance sheet.	(34,038)
Long-term liabilities, including notes payable, are not due and payable in the current period and therefore are not reported in the fund financial statements.	<u>(7,695,000)</u>
Total net position	<u><u>\$ 3,901,704</u></u>

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Recreational Development Corporation**  
**For the Year Ended September 30, 2014**

<b>Revenues</b>	
Sales taxes	\$ 2,229,509
Charges for services	494,080
Intergovernmental	13,079
Miscellaneous	91,143
Interest	<u>291</u>
Total revenues	<u>2,828,102</u>
<b>Expenditures</b>	
Cultural and recreation	1,992,492
Debt service	
Repayment of note payable to primary government	455,000
Repayment of interest to primary government	<u>281,450</u>
Total expenditures	<u>2,728,942</u>
Excess of revenues over expenditures	<u>99,160</u>
<b>Net Change in Fund Balance</b>	99,160
<b>Fund Balance, Beginning of Year</b>	<u>469,487</u>
<b>Fund Balance, End of Year</b>	<u><u>\$ 568,647</u></u>

**City of Lancaster, Texas**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in**  
**Fund Balance of Governmental Funds to the**  
**Statement of Activities**  
**Recreational Development Corporation**  
**For the Year Ended September 30, 2014**

Net change in fund balance	\$ 99,160
Amounts reported in the statement of activities are different because:	
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position, but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.	(401,582)
Current year principal payments of long-term liabilities are shown as expenditures in the fund financial statements, but shown as reductions in long-term liabilities in the government-wide financial statements.	455,000
Current year changes in accrued interest payable do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds.	<u>2,262</u>
Change in net position	<u><u>\$ 154,840</u></u>

The following portion of the City of Lancaster Comprehensive Annual Financial Report presents detailed information as a context for understanding the information in the financial statements, note disclosures, and required supplementary information regarding the City's overall financial health.

<b>Table</b>	<b>Contents</b>
<b><i>Financial Trends</i></b> – These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	
Entity-wide information:	
A	Net position by component, last ten fiscal years
B	Changes in net position, last ten fiscal years
Governmental funds information:	
C	Fund balance, last ten fiscal years
D	Changes in fund balances, last ten fiscal years
<b><i>Revenue Capacity</i></b> – These tables contain information to help the reader assess one of the City's most significant revenue sources, the property tax.	
E	Assessed and estimated actual value of taxable property, last ten fiscal years
F	Direct and overlapping property tax rates, last ten fiscal years
G	Principal taxpayers, current year and nine years ago
H	Ad Valorem tax levies and collections, last ten fiscal years
<b><i>Debt Capacity</i></b> – These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
I	Ratios of outstanding debt by type, last ten fiscal years
J	Ratios of net general bonded debt to assessed value and net bonded debt per capita, last ten fiscal years
K	Legal debt margin information
L	Direct and overlapping governmental activities debt, last ten fiscal years
M	Secured revenue coverage – Water Bonds, last ten fiscal years
<b><i>Demographic and Economic Information</i></b> – These tables offer demographic and economic indicators to help understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.	
N	Demographic and Economic Statistics, last ten calendar years
O	Principal employers, current and six years ago
<b><i>Operating Information</i></b> – These tables contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and activities it performs.	
P	Full-time equivalent City government employees by function/program, last ten years
Q	Operating indicators by function/program
R	Capital asset statistics by function/program

**Sources:** Unless otherwise noted, the information in these tables is derived from the Comprehensive Annual Financial Reports for the relevant years.

**City of Lancaster, Texas**  
**Table A – Net Position by Component**  
**Accrual Basis of Accounting**  
**Last Ten Fiscal Years (Unaudited)**

	Fiscal Year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Governmental Activities</b>										
Net investment in capital assets	\$ 55,125,562	\$ 59,998,301	\$ 54,560,297	\$ 50,425,678	\$ 40,366,067	\$ 51,819,877	\$ 50,606,700	\$ 55,109,346	\$ 46,231,794	\$ 46,504,601
Restricted for										
Housing and Urban development	-	-	-	-	-	-	-	-	201,618	198,242
Debt service	220,705	684,097	602,144	297,651	620,279	222,762	718,522	242,823	352,439	397,888
Public improvement districts	-	-	-	-	-	-	-	-	254,959	324,233
Tourism, convention centers, arts	-	-	-	-	-	-	-	-	367,370	433,318
Law enforcement purposes	-	-	-	-	-	-	-	-	616,916	467,206
Unrestricted	4,052,350	(1,825,206)	7,297,462	10,496,418	20,277,619	6,060,550	5,465,566	2,408,817	8,209,270	6,496,829
Total governmental activities net asset	<u>\$ 59,398,617</u>	<u>\$ 58,857,192</u>	<u>\$ 62,459,903</u>	<u>\$ 61,219,747</u>	<u>\$ 61,263,965</u>	<u>\$ 58,103,189</u>	<u>\$ 56,790,788</u>	<u>\$ 57,760,986</u>	<u>\$ 56,234,366</u>	<u>\$ 54,822,317</u>
<b>Business-type Activities</b>										
Net investment in capital assets	\$ 31,169,977	\$ 32,552,943	\$ 29,528,199	\$ 29,900,904	\$ 33,653,811	\$ 38,435,110	\$ 38,270,127	\$ 37,955,920	\$ 37,933,467	\$ 38,224,476
Restricted for										
Debt service	469,000	469,000	-	1,820,910	731,987	731,987	-	-	-	-
Impact fees	-	-	4,862,321	-	-	-	-	-	-	-
Capital	-	-	-	5,211,102	5,327,838	5,435,469	-	-	-	-
Unrestricted	12,553,798	15,650,205	14,484,020	10,060,820	7,595,677	1,936,585	11,135,037	13,121,089	15,798,314	17,260,560
Total business-type activities net asset	<u>\$ 44,192,775</u>	<u>\$ 48,672,148</u>	<u>\$ 48,874,540</u>	<u>\$ 46,993,736</u>	<u>\$ 47,309,313</u>	<u>\$ 46,539,151</u>	<u>\$ 49,405,164</u>	<u>\$ 51,077,009</u>	<u>\$ 53,731,781</u>	<u>\$ 55,485,036</u>
<b>Primary Government</b>										
Net investment in capital assets	\$ 86,295,539	\$ 92,551,244	\$ 84,088,496	\$ 80,326,582	\$ 74,019,878	\$ 90,254,987	\$ 88,876,827	\$ 93,065,266	\$ 84,165,261	\$ 84,729,077
Restricted for										
Housing and Urban development	-	-	-	-	-	-	-	-	201,618	198,242
Public improvement districts	-	-	-	-	-	-	-	-	254,959	324,233
Tourism, convention centers, arts	-	-	-	-	-	-	-	-	367,370	433,318
Law enforcement purposes	-	-	-	-	-	-	-	-	616,916	467,206
Debt service	689,705	1,153,097	602,144	2,118,561	1,352,266	954,749	718,522	242,823	352,439	397,888
Impact fees	-	-	4,862,321	-	-	-	-	-	-	-
Capital	-	-	-	5,211,102	5,327,838	5,435,469	-	-	-	-
Governmental funded construction costs	-	-	-	-	-	-	-	-	-	-
Unrestricted	16,606,148	13,824,999	21,781,482	20,557,238	27,873,296	7,997,135	16,600,603	15,529,906	24,007,584	23,757,389
Total primary governmental net assets	<u>\$ 103,591,392</u>	<u>\$ 107,529,340</u>	<u>\$ 111,334,443</u>	<u>\$ 108,213,483</u>	<u>\$ 108,573,278</u>	<u>\$ 104,642,340</u>	<u>\$ 106,195,952</u>	<u>\$ 108,837,995</u>	<u>\$ 109,966,147</u>	<u>\$ 110,307,353</u>

Source: Comprehensive Annual Financial Report

**City of Lancaster, Texas**  
**Table B – Changes in Net Position**  
**Accrual Basis of Accounting**  
**Last Ten Fiscal Years (Unaudited)**

	Fiscal Year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Expenses</b>										
Governmental activities										
General government	\$ 3,217,556	\$ 4,538,632	\$ 4,274,611	\$ 5,395,286	\$ 3,689,422	\$ 4,603,846	\$ 4,254,835	\$ 3,642,761	\$ 4,171,973	\$ 4,055,911
Public safety	11,165,686	13,718,040	13,169,737	14,116,941	14,487,896	14,829,005	14,333,669	14,232,681	14,350,239	14,898,549
Public works	224,314	1,129,462	3,176,963	3,162,728	4,902,806	5,678,976	4,832,457	5,119,834	4,991,125	4,926,327
Community development and recreation	3,134,112	3,937,805	3,635,543	4,290,873	1,506,422	1,317,628	1,048,563	1,173,498	1,238,745	1,260,500
Community service	11,023	775	29,037	-	-	-	-	-	-	-
Social and welfare	8,162,741	7,659,020	8,071,230	9,015,301	8,496,435	8,599,376	8,640,215	8,493,007	2,048,769	3,623
Nondepartmental	1,954,663	2,703,926	1,949,265	-	-	-	-	-	-	-
Interest and fiscal charges	349,191	879,335	1,514,305	2,367,768	2,053,606	2,880,768	2,837,440	2,367,927	1,836,254	3,054,899
Total governmental activities expenses	<u>28,219,286</u>	<u>34,566,995</u>	<u>35,820,691</u>	<u>38,348,897</u>	<u>35,136,587</u>	<u>37,909,599</u>	<u>35,947,179</u>	<u>35,029,708</u>	<u>28,637,105</u>	<u>28,199,809</u>
Business-type activities										
Water and sewer	7,705,662	8,597,834	9,806,091	10,479,809	9,621,112	10,082,971	9,178,117	10,085,993	9,945,611	11,215,515
Refuse	-	-	1,794,083	2,026,237	1,247,727	1,769,530	2,196,791	2,509,957	2,050,731	2,153,859
Airport	298,127	305,457	1,154,670	914,387	923,923	810,211	905,354	982,868	852,874	886,065
Golf course	172,824	187,650	125,495	107,311	135,276	86,966	83,002	139,621	108,196	86,605
Total business-type activities expenses	<u>8,176,613</u>	<u>9,090,941</u>	<u>12,880,339</u>	<u>13,527,744</u>	<u>11,928,038</u>	<u>12,749,678</u>	<u>12,363,264</u>	<u>13,718,439</u>	<u>12,957,412</u>	<u>14,342,044</u>
Total primary government expenses	<u>\$ 36,395,899</u>	<u>\$ 43,657,936</u>	<u>\$ 48,701,030</u>	<u>\$ 51,876,641</u>	<u>\$ 47,064,625</u>	<u>\$ 50,659,277</u>	<u>\$ 48,310,443</u>	<u>\$ 48,748,147</u>	<u>\$ 41,594,517</u>	<u>\$ 42,541,853</u>
<b>Program Revenues</b>										
Governmental activities										
Charges for services										
General government	\$ -	\$ -	\$ -	\$ 25,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public safety	1,635,711	2,249,380	2,041,552	1,610,438	1,759,314	1,759,747	1,394,684	1,529,136	787,570	990,079
Public works	795,537	812,042	876,625	989,766	927,298	920,361	1,261,640	682,137	1,863,869	1,856,563
Community development and recreation	1,434,639	2,793,345	1,654,124	1,056,471	542,632	518,507	-	-	-	-
Community service	133,971	90,669	93,292	-	-	-	-	-	-	-
Social and welfare	-	-	-	-	-	-	-	-	2,814,031	1,339,640
Operating grants and contributions	8,446,446	9,385,998	8,922,577	10,588,454	8,424,486	8,817,871	8,765,448	8,171,297	-	-
Capital grants and contributions	7,419,015	5,066,852	6,557,823	132,158	1,384,895	1,866,380	1,740,834	1,146,735	-	-
Total governmental activities program revenues	<u>19,865,319</u>	<u>20,398,286</u>	<u>20,145,993</u>	<u>14,402,697</u>	<u>13,038,625</u>	<u>13,882,866</u>	<u>13,162,606</u>	<u>11,529,305</u>	<u>5,465,470</u>	<u>4,186,282</u>

**City of Lancaster, Texas**  
**Table B – Change in Net Position (Continued)**  
**Accrual Basis of Accounting**  
**Last Ten Fiscal Years (Unaudited)**

	Fiscal Year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Business-type activities										
Charges for services										
Water and sewer	\$ 8,250,721	\$ 11,332,581	\$ 10,076,290	\$ 10,065,258	\$ 10,869,572	\$ 10,924,161	\$ 11,480,609	\$ 14,209,081	\$ 14,251,489	\$ 14,291,481
Refuse	-	-	1,701,763	1,988,397	1,465,835	1,799,068	2,124,940	2,077,599	2,171,652	2,190,122
Airport	129,722	148,476	429,206	682,872	541,019	576,949	726,819	806,724	750,308	788,602
Golf course	58,348	73,279	56,304	66,487	80,749	72,550	84,542	94,847	85,595	79,845
Operating grants and contributions	209,269	-	61,998	19,281	30,695	382,600	50,089	-	-	-
Capital grants and contributions	3,497,830	1,246,609	1,475,994	-	530,710	565,364	-	300,000	-	-
Total business-type activities program revenues	<u>12,145,890</u>	<u>12,800,945</u>	<u>13,801,555</u>	<u>12,822,295</u>	<u>13,518,580</u>	<u>14,320,692</u>	<u>14,466,999</u>	<u>17,488,251</u>	<u>17,259,044</u>	<u>17,350,050</u>
Total primary government program revenues	<u>\$ 32,011,209</u>	<u>\$ 33,199,231</u>	<u>\$ 33,947,548</u>	<u>\$ 27,224,992</u>	<u>\$ 26,557,205</u>	<u>\$ 28,203,558</u>	<u>\$ 27,629,605</u>	<u>\$ 29,017,556</u>	<u>\$ 22,724,514</u>	<u>\$ 21,536,332</u>
<b>Net (Expenses) Revenues</b>										
Governmental activities	\$ (8,353,967)	\$ (14,168,709)	\$ (15,674,698)	\$ (23,946,200)	\$ (22,097,962)	\$ (24,026,733)	\$ (22,784,573)	\$ (23,500,403)	\$ (23,171,635)	\$ (24,013,527)
Business-type activities	3,969,277	3,710,004	921,216	(705,449)	1,590,542	1,571,014	2,103,735	3,769,812	4,301,632	3,008,006
Total primary government net expenses	<u>\$ (4,384,690)</u>	<u>\$ (10,458,705)</u>	<u>\$ (14,753,482)</u>	<u>\$ (24,651,649)</u>	<u>\$ (20,507,420)</u>	<u>\$ (22,455,719)</u>	<u>\$ (20,680,838)</u>	<u>\$ (19,730,591)</u>	<u>\$ (18,870,003)</u>	<u>\$ (21,005,521)</u>
<b>General Revenues and Other Changes in Net Assets</b>										
Governmental activities										
Taxes										
Property taxes	\$ 8,606,773	\$ 9,332,956	\$ 10,627,693	\$ 12,617,630	\$ 13,426,315	\$ 12,194,286	\$ 13,621,585	\$ 13,255,066	\$ 12,299,191	\$ 12,240,385
Sales taxes	3,075,840	3,628,772	3,667,558	3,463,123	3,881,711	4,532,556	4,693,061	5,676,841	4,845,324	4,960,391
Franchise taxes	1,465,012	1,608,721	1,820,777	2,158,341	1,822,233	1,722,966	2,477,222	3,526,875	2,969,849	3,337,767
Other local taxes	33,719	39,734	48,275	41,853	146,970	116,535	127,887	51,632	-	48,110
Interest on investments	190,921	267,652	914,385	1,141,586	156,990	36,118	40,627	44,197	22,654	10,241
Miscellaneous	448,261	385,520	310,259	204,380	1,380,725	1,374,279	1,180,897	484,754	343,709	324,621
Transfers	460,012	(236,396)	794,510	1,327,654	1,327,236	2,381,236	(669,107)	1,431,236	1,856,628	1,679,963
Total governmental activities	<u>14,280,538</u>	<u>15,026,959</u>	<u>18,183,457</u>	<u>20,954,567</u>	<u>22,142,180</u>	<u>22,357,976</u>	<u>21,472,172</u>	<u>24,470,601</u>	<u>22,337,355</u>	<u>22,601,478</u>
Business-type activities										
Interest on investments	347,978	526,003	523,640	143,189	30,087	15,963	15,105	30,081	26,255	9,682
Miscellaneous	5,036	6,970	2,971	9,110	22,184	24,097	78,066	(696,812)	511,763	415,530
Transfers	(460,012)	236,396	(794,510)	(1,327,654)	(1,327,236)	(2,381,236)	669,107	(1,431,236)	(1,856,628)	(1,679,963)
Total business-type activities	<u>(106,998)</u>	<u>769,369</u>	<u>(267,899)</u>	<u>(1,175,355)</u>	<u>(1,274,965)</u>	<u>(2,341,176)</u>	<u>762,278</u>	<u>(2,097,967)</u>	<u>(1,318,610)</u>	<u>(1,254,751)</u>
Total primary government	<u>14,173,540</u>	<u>15,796,328</u>	<u>17,915,558</u>	<u>19,779,212</u>	<u>20,867,215</u>	<u>20,016,800</u>	<u>22,234,450</u>	<u>22,372,634</u>	<u>21,018,745</u>	<u>21,346,727</u>
<b>Change in Net Position</b>										
Governmental activities	5,926,571	858,250	2,508,759	(2,991,633)	44,218	(1,668,757)	(1,312,401)	970,198	(834,280)	(1,412,049)
Business-type activities	3,862,279	4,479,373	653,317	(1,880,804)	315,577	(770,162)	2,866,013	1,671,845	2,983,022	1,753,255
Total primary government	<u>\$ 9,788,850</u>	<u>\$ 5,337,623</u>	<u>\$ 3,162,076</u>	<u>\$ (4,872,437)</u>	<u>\$ 359,795</u>	<u>\$ (2,438,919)</u>	<u>\$ 1,553,612</u>	<u>\$ 2,642,043</u>	<u>\$ 2,148,742</u>	<u>\$ 341,206</u>

Source: Comprehensive Annual Financial Report

# City of Lancaster, Texas

**Table C – Fund Balances of Governmental Funds  
Modified Accrual Basis of Accounting  
Last Ten Fiscal Years (Unaudited)**

	Fiscal Year (Pre-GASB 54)					
	2005	2006	2007	2008	2009	2010
<b>General Fund</b>						
Reserved for						
Unreserved and designated	\$ 202,817	\$ 213,937	\$ 93,632	\$ -	\$ 100,721	\$ 100,721
Unreserved and undesignated	<u>5,659,948</u>	<u>5,338,325</u>	<u>3,355,937</u>	<u>2,677,344</u>	<u>3,740,866</u>	<u>3,584,666</u>
Total general fund	<u>\$ 5,862,765</u>	<u>\$ 5,552,262</u>	<u>\$ 3,449,569</u>	<u>\$ 2,677,344</u>	<u>\$ 3,841,587</u>	<u>\$ 3,685,387</u>
<b>All Other Governmental Funds</b>						
Reserved for						
Housing and Urban Development	\$ 94,392	\$ 726,346	\$ 770,244	\$ 982,226	\$ 884,078	\$ 960,264
Inventory and prepaid items	64,116	15,676	417	3,929	870	690,548
Court technology	-	-	-	-	35,871	35,871
Westwood wall	-	-	-	-	30,000	30,000
Capital projects	(1,507,880)	(8,072,596)	10,826,744	474,461	(8,485,282)	19,428,162
Debt service	37,212	558,690	923,684	295,932	586,712	1,081,805
Unreserved and undesignated – special revenue funds	<u>680,428</u>	<u>828,009</u>	<u>2,244,427</u>	<u>1,320,503</u>	<u>871,868</u>	<u>(176,741)</u>
Total all other governmental funds	<u>\$ (631,732)</u>	<u>\$ (5,943,875)</u>	<u>\$ 14,765,516</u>	<u>\$ 3,077,051</u>	<u>\$ (6,075,883)</u>	<u>\$ 22,049,909</u>

**Source:** Comprehensive Annual Financial Report

**City of Lancaster, Texas**  
**Table C – Fund Balances of Governmental Funds (Continued)**  
**Modified Accrual Basis of Accounting**  
**Last Ten Fiscal Years (Unaudited)**

	Fiscal Year (Post-GASB 54)			
	2011	2012	2013	2014
<b>General Fund</b>				
Nonspendable	\$ -	\$ -	\$ 50,317	\$ 181,550
Unassigned	<u>4,554,413</u>	<u>6,793,956</u>	<u>6,447,889</u>	<u>5,676,223</u>
Total general fund	<u>\$ 4,554,413</u>	<u>\$ 6,793,956</u>	<u>\$ 6,498,206</u>	<u>\$ 5,857,773</u>
<b>All Other Governmental Funds</b>				
Nonspendable	\$ -	\$ -	\$ 3,519	\$ 3,519
Restricted for				
Housing and Urban Development	1,097,652	950,820	201,618	198,242
Capital projects	15,286,477	9,723,620	8,742,773	8,177,260
Debt service	718,522	242,823	352,439	397,888
Public works	467,955	832,928	1,085,362	1,395,072
Public improvement districts	85,076	189,076	254,959	324,233
Police grants	9,477	7,539	7,299	50,137
Tourism, convention centers arts	252,144	298,965	367,370	433,318
Law enforcement purposes	<u>240,589</u>	<u>395,610</u>	<u>609,617</u>	<u>417,069</u>
Total all other governmental funds	<u>\$ 18,157,892</u>	<u>\$ 12,641,381</u>	<u>\$ 11,624,956</u>	<u>\$ 11,396,738</u>

# City of Lancaster, Texas

## Table D – Changes in Fund Balances of Governmental Funds Modified Accrual Basis of Accounting Last Ten Fiscal Years (Unaudited)

	Fiscal Year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Revenues</b>										
Taxes and fees	\$ 14,045,640	\$ 15,421,164	\$ 17,017,744	\$ 19,189,895	\$ 20,041,073	\$ 19,638,379	\$ 21,372,099	\$ 22,746,133	\$ 20,301,610	\$ 21,269,177
Licenses and permits	1,034,360	1,327,956	1,030,736	991,440	746,037	807,945	773,463	857,841	1,148,329	975,217
Intergovernmental	8,171,523	8,983,521	7,752,131	9,383,472	9,320,122	11,070,885	11,384,338	8,821,297	2,814,031	1,339,640
Charges for services	910,666	844,018	996,431	455,084	517,691	516,420	533,411	671,295	715,540	881,346
Fines and forfeitures	1,764,638	1,658,662	1,824,412	1,524,133	1,075,935	906,897	909,658	884,828	787,570	990,079
Interest	190,921	267,652	946,133	1,141,586	156,990	36,118	40,934	44,197	22,654	10,241
Miscellaneous	787,793	2,051,537	1,334,997	2,190,957	2,000,345	727,462	481,671	484,754	343,709	324,621
<b>Total revenues</b>	<b>26,905,541</b>	<b>30,554,510</b>	<b>30,902,584</b>	<b>34,876,567</b>	<b>33,858,193</b>	<b>33,704,106</b>	<b>35,495,574</b>	<b>34,510,345</b>	<b>26,133,443</b>	<b>25,790,321</b>
<b>Expenditures</b>										
<b>Current</b>										
General government	2,297,177	2,537,773	3,618,577	5,096,311	3,296,431	3,332,021	3,803,506	3,234,973	3,375,903	3,437,170
Public safety	10,146,958	11,546,216	12,545,909	14,055,884	13,275,960	14,006,428	13,275,122	13,191,322	13,336,419	13,652,389
Public works	798,671	1,012,413	1,104,224	2,771,221	2,887,326	4,005,130	2,722,718	2,873,078	2,650,764	2,446,367
Community development and recreation	3,731,559	3,668,960	3,719,050	4,077,685	1,379,462	1,186,687	908,906	1,028,649	1,087,215	1,093,189
Community service	11,023	775	19,073	-	-	-	-	-	-	-
Non departmental	1,726,818	2,612,449	1,606,171	-	-	-	-	-	-	-
Social and welfare	8,162,741	7,659,020	7,412,359	9,015,301	8,496,435	8,599,376	8,640,215	8,493,007	2,048,769	3,623
Capital outlay	2,418,131	4,018,434	6,568,290	11,744,352	10,951,593	8,226,552	3,682,485	11,680,610	2,830,968	1,938,125
<b>Debt Service</b>										
Principal retirement	823,919	2,079,781	703,770	1,801,196	1,169,697	1,370,490	1,434,986	2,380,747	2,126,748	2,614,905
Interest and fiscal charges	340,666	804,939	1,166,070	2,587,296	1,983,203	2,384,066	3,381,520	2,392,568	1,895,777	3,102,850
Cost of issuance of bonds	-	-	-	-	-	-	-	94,871	-	-
<b>Total expenditures</b>	<b>\$ 30,457,663</b>	<b>\$ 35,940,760</b>	<b>\$ 38,463,493</b>	<b>\$ 51,149,246</b>	<b>\$ 43,440,107</b>	<b>\$ 43,110,750</b>	<b>\$ 37,849,458</b>	<b>\$ 45,369,825</b>	<b>\$ 29,352,563</b>	<b>\$28,288,618</b>
Excess (deficiency) of revenues over (under) expenditures	(3,552,122)	(5,386,250)	(7,560,909)	(16,272,679)	(9,581,914)	(9,406,644)	(2,353,884)	(10,859,480)	(3,219,120)	(2,498,297)
<b>Other Financing Sources (Uses)</b>										
Notes issued	\$ -	\$ -	\$ (3,035,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds issued	-	-	29,550,000	-	-	34,995,000	-	5,690,060	-	-
Capital leases issued	-	-	-	-	-	-	-	366,345	-	-
Payment to refunding escrow agent	-	-	(1,439,882)	-	-	-	-	(12,972,717)	-	-
Premium on issuance of bonds	-	-	340,132	-	-	-	-	1,417,588	-	-
Proceeds from refunding bonds issued	-	-	-	-	-	-	-	11,650,000	-	-
Proceeds from capital lease	-	-	-	732,858	265,987	-	-	-	-	-
Transfers from other funds	833,845	1,518,649	1,389,705	2,510,242	1,436,004	2,485,236	1,535,236	1,535,236	1,960,628	1,807,362
Transfers to other funds	(373,833)	(1,755,045)	(595,195)	(1,182,588)	(108,768)	(104,000)	(2,204,343)	(104,000)	(104,000)	(127,399)
<b>Total other financing sources (uses)</b>	<b>460,012</b>	<b>(236,396)</b>	<b>26,209,760</b>	<b>2,060,512</b>	<b>1,593,223</b>	<b>37,376,236</b>	<b>(669,107)</b>	<b>7,582,512</b>	<b>1,856,628</b>	<b>1,679,963</b>
<b>Net Change in Fund Balances</b>	<b>\$ (3,092,110)</b>	<b>\$ (5,622,646)</b>	<b>\$ 18,648,851</b>	<b>\$ (14,212,167)</b>	<b>\$ (7,988,691)</b>	<b>\$ 27,969,592</b>	<b>\$ (3,022,991)</b>	<b>\$ (3,276,968)</b>	<b>\$ (1,362,492)</b>	<b>\$ (818,334)</b>
Debt service as a percentage of noncapital expenditures	4.2%	9.0%	5.9%	11.1%	9.7%	10.8%	14.1%	14.5%	15.2%	21.7%

Source: Comprehensive Annual Financial Report

**City of Lancaster, Texas**  
**Table E – Assessed Value and Estimated**  
**Actual Value of Taxable Property**  
**Last Ten Fiscal Years (Unaudited)**

<b>Fiscal Year</b>	<b>Residential Property</b>	<b>Commercial Property</b>	<b>Business Personal Property</b>	<b>Less Tax Exempt Property</b>	<b>Total Taxable Assessed Value<sup>a</sup></b>	<b>Total Direct Tax Rate</b>	<b>Estimated Actual Taxable Value</b>	<b>Assessed Value<sup>b</sup> as a Percentage of Actual Value</b>
2005	859,265,343	305,316,418	216,058,846	43,259,120	1,337,381,487	\$ 0.67170	1,337,381,487	100.00%
2006	972,961,625	338,111,031	240,416,328	49,315,300	1,502,173,684	\$ 0.67170	1,502,173,684	100.00%
2007	1,052,526,720	384,502,760	272,488,404	57,674,360	1,651,843,524	\$ 0.73750	1,651,843,524	100.00%
2008	1,066,638,118	395,608,141	259,940,440	68,670,680	1,653,516,019	\$ 0.77750	1,653,516,019	100.00%
2009	944,759,684	389,718,968	236,665,958	72,864,400	1,498,280,210	\$ 0.77750	1,498,280,210	100.00%
2010	895,627,240	360,747,053	242,038,935	78,844,700	1,419,568,528	\$ 0.86750	1,419,568,528	100.00%
2011	879,866,743	352,868,955	266,485,139	78,140,980	1,421,079,857	\$ 0.86750	1,421,079,857	100.00%
2012	837,761,007	350,073,492	274,370,063	79,344,590	1,382,859,972	\$ 0.86750	1,382,859,972	100.00%
2013	813,868,339	377,629,529	279,488,272	80,841,330	1,390,144,810	\$ 0.86750	1,390,144,810	100.00%
2014	853,863,082	466,827,012	321,175,960	83,824,650	1,558,041,404	\$ 0.86750	1,558,041,404	100.00%

**Source:** City of Lancaster Budget Document  
Dallas Central Appraisal District (a username and password is needed to access this info on the DCAD website)

**Note:** The County assesses property at 100% of its market value. Tax rates are per \$100 of assessed value.

<sup>a</sup> Includes adjustments to certified rolls.

<sup>b</sup> Excludes tax exempt property.

**City of Lancaster, Texas**  
**Table F – Direct and Overlapping**  
**Property Tax Rates**  
**Last Ten Fiscal Years (Unaudited)**

Fiscal Year	City Direct Rates			Overlapping Rates				
	Operating/ General Rate	General Obligation Debt Service	Total Direct	Lancaster Independent School District	Wilmer-Hutchins Independent School District	Lancaster MUD#1	Dallas County	Dallas County Hospital (Parkland)
2005	0.605544	0.066156	0.67170	1.854457	1.285400	0.900000	0.213900	0.254000
2006	0.609100	0.062600	0.67170	1.726000	*	0.900000	0.213900	0.254000
2007	0.609100	0.128400	0.73750	1.407700	*	0.900000	0.228100	0.254000
2008	0.644100	0.133400	0.77750	1.412700	*	0.900000	0.228100	0.254000
2009	0.614100	0.163400	0.77750	1.412700	*	1.060000	0.228100	0.274000
2010	0.650200	0.217300	0.86750	1.412700	*	1.060000	0.243100	0.271000
2011	0.601200	0.266300	0.86750	1.412700	*	1.060000	0.243100	0.271000
2012	0.601200	0.266300	0.86750	1.418000	*	1.060000	0.243100	0.271000
2013	0.601200	0.266300	0.86750	1.418000	*	1.060000	0.243100	0.271000
2014	0.601200	0.266300	0.86750	1.418000	*	1.060000	0.243100	0.271000

**Source:** Dallas County

\* Wilmer-Hutchins Independent School District closed in June 2006 and was absorbed into the Dallas Independent School District.

**City of Lancaster, Texas**  
**Table G – Principal Taxpayers**  
**Current Year and Nine Years Ago (Unaudited)**

Taxpayer	2014			2005		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value <sup>a</sup>	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value <sup>a</sup>
Prologis Na2 Us LLC	\$ 111,434,800	1	7.15%			
Oncor Electric Delivery Co	54,880,090	2	3.52%			
AT&T Corp	39,897,933	3	2.56%			
United Natural Foods Inc	38,561,924	4	2.48%			
Mobis Parts America	33,879,356	5	2.17%			
Walmart Stores Inc	22,985,620	6	1.48%			
BMW of North America	20,705,290	7	1.33%			
Brasscraft Manufacturing Co	14,212,053	8	0.91%			
M&A Texas Lancaster LTD	11,284,690	9	0.72%			
Pleasant Run Courtyard	10,900,000	10	0.70%			
Southwestern Bell	-		0.00%	\$ 46,049,733	1	3.44%
Texas Utilities Elec Co	-		0.00%	32,776,850	2	2.45%
Brasscraft Manufacturing Co	-		0.00%	14,224,517	3	1.06%
Swift Transportation Inc	-		0.00%	12,370,750	4	0.92%
Ericsson Inc	-		0.00%	12,129,310	5	0.91%
Brenntag Southwest, Inc.	-		0.00%	10,542,840	6	0.79%
Walmart Real Est Bus	-		0.00%	9,500,000	7	0.71%
	<u>\$ 358,741,756</u>		<u>23.03%</u>	<u>\$ 137,594,000</u>		<u>10.29%</u>

**Source:** City of Lancaster, Budget Document and the Dallas Central Appraisal District.

**Note:** <sup>a</sup> Taxpayers are assessed on January 1st of each fiscal year.

## City of Lancaster, Texas

**Table H – Ad Valorem Tax Levies and Collections  
Last Ten Fiscal Years (Unaudited)**

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Delinquent Tax Collections	Total Collections	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2005	8,309,258	8,134,269	97.89%	114,951	8,249,220	99.28%
2006	9,166,747	8,859,793	96.65%	227,502	9,087,295	99.13%
2007	10,047,078	9,998,659	99.52%	371,055	10,369,714	103.21%
2008	12,523,900	11,980,584	95.66%	226,619	12,207,203	97.47%
2009	13,298,919	12,662,829	95.22%	336,779	12,999,608	97.75%
2010	12,080,916	11,723,231	97.04%	485,846	12,209,077	101.06%
2011	12,996,251	12,708,980	97.79%	394,351	13,103,331	100.82%
2012	13,003,960	12,738,761	97.96%	228,173	12,966,934	99.72%
2013	12,655,326	12,406,728	98.04%	245,482	12,652,210	99.98%
2014	12,731,142	12,710,498	99.84%	333,520	13,044,018	102.46%

**City of Lancaster, Texas**  
**Table I – Ratios of Outstanding Debt by Type**  
**Last Ten Fiscal Years (Unaudited)**

Fiscal Year	Governmental Activities			Business-type Activities			Total Primary Government	Percentage of Personal Income <sup>a</sup>	Per Capita <sup>a</sup>
	General Obligation Bonds	Certificates of Obligation	Other Obligations	Water and Sewer General Obligation Bonds & Certificates of Obligation	Airport Bonds	Other Obligations			
2005	3,792,225	3,025,000	2,378,071	8,756,584	176,190	1,090,651	19,218,721	N/A	608
2006	15,249,865	2,910,000	2,324,214	8,313,946	176,190	955,377	29,929,592	N/A	899
2007	31,391,531	14,245,000	1,546,839	10,676,191	172,280	1,954,291	59,986,132	8.06%	1,726
2008	30,811,531	14,060,000	1,359,485	10,051,191	167,280	1,825,709	58,275,196	7.22%	1,635
2009	30,181,531	13,710,000	1,549,781	9,296,191	157,280	1,087,902	55,982,685	7.77%	1,545
2010	52,441,531	25,345,000	2,780,288	8,521,191	147,280	799,903	90,035,193	11.74%	2,476
2011	51,616,531	24,965,000	2,437,097	7,336,191	137,280	610,585	87,102,684	11.27%	2,337
2012	51,110,000	22,315,000	8,946,399	14,005,000	120,000	183,866	96,680,265	12.11%	2,555
2013	49,790,000	21,580,000	6,075,603	12,835,000	110,000	276,363	90,666,966	11.29%	2,393
2014	48,315,000	20,960,000	5,555,698	11,625,000	100,000	17,703	86,573,401	11.24%	2,274

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

<sup>a</sup>See Table N for personal income and population data.

\* Information not readily available.

**City of Lancaster, Texas**  
**Table J – Ratios of Net General Bonded Debt**  
**Outstanding per Capita**  
**Last Ten Fiscal Years (Unaudited)**

Fiscal Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property <sup>a</sup>	Per Capita <sup>b</sup>
	General Obligation Bonds	Certificates of Obligation	Total		
2005	\$ 3,792,225	\$ 3,025,000	\$ 6,817,225	0.51%	216
2006	\$ 15,249,865	\$ 2,910,000	\$ 18,159,865	1.21%	545
2007	\$ 31,391,531	\$ 14,245,000	\$ 45,636,531	2.76%	1,313
2008	\$ 30,811,531	\$ 14,060,000	\$ 44,871,531	2.71%	1,259
2009	\$ 30,181,531	\$ 13,710,000	\$ 43,891,531	2.93%	1,211
2010	\$ 52,441,531	\$ 25,345,000	\$ 77,786,531	5.48%	2,139
2011	\$ 51,616,531	\$ 24,965,000	\$ 76,581,531	5.39%	2,055
2012	\$ 51,110,000	\$ 22,315,000	\$ 73,425,000	5.31%	1,940
2013	\$ 49,790,000	\$ 21,580,000	\$ 71,370,000	5.13%	1,883
2014	\$ 48,315,000	\$ 20,960,000	\$ 69,275,000	4.45%	1,820

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

<sup>a</sup>See Table E for property value data.

<sup>b</sup>See Table N for population data.

**City of Lancaster, Texas**  
**Table K – Legal Debt Margin Information**  
**Last Ten Fiscal Years (Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Tax rate limit	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
Current tax rate	<u>0.6717</u>	<u>0.6717</u>	<u>0.7375</u>	<u>0.7775</u>	<u>0.7775</u>	<u>0.8675</u>	<u>0.8675</u>	<u>0.8675</u>	<u>0.8675</u>	<u>0.8675</u>
Available tax rate	<u>\$ 1.83</u>	<u>\$ 1.83</u>	<u>\$ 1.76</u>	<u>\$ 1.72</u>	<u>\$ 1.72</u>	<u>\$ 1.63</u>				

**Note:** The City Charter of the City of Lancaster, Texas, does not provide for a debt limit. Under provisions of state law, the maximum tax rate is limited to \$2.50 per \$100 assessed valuation. No direct bond debt limitation is imposed on the City under current state law or the City's Charter.

**City of Lancaster, Texas**  
**Table L – Direct and Overlapping**  
**Governmental Activities Debt**  
**September 30, 2014 (Unaudited)**

Governmental Unit	Gross Bonded Debt	Estimated Percentage Applicable <sup>a</sup>	City Share of Overlapping Debt
Lancaster I.S.D.	\$ 121,523,743	89.67%	\$ 108,970,340
Dallas County	118,781	0.66%	784
Dallas County Hospital District	751,669	0.66%	4,961
Dallas County Community College District	339,035	0.66%	2,238
	<u>122,733,228</u>		<u>108,978,323</u>
<b>City of Lancaster (Direct Debt)</b>	<u>86,573,401</u>	100.00%	<u>86,573,401</u>
<b>Total Direct and Overlapping Debt</b>	<u><u>\$ 209,306,629</u></u>		<u><u>\$ 195,551,724</u></u>

**Source:** Assessed value data used to estimate applicable percentages provided by Dallas Central Appraisal District. Debt outstanding data provided by each governmental unit.

<sup>a</sup> The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

**City of Lancaster, Texas**  
**Table M – Secured Revenue Coverage**  
**Last Ten Fiscal Years (Unaudited)**

<b>Water and Sewer System General Obligation Bonds and Certificates of Oligation</b>					
<b>Fiscal Year</b>	<b>Less:</b>		<b>Net Available Revenue</b>	<b>Annual Requirement<sup>c</sup></b>	<b>Times Coverage</b>
	<b>Total Revenues<sup>a</sup></b>	<b>Operating Expenses<sup>b</sup></b>			
2005	12,089,861	5,818,655	6,271,206	*	*
2006	13,089,535	6,717,222	6,372,313	*	*
2007	12,061,153	8,089,009	3,972,144	*	*
2008	10,108,434	8,407,574	1,700,860	1,445,056	1.18
2009	10,899,391	7,826,412	3,072,979	1,618,485	1.90
2010	10,939,768	8,295,335	2,644,433	1,360,739	1.94
2011	11,930,376	7,742,007	4,188,369	1,171,763	3.57
2012	14,238,894	8,548,334	5,690,560	1,523,532	3.74
2013	14,905,946	8,281,266	6,624,680	1,182,245	5.60
2014	15,026,427	9,359,770	5,666,657	1,648,888	3.44

**Note:** <sup>a</sup> Includes operating and nonoperating revenues.

<sup>b</sup> Includes operating expenses minus depreciation.

<sup>c</sup> Includes principal and interest.

\* Information not readily available.

**City of Lancaster, Texas**  
**Table N – Demographic and Economic Statistics**  
**Last Ten Calendar Years (Unaudited)**

Year	Estimated Population <sup>a</sup>	Personal Income	Per Capita Personal Income <sup>b</sup>	Median Age <sup>b</sup>	Median Household Income <sup>b</sup>	School Enrollment <sup>c</sup>	Unemployment Rate <sup>d</sup>
2005	31,594	*	*	*	\$ 54,988	5,197	6.7%
2006	33,294	*	*	*	52,752	5,822	6.4%
2007	34,760	\$ 744,142,080	\$ 21,408	32.8	54,174	6,234	5.7%
2008	35,651	807,566,452	22,652	33.6	50,389	6,180	6.4%
2009	36,236	720,190,500	19,875	34.1	51,533	5,986	9.9%
2010	36,361	766,889,851	21,091	34.1	51,533	6,172	10.6%
2011	37,275	772,561,650	20,726	33.7	52,199	6,253	13.1%
2012	37,845	798,188,895	21,091	34.1	51,533	6,160	9.0%
2013	37,893	803,407,386	21,202	35	46,254	6,538	8.8%
2014	38,071	771,661,099	20,269	32	53,652	6,823	7.0%

**Sources:**

- <sup>a</sup> Estimated Population – City of Lancaster from Census.Gov
- <sup>b</sup> Per Capital Income, Median Age & Median Household Income – U.S. Census Bureau, 2005 – 2014 American Community Survey, Community Sourcebook of ZIP Code Demographics
- <sup>c</sup> School enrollment – Texas Education Agency Snapshot Summary Tables
- <sup>d</sup> Unemployment – Homefacts.com for Lancaster, Texas
- \* Information not readily available.

**Note:**

Personal income is calculated by multiplying estimated population by per capita personal income.

**City of Lancaster, Texas**  
**Table O – Principal Employers**  
**Current and Six Years Ago (Unaudited)**

Employer	2014			2008		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Lancaster ISD	689	1	3.17%	600	1	N/A
Walmart	475	2	2.18%	400	2	N/A
Brass Craft	360	3	1.66%	350	3	N/A
Oak Creek Homes	280	4	1.29%	250	4	N/A
Cedar Valley College	225	5	1.03%	190	5	N/A
United National Foods	210	6	0.97%	-		N/A
AT&T Material Distribution	200	7	0.92%	200	6	N/A
Swift Transportation	200	8	0.92%	200	7	N/A
Consolidated Mail Pharmacy	200	9	0.92%	175	8	N/A
Bentwood Companies	185	10	0.85%	165	9	N/A
FFE Transportation	165	11	-	150	10	
Communi. Test Designs	153	12	-	150	11	
	3,342		13.90%	2,830		

**Source:** City of Lancaster Economic Development Corporation

**Note:** Total City employment for 2008 is not available. Principal employees prior to 2008 is not available.

## City of Lancaster, Texas

**Table P – Full-Time Equivalent City Government Employees by Function/Program  
Last Ten Fiscal Years (Unaudited)**

Function/Program	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
General Government Division	16	15	15	19	19	16	17	15	17	41
Public Safety Division	125	131	136	144	145	147	134	132	133	140
Public Works Division	6	6	6	8	7	7	6	5	5	4
Community Development Division	15	16	16	18	18	16	13	11	10	13
Nondepartmental Division	5	6	7	7	7	7	6	5	5	-
Water and Sewer	26	27	32	34	33	29	31	30	28	22
Airport	-	-	1	1	2	5	4	4	4	5
4A LEDC Fund	2	3	3	3	2	2	2	1	1	1
4B LRDC Fund – Library	-	-	-	-	4	9	9	8	9	8
Parks and Recreation Fund	23	22	25	29	28	45	29	32	32	24
Housing	12	12	12	12	12	12	12	9	4	-
Stormwater Fund	6	8	10	12	13	13	12	11	13	13
<b>Total</b>	<b>236</b>	<b>246</b>	<b>263</b>	<b>287</b>	<b>290</b>	<b>308</b>	<b>273</b>	<b>262</b>	<b>260</b>	<b>271</b>

Sources: City of Lancaster Budget Document

**City of Lancaster, Texas**  
**Table Q – Operating Indicators by Function/Program**  
**Last Ten Fiscal Years (Unaudited)**

Function/Program	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Police</b>										
Number of police officers	52	57	59	63	59	59	52	51	51	49
Number of violations (citations)	30,124	31,882	16,694	11,418	12,083	7,927	11,731	12,269	9,432	8,185
<b>Municipal Court</b>										
Number of traffic cases	21,268	9,432	12,110	8,662	9,139	5,356	11,056	19,434	8,865	4,283
Number of city ordinance cases	616	2,992	289	772	652	1,116	485	2,298	322	85
<b>Fire</b>										
Number of fire fighters	47	47	50	52	59	59	57	56	56	62
Number of emergency fire responses	1,791	1,921	2,082	1,927	2,021	1,632	1,916	1,846	1,792	1,826
Number of medical emergencies	2,770	2,779	3,269	3,508	3,364	3,748	3,664	4,017	4,268	4,353
<b>Development Services</b>										
Total number of building permits <sup>a</sup>	573	792	328	107	95	51	26	38	64	1,090
Estimated valuation <sup>a</sup>	81,260,878	114,850,421	47,489,907	22,001,131	17,560,945	8,471,688	4,888,776	5,966,006	10,569,845	40,776,897
<b>Parks and Recreation</b>										
Number of acres	289	461	491	530	530	863	1,070	1,070	1,070	1,087
Number of recreation center participants	1,592	1,761	1,954	2,448	2,650	2,504	3,279	4,541	3,690	4,375
<b>Library</b>										
Volumes in collection <sup>b</sup>	66,998	76,316	81,812	80,727	85,483	84,786	90,117	90,972	87,468	77,020
Number of library cardholders	unkown	5,671	6,432	9,537	17,913	9,343	6,412	23,701	27,584	30,011
<b>Water and Wastewater</b>										
Number of water accounts	11,049	11,711	12,036	12,223	12,285	12,334	12,543	12,611	12,613	12,723
Average daily water consumption (millions of gallons)	4	4	4	4	4	4	5	4	4	4
Average daily effluent (millions of gallons)	4	4	4	4	4	5	4	4	5	5

Sources: City Departments

Notes: <sup>a</sup> Includes residential and commercial permits

<sup>b</sup> Includes books and media

**City of Lancaster, Texas**  
**Table R – Capital Asset Statistics by Function/Program**  
**Last Ten Fiscal Years (Unaudited)**

Function/Program	Fiscal year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Public Safety</b>										
Fire stations	3	3	3	3	3	3	3	3	3	3
Police stations	1	1	1	1	1	1	1	1	1	1
<b>Culture and Recreation</b>										
Parks and Recreation										
Number of parks	19	21	21	22	22	24	25	25	25	25
Number of baseball diamonds	8	8	8	8	8	8	8	8	8	8
Number of soccer/football fields	2	12	12	12	12	12	13	13	13	13
Public swimming pools	1	1	1	1	1	1	1	1	1	1
Community centers	3	3	3	3	3	3	3	3	3	3
Library	1	1	1	1	1	1	1	1	1	1
<b>Water and Wastewater</b>										
Water mains (miles)	187	187	187	187	187	187	187	187	187	188
Sanitary sewer mains (miles)	160	160	160	160	160	160	160	160	160	161
Fire hydrants	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,558

Sources: City Departments