

# **City of Lancaster, Texas**

## **Comprehensive Annual Financial Report**

For the Fiscal Year Ended

September 30, 2019

Prepared by the Department of Finance

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Comprehensive Annual Financial Report**  
**Year Ended September 30, 2019**  
**Table of Contents**

**INTRODUCTORY SECTION**

Letter of Transmittal.....	i
GFOA Certificate of Achievement.....	vi
Organizational Chart .....	vii
List of Principal Officers .....	viii
Department Directors .....	ix

**FINANCIAL SECTION**

Independent Auditor’s Report .....	1
Management’s Discussion and Analysis .....	4

**BASIC FINANCIAL STATEMENTS**

**Government-Wide Financial Statements**

Statement of Net Position.....	11
Statement of Activities .....	12

**Fund Financial Statements**

Governmental Funds

Balance Sheet.....	13
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position .....	14
Statement of Revenues, Expenditures and Changes in Fund Balances.....	15
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	16

Proprietary Funds

Statement of Net Position .....	17
Statement of Revenues, Expenses and Changes in Net Position .....	18
Statement of Cash Flows .....	19

**City of Lancaster, Texas**  
**Comprehensive Annual Financial Report**  
**Year Ended September 30, 2019**  
**Table of Contents**

**Notes to Basic Financial Statements**..... 20

**REQUIRED SUPPLEMENTARY INFORMATION**

**Texas Municipal Retirement System**

Schedule of Changes in Net Pension Liability and Related Ratios ..... 61

Schedule of Contributions ..... 62

Schedule of Proportionate Share of Net Pension Liability and Contributions ..... 63

Schedule of Changes in City’s Total OPEB Liability and Related Ratios - Retiree Health Plan..... 64

Schedule of Changes in City’s Total OPEB Liability and Related Ratios –  
 TMRS Supplementary Death Benefits Plan ..... 65

Statement of Revenues, Expenditures and Changes in Fund Balances –  
 Budget and Actual – General Fund ..... 66

Notes to Required Supplementary Information – Budgetary ..... 67

**COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES**

**Non-major Governmental Funds**

Combining Balance Sheet ..... 69

Combining Statement of Revenues, Expenditures and Changes in Fund Balances ..... 70

**Non-major Enterprise Funds**

Combining Statement of Net Position ..... 72

Combining Statement of Revenues, Expenses and Changes in Net Position ..... 73

Combining Statement of Cash Flows ..... 74

**Discretely Presented Component Units**

Balance Sheet – Economic Development Corporation ..... 76

Reconciliation of the Balance Sheet of Governmental Funds to  
 the Statement of Net Position – Economic Development Corporation ..... 77

Statement of Revenues, Expenditures and Changes in Fund Balance –  
 Economic Development Corporation ..... 78

**City of Lancaster, Texas**  
**Comprehensive Annual Financial Report**  
**Year Ended September 30, 2019**  
**Table of Contents**

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities – Economic Development Corporation .....	79
Balance Sheet – Recreational Development Corporation .....	80
Reconciliation of the Balance Sheet to the Statement of Net Position – Recreational Development Corporation .....	81
Statement of Revenues, Expenditures and Changes in Fund Balance – Recreational Development Corporation .....	82
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities – Recreational Development Corporation .....	83

**STATISTICAL SECTION**

Table A: Net Position by Component.....	86
Table B: Changes in Net Position.....	87
Table C: Fund Balances of Governmental Funds.....	89
Table D: Changes in Fund Balances of Governmental Funds.....	90
Table E: Assessed and Estimated Market Value of Taxable Property .....	91
Table F: Direct and Overlapping Property Tax Rates .....	92
Table G: Principal Property Taxpayers .....	93
Table H: Ad Valorem Tax Levies and Collections .....	94
Table I: Ratios of Outstanding Debt by Type.....	95
Table J: Ratios of Net General Bonded Debt Outstanding per Capita .....	96
Table K: Legal Debt Margin Information .....	97
Table L: Direct and Overlapping Debt.....	98
Table M: Secured Revenue Bond Coverage.....	99
Table N: Demographic and Economic Statistics .....	100
Table O: Major Employers .....	101
Table P: Budgeted Full-time Equivalent City Government Employees by Function/Program.....	102
Table Q: Operating Indicators by Function/Program .....	103
Table R: Capital Asset Statistics by Function/Program .....	104

**THIS PAGE IS INTENTIONALLY LEFT BLANK**



March 18, 2020

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 (City) for the fiscal year ended September 30, 2019. 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, 2019, 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, 2019, 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 requires 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 33.13 square miles, and serves an estimated 2019 population of 39,477. 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 and are appropriated annually. 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 2019, the General Fund accomplished this by having an unassigned fund balance of \$13,786,134 which exceeds reserve requirements of 12 percent of the operating budget.

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 2019 budget was prepared along with a planning budget for fiscal years 2020-23.

*Cash Management Policies and Practices:* The City's current bank depository contract is with JP Morgan Chase and will be in effect through 2019. 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 three public funds investment pools – TexPool, LOGIC and Texas CLASS. 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 seven percent in 2019. 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 nine 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, CSHV 20/35, has experienced the location of many well-known national corporations like United Natural Foods, Inc., Quaker PepsiCo, Johnstone Supply Inc., Mars Petcare Inc., BMW and Fisher Paykel. The interest of the development industry that specializes in logistics is strong and has led to the additional industrial parks such as Southpointe 20/35, Park 20 and MidPoint Logistics Center and recently a new player in Lancaster's industrial development. Corporations such as AT&T Corporation, Oncor Electric Delivery, Swift Transportation Inc., Mobis Parts America, Pappas Timber Products, LLC and Wayfair have located to Lancaster for its accessibility and strategic location. New logistics development in Lancaster is expected to continue.

The City's unemployment rate for 2019 was an average of 5.3 percent, which is slightly above the average unemployment rate for Dallas County of 3.1 percent for 2019. The City of Lancaster benefits from its proximity to the Dallas-Fort-Worth Motorplex and major transportation corridors with its location fifteen (15) miles south of downtown 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 39,477 has grown over 50 percent 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 33.13 square miles, since the City is only 50 percent built out.

In fiscal year 2019, 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. Sales tax decreased slightly in fiscal year 2019.

### ***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.

Unassigned fund balance in the general fund at year-end was 46 percent of total general fund expenditures. This amount was above the policy guidelines set by the Council for budgetary and planning purposes. The year-end amount was above the minimum target set by the policy guidelines. The net change in fund balance is \$1,781,321 for the year ended September 30, 2019.

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 an increase in property tax revenues and sales tax revenues to allow us to effectively meet operational objectives and comply with current fiscal policies.

The City has historically maintained strong General Fund balances and continues to respond proactively to the volatile economy by implementing budget cuts sufficient to offset the revenue loss. The City does not expect to utilize reserves for recurring operating expenditures. The City also utilizes extensive planning and 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 moving 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 2019-2020, 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.

Respectively submitted,

  
Opal Mauldin-Jones, City Manager

  
Kimberly Hall, Finance Director

**THIS PAGE IS INTENTIONALLY LEFT BLANK**



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Lancaster**  
**Texas**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

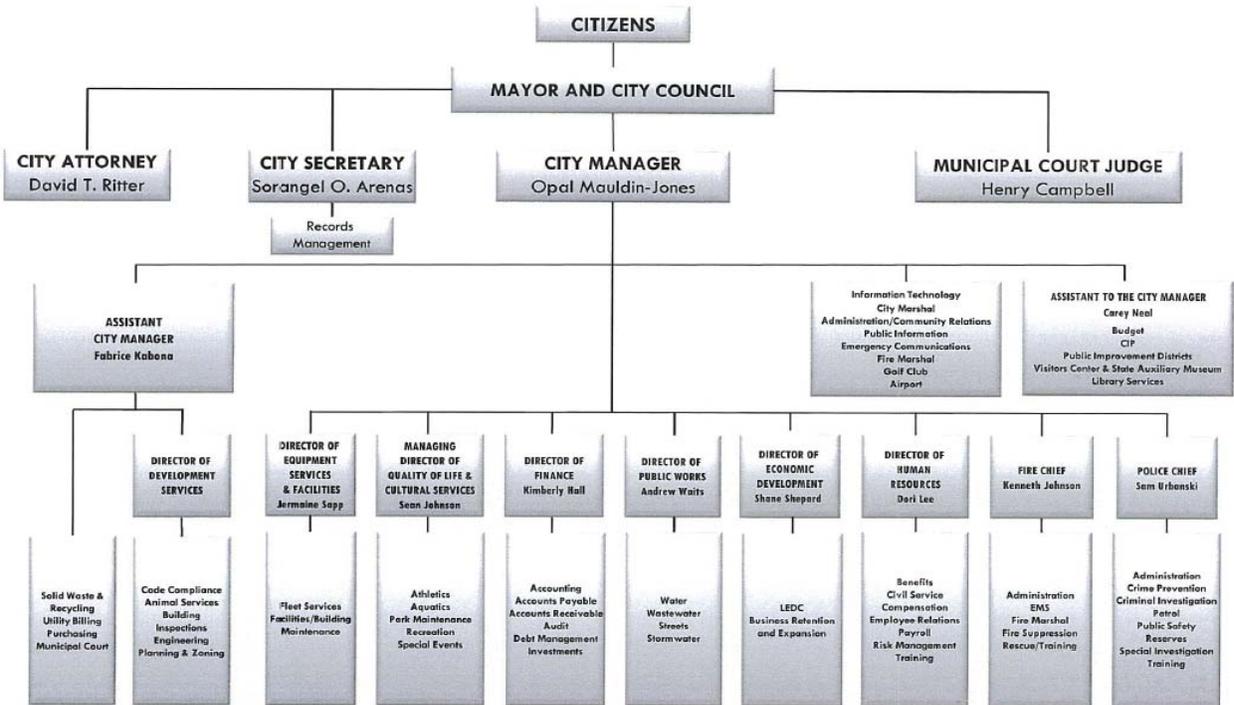
**September 30, 2018**

*Christopher P. Morill*

Executive Director/CEO

# City of Lancaster, Texas

## Organizational Chart



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

**City Council**

Clyde C. Hairston.....	Mayor.....	Term Expires May 2021
Carol Strain-Burk.....	Council Member, District 1 .....	Term Expires May 2022
Stanley Jaglowski .....	Council Member, District 2 .....	Term Expires May 2020
Marco Mejia.....	Council Member, District 3 .....	Term Expires May 2022
Derrick D. Robinson.....	Deputy Mayor Pro Tem, District 4 ..	Term Expires May 2020
Racheal Hill.....	Mayor Pro Tem, District 5.....	Term Expires May 2022
Nina Morris.....	Council Member, District 6 .....	Term Expires May 2020

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

**City Executive Staff**

- Opal Mauldin-Jones ..... City Manager
- Fabrice Kabona ..... Assistant City Manager
- Sorangel O. Arenas ..... City Secretary
- Kim Hall ..... Director of Finance
- Dori Lee ..... Director of Human Resources
- Shane Shepard ..... Director of Economic  
Development
- Jermaine Sapp ..... Director of Equipment Services  
& Facilities
- Andrew Waits ..... Director of Public Works
- Kenneth Johnson ..... Fire Chief
- Sam Urbanski ..... Police Chief
- Sean Johnson ..... Managing Director of Quality  
of Life & Cultural Services

## **Financial Section**

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

## 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 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 (City) as of and for the year ended September 30, 2019, and the related notes to the 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.

***Opinion***

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, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison, 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 a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund statements and the introductory and statistical sections as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The Honorable Mayor and  
Members of the City Council  
Page 3

The introductory and statistical sections have 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 them.

*BKD, LLP*

Dallas, Texas  
March 18, 2020

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

# City of Lancaster, Texas

## Management's Discussion and Analysis (Unaudited)

### September 30, 2019

#### ***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 (City) for the fiscal year ended September 30, 2019. 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 and deferred inflows of resources at the end of fiscal year 2019, resulting in \$130,587,212 of net position. Net position associated with governmental activities is \$54,550,266, or 42 percent of the total net position of the City. Net position associated with business-type activities is \$76,036,946, or 58 percent of the total net position of the City. The largest portion of net position consists of net investment in capital assets, which is \$75,056,251.
- Unrestricted net position, which may be used to meet the City's future obligations, consists of \$48,866,877, or 37 percent of the City's total net position. Unrestricted net position for governmental activities is \$14,184,301, or 26 percent of total net position for governmental activities. Unrestricted net position for business-type activities is \$34,576 or 46 percent of total net position for business-type activities.
- As of the close of fiscal year 2019, the City's Governmental Funds reported a combined ending fund balance of \$35,704,366, an increase of \$9,442,184 from the prior year.
- At the end of the current fiscal year, total fund balance for the General Fund was \$14,315,844. This represents approximately 48 percent of General Fund expenditures.

#### ***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, liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2019**

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 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.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2019**

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, 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 Non-major 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. The City's Enterprise Funds (a component of Proprietary Funds) are identical to the business-type activities reported in the government-wide statements, but provide information, such as cash flows.

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 statements 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 Non-major 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, 2019, City assets and deferred outflows of resources exceeded its liabilities and deferred inflows resulting in \$130,587,212 of net position.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2019**

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

	2019			2018		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Current and other assets	\$ 47,219,044	\$ 39,573,423	\$ 86,792,467	\$ 38,956,430	\$ 36,847,973	\$ 75,804,403
Capital assets	102,501,822	47,889,676	150,391,498	100,899,820	47,023,800	147,923,621
Total assets	149,720,866	87,463,099	237,183,965	139,856,250	83,871,773	223,728,024
Deferred outflows of resources	6,258,652	684,187	6,942,839	3,165,023	382,760	3,547,783
Long-term liabilities	93,088,518	7,946,917	101,035,435	82,254,273	7,870,179	90,124,452
Other liabilities	8,102,833	4,139,220	12,242,053	8,107,979	3,464,448	11,572,427
Total liabilities	101,191,350	12,086,137	113,277,487	90,362,252	11,334,627	101,696,879
Deferred inflows of resources	237,902	24,203	262,105	1,984,830	193,817	2,178,647
Net position						
Net investment in capital assets	33,701,881	41,354,370	75,056,251	37,985,321	40,005,241	77,990,562
Restricted	6,664,084	-	6,664,084	4,909,630	-	4,909,630
Unrestricted	14,184,301	34,682,576	48,866,877	7,779,240	32,720,848	40,500,089
Total net position	<u>\$ 54,550,266</u>	<u>\$ 76,036,946</u>	<u>\$ 130,587,212</u>	<u>\$ 50,674,191</u>	<u>\$ 72,726,089</u>	<u>\$ 123,400,281</u>

By far, the largest portion of the City's net position (58 percent) 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 (5 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$48,886,877 is unrestricted and may be used to meet the government's ongoing obligations to its citizens and creditors.

**Analysis of City's Operations.** The following table provides a summary of the City's operations for the year ended September 30, 2019. Overall, the City had an increase in net position of \$7,186,931.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2019**

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

	2019			2018		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
<b>Revenues</b>						
Program revenues						
Charges for services	\$ 6,613,479	\$ 20,027,619	\$ 26,641,098	\$ 4,802,605	\$ 19,931,415	\$ 24,734,020
Operating grants and contributions	1,273,543	-	1,273,543	2,184,968	-	2,184,968
Capital grants and contributions	236,500	-	236,500	-	-	-
General revenues						
Taxes and fees	31,534,369	-	31,534,369	30,713,903	-	30,713,903
Other	1,447,619	2,519,862	3,967,481	1,289,978	1,662,177	2,952,155
<b>Total revenues</b>	<b>41,105,510</b>	<b>22,547,481</b>	<b>63,652,991</b>	<b>38,991,454</b>	<b>21,593,592</b>	<b>60,585,046</b>
<b>Expenses</b>						
General government	7,542,414	-	7,542,414	6,540,944	-	6,540,944
Public safety	22,445,886	-	22,445,886	20,671,196	-	20,671,196
Public works	3,512,367	-	3,512,367	3,441,079	-	3,441,079
Community development and recreation	2,461,161	-	2,461,161	2,214,694	-	2,214,694
Interest and fiscal charges	2,928,389	-	2,928,389	4,304,629	-	4,304,629
Water and sewer	-	14,151,252	14,151,252	-	14,113,248	14,113,248
Refuse	-	1,570,873	1,570,873	-	1,505,851	1,505,851
Airport	-	760,573	760,573	-	747,317	747,317
Golf course	-	1,093,145	1,093,145	-	1,038,286	1,038,286
<b>Total expenses</b>	<b>38,890,217</b>	<b>17,575,843</b>	<b>56,466,060</b>	<b>37,172,542</b>	<b>17,404,702</b>	<b>54,577,244</b>
<b>Increase in Net Position Before Transfers</b>						
	2,215,293	4,971,638	7,186,931	1,818,912	4,188,890	6,007,802
Transfers	1,660,781	(1,660,781)	-	2,099,973	(2,099,973)	-
<b>Change in Net Position</b>	<b>3,876,074</b>	<b>3,310,857</b>	<b>7,186,931</b>	<b>3,918,885</b>	<b>2,088,917</b>	<b>6,007,802</b>
<b>Net Position, Beginning of Year</b>	<b>50,674,192</b>	<b>72,726,089</b>	<b>123,400,281</b>	<b>46,755,307</b>	<b>70,637,172</b>	<b>117,392,479</b>
<b>Net position, End of Year</b>	<b>\$ 54,550,266</b>	<b>\$ 76,036,946</b>	<b>\$ 130,587,212</b>	<b>\$ 50,674,192</b>	<b>\$ 72,726,089</b>	<b>\$ 123,400,281</b>

**Governmental Activities.** Governmental activities increased the City's net position by \$3,876,074. Total revenue for the governmental activities (excluding transfers) increased from the previous year by \$2,114,056. General revenue had a net increase of \$978,107. Property tax collections increased as a result of real property reappraisals and new business and property additions which continues to grow the local economy.

**Business-type Activities.** Net position from business-type activities increased by \$3,310,857. Total revenue for the business-type activities increased from the previous year by \$953,889 primarily due to an increase in charges for services revenue.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2019**

***Financial Analysis of the City'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 the 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 \$35,704,366, an increase of \$9,442,184 from the prior year. This amount includes fund balance restricted for Public Improvement Districts of \$1,095,705, restricted for Capital Projects of \$10,598,227, restricted for Public Works of \$3,659,232, restricted for Court of \$164,439, restricted for Police Grants and Law Enforcement Purposes of \$1,176,713, restricted for Tourism of \$981,652, restricted for Park Land Dedication of \$431,378 and restricted for Streets of \$200,000. The net unassigned fund balance was \$14,025,595, an increase of \$1,995,887 from prior year. Components of the net increase of the total fund balance are:

- The General Fund recorded a net increase in fund balance of \$2,020,782, primarily related to increases related to taxes and fees and licenses and permits.
- Capital Projects Fund recorded a net increase in fund balance of \$4,470,958, primarily due to the issuance of Series 2018 General Obligation Bonds.

***Proprietary Funds***

The City's proprietary funds provide the same type of information found in the government-wide financial statements. Unrestricted net position of the Water and Sewer Fund at the end of the fiscal year amounted to \$34,458,218 and the Airport Fund reported an unrestricted net position of (\$1,635,929).

***Capital Assets***

The City's capital assets for its governmental and business-type activities as of September 30, 2019, amount to \$150,391,498 (net of accumulated depreciation). This net investment in capital assets includes land, buildings, park facilities, roads, bridges and water and sewer lines.

Additional information on capital asset activity can be found in *Note 6* of this report.

**City of Lancaster, Texas**  
**Management's Discussion and Analysis (Unaudited)**  
**September 30, 2019**

	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Land	\$ 13,262,490	\$ 13,214,268	\$ 4,971,266	\$ 4,971,266	\$ 18,233,756	\$ 18,185,534
Buildings	37,183,289	29,518,802	2,808,948	2,808,948	39,992,237	32,327,750
Equipment	3,845,674	4,703,390	3,752,240	3,450,998	7,597,914	8,154,388
Construction in progress	7,115,817	8,048,049	2,404,490	1,643,349	9,520,307	9,691,398
Improvements	1,901,490	2,369,320	79,181,897	77,713,416	81,083,387	80,082,736
Streets and bridges	109,640,602	107,663,456	-	-	109,640,602	107,663,456
Drainage	7,433,204	7,433,204	-	-	7,433,204	7,433,204
Accumulated depreciation	(77,880,743)	(72,050,669)	(45,229,165)	(43,564,177)	(123,109,908)	(115,614,846)
Total	\$ 102,501,823	\$ 100,899,820	\$ 47,889,676	\$ 47,023,800	\$ 150,391,499	\$ 147,923,620

**Long-term Debt**

At the end of the current fiscal year, the City had total bonds outstanding of \$79,030,000, all being tax supported. The City also has approximately \$3,306,328 of additional debt through notes payable and capital leases.

Additional information on long-term debt activity can be found in *Note 7* of this report.

	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
General obligation bonds	\$ 58,845,017	\$ 52,470,017	\$ 1,419,983	\$ 1,569,983	\$ 60,265,000	\$ 54,040,000
Certificates of obligation	13,600,000	13,975,000	5,165,000	5,495,000	18,765,000	19,470,000
Notes payable	2,520,896	3,138,945	-	-	2,520,896	3,138,945
Capital leases	785,432	1,043,954	-	-	785,432	1,043,954
Total	\$ 75,751,345	\$ 70,627,916	\$ 6,584,983	\$ 7,064,983	\$ 82,336,328	\$ 77,692,899

The City has an Aa3 rating from Moody's Investors Service and an AA rating from Standard and Poor's.

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

In the fiscal year 2020 budget, General Fund revenues are budgeted to increase by 8.24 percent from the 2019 budget year. This increase is mostly attributed to an increase in property tax revenue due to an expanding business and residential sector.

Property taxes make up about 57 percent of budgeted revenues and sales tax make up about 20 percent of budgeted revenues.

**Request for Information**

For additional information please contact Director of Finance, Kim Hall, at 972-218-1333 or Finance Department, City of Lancaster, Texas, P.O. Box 940, Lancaster, Texas, 75146, email [khall@lancaster-tx.com](mailto:khall@lancaster-tx.com).

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

## **Basic Financial Statements**

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Statement of Net Position**  
**September 30, 2019**

	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	\$ 31,056,774	\$ 38,781,410	\$ 69,838,184	\$ 6,101,663	\$ 2,082,073
Receivables (net of allowance)					
Notes	6,285,000	-	6,285,000	-	-
Delinquent taxes	634,125	-	634,125	-	-
Accounts	2,474,969	2,205,412	4,680,381	-	19,780
Sales tax	1,115,068	-	1,115,068	223,013	434,569
Fines	917,824	-	917,824	-	-
Intergovernmental	785,419	-	785,419	-	-
Due from other governments	10,041	-	10,041	709,738	-
Due from component unit	1,894,543	-	1,894,543	-	-
Prepaid items	48,727	455,666	504,393	-	15,707
Inventory	77,123	50,366	127,489	-	-
Internal balances	1,919,431	(1,919,431)	-	-	-
Capital assets					
Land and construction in progress	20,378,307	7,375,756	27,754,063	100,378	989,118
Other capital assets, net of accumulated depreciation	82,123,515	40,513,920	122,637,435	-	9,518,001
Total assets	<u>149,720,866</u>	<u>87,463,099</u>	<u>237,183,965</u>	<u>7,134,792</u>	<u>13,059,248</u>
<b>Deferred Outflows of Resources</b>					
Deferred charges on refunding	1,158,212	175,695	1,333,907	-	-
Deferred outflows on pensions - contributions	1,525,379	156,900	1,682,279	15,729	75,774
Deferred outflows on pensions - experience	307,535	30,230	337,765	3,207	16,002
Deferred outflows on pensions - difference in earnings	3,149,441	310,377	3,459,818	32,886	163,251
Deferred outflows on OPEB - contributions	45,051	4,190	49,241	523	2,620
Deferred outflows on OPEB - assumption changes	73,034	6,795	79,829	849	4,245
Total deferred outflows of resources	<u>6,258,652</u>	<u>684,187</u>	<u>6,942,839</u>	<u>53,194</u>	<u>261,892</u>
<b>Liabilities</b>					
Accounts payable and contracts payable	1,820,898	1,239,551	3,060,449	87,049	57,815
Accrued liabilities	749,090	409,302	1,158,392	-	249,428
Accrued interest	438,796	59,293	498,089	7,794	21,375
Due to primary government	-	-	-	-	1,894,543
Due to component unit	-	709,738	709,738	-	-
Deposits	303,200	1,187,188	1,490,388	-	-
General obligation bonds	3,230,000	150,000	3,380,000	-	-
Certificates of obligation	385,000	340,000	725,000	-	-
Notes payable	661,313	-	661,313	150,000	750,000
Compensated absences	359,904	44,148	404,052	-	-
Capital leases	154,632	-	154,632	-	-
Noncurrent liabilities					
General obligation bonds	57,570,425	1,396,001	58,966,426	-	-
Certificates of obligation	13,215,000	4,825,000	18,040,000	-	-
Notes payable	1,859,583	-	1,859,583	1,255,000	4,130,000
Compensated absences	3,239,132	57,109	3,296,241	-	-
Total OPEB liability	1,638,490	152,420	1,790,910	19,052	95,261
Capital leases	630,800	-	630,800	-	-
Net pension liability	14,935,088	1,516,387	16,451,475	161,599	775,350
Total liabilities	<u>101,191,350</u>	<u>12,086,137</u>	<u>113,277,487</u>	<u>1,680,494</u>	<u>7,973,772</u>
<b>Deferred Inflows of Resources</b>					
Deferred inflows on pensions - experience	175,713	18,418	194,131	1,779	8,163
Deferred inflows on OPEB - experience	25,090	2,334	27,424	291	1,458
Deferred inflows on OPEB - assumption changes	37,099	3,451	40,550	431	2,157
Total deferred inflows of resources	<u>237,902</u>	<u>24,203</u>	<u>262,105</u>	<u>2,501</u>	<u>11,778</u>
<b>Net Position</b>					
Net investment in capital assets	33,701,881	41,354,370	75,056,251	100,378	5,627,119
Restricted for					
Court Security	55,458	-	55,458	-	-
Court Technology	108,981	-	108,981	-	-
Debt service	3,245,575	-	3,245,575	-	-
Public improvement districts	1,095,705	-	1,095,705	-	-
Tourism, convention centers, arts	981,652	-	981,652	-	-
Law enforcement purposes	1,176,713	-	1,176,713	-	-
Unrestricted	14,184,301	34,682,576	48,866,877	5,404,613	(291,529)
Total net position	<u>\$ 54,550,266</u>	<u>\$ 76,036,946</u>	<u>\$ 130,587,212</u>	<u>\$ 5,504,991</u>	<u>\$ 5,335,590</u>

**City of Lancaster, Texas**  
**Statement of Activities**  
**For the Year Ended September 30, 2019**

Functions/Program	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position				
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units	
					Governmental Activities	Business-type Activities	Total	Lancaster Economic Development Corporation	Lancaster Recreational Development Corporation
<b>Primary Government</b>									
Governmental activities									
General government	\$ 7,542,414	\$ 1,783,188	\$ -	\$ -	\$ (5,759,226)	\$ -	\$ (5,759,226)	\$ -	\$ -
Public safety	22,445,886	1,322,261	-	-	(21,123,625)	-	(21,123,625)	-	-
Public works	3,512,367	3,508,030	-	-	(4,337)	-	(4,337)	-	-
Community development and recreation	2,461,161	-	1,273,543	236,500	(951,118)	-	(951,118)	-	-
Interest and fiscal charges	2,928,389	-	-	-	(2,928,389)	-	(2,928,389)	-	-
Total governmental activities	38,890,217	6,613,479	1,273,543	236,500	(30,766,695)	-	(30,766,695)	-	-
Business-type activities									
Water and sewer	14,151,252	16,466,683	-	-	-	2,315,431	2,315,431	-	-
Refuse	1,570,873	2,681,079	-	-	-	1,110,206	1,110,206	-	-
Airport	760,573	688,845	-	-	-	(71,728)	(71,728)	-	-
Golf course	1,093,145	191,012	-	-	-	(902,133)	(902,133)	-	-
Total business-type activities	17,575,843	20,027,619	-	-	-	2,451,776	2,451,776	-	-
Total primary government	\$ 56,466,060	\$ 26,641,098	\$ 1,273,543	\$ 236,500	\$ (30,766,695)	\$ 2,451,776	\$ (28,314,919)	\$ -	\$ -
Component units									
Lancaster Economic Development Corporation	\$ 1,087,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,087,874)	\$ -
Lancaster Recreational Development Corporation	3,221,689	609,294	2,500	-	-	-	-	-	(2,609,895)
Total component units	\$ 4,309,563	\$ 609,294	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ (1,087,874)	\$ (2,609,895)
<b>General Revenues</b>									
Taxes									
Property taxes					\$ 22,325,257	\$ -	\$ 22,325,257	\$ -	\$ -
Sales taxes					6,869,083	-	6,869,083	1,373,817	2,747,633
Franchise taxes					2,305,492	-	2,305,492	-	-
Other local taxes					34,537	-	34,537	-	-
Interest on investments					1,031,549	830,598	1,862,147	141,276	50,667
Miscellaneous					416,070	1,689,264	2,105,334	-	36,970
Transfers					1,660,781	(1,660,781)	-	-	-
Total general revenues and transfers					34,642,769	859,081	35,501,850	1,515,093	2,835,270
<b>Change in Net Position</b>									
					3,876,074	3,310,857	7,186,931	427,219	225,375
<b>Net Position, Beginning of Year</b>									
					50,674,192	72,726,089	123,400,281	5,077,772	5,110,215
<b>Net Position, End of Year</b>									
					\$ 54,550,266	\$ 76,036,946	\$ 130,587,212	\$ 5,504,991	\$ 5,335,590

**City of Lancaster, Texas**  
**Balance Sheet**  
**Governmental Funds**  
**September 30, 2019**

	General Fund	Capital Projects Fund	General Obligation Debt Service Fund	Non-Major Governmental Funds	Total Governmental Funds
<b>Assets</b>					
Cash and cash equivalents	\$ 10,583,735	\$ 9,906,658	\$ 3,225,336	\$ 7,341,045	\$ 31,056,774
Receivables (net of allowance for uncollectibles)					
Notes	-	-	6,285,000	-	6,285,000
Delinquent taxes	433,591	-	192,057	8,477	634,125
Accounts	2,164,719	-	-	310,250	2,474,969
Sales tax	1,115,068	-	-	-	1,115,068
Fines	917,824	-	-	-	917,824
Intergovernmental	-	785,419	-	-	785,419
Due from:					
Component unit	528,753	1,365,790	-	-	1,894,543
Other governments	10,041	-	-	-	10,041
Other funds	1,919,431	-	-	-	1,919,431
Inventory, at cost	77,123	-	-	-	77,123
Prepaid items	48,727	-	-	-	48,727
	<u>\$ 17,799,012</u>	<u>\$ 12,057,867</u>	<u>\$ 9,702,393</u>	<u>\$ 7,659,772</u>	<u>\$ 47,219,044</u>
Total assets					
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>					
<b>Liabilities</b>					
Accounts and contracts payable	\$ 1,089,047	\$ 674,221	\$ -	\$ 57,630	\$ 1,820,898
Accrued liabilities	691,628	-	-	57,462	749,090
Deposits	303,200	-	-	-	303,200
	<u>2,083,875</u>	<u>674,221</u>	<u>-</u>	<u>115,092</u>	<u>2,873,188</u>
Total liabilities					
Deferred inflows of resources	1,399,253	785,419	6,456,818	-	8,641,490
<b>Fund balances</b>					
Nonspendable for inventory and prepaid items	125,850	-	-	-	125,850
Restricted for					
Court security	55,458	-	-	-	55,458
Court technology	108,981	-	-	-	108,981
Capital projects	-	10,598,227	-	-	10,598,227
Debt service	-	-	3,245,575	-	3,245,575
Public works	-	-	-	3,659,232	3,659,232
Public improvement districts	-	-	-	1,095,705	1,095,705
Police grants	-	-	-	49,468	49,468
Tourism, convention centers, arts	-	-	-	981,652	981,652
Law enforcement purposes	-	-	-	1,127,245	1,127,245
Parkland dedication	-	-	-	431,378	431,378
Street	-	-	-	200,000	200,000
Unassigned	14,025,595	-	-	-	14,025,595
	<u>14,315,884</u>	<u>10,598,227</u>	<u>3,245,575</u>	<u>7,544,680</u>	<u>35,704,366</u>
Total fund balances					
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,799,012</u>	<u>\$ 12,057,867</u>	<u>\$ 9,702,393</u>	<u>\$ 7,659,772</u>	<u>\$ 47,219,044</u>

**City of Lancaster, Texas**  
**Reconciliation of the Balance Sheet of**  
**Governmental Funds to the Statement of Net Position**  
**September 30, 2019**

Total fund balances – governmental funds		\$ 35,704,366
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.		102,501,822
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.		(438,796)
Revenues earned but not available within 60 days of the year-end are not recognized as revenue on the fund financial statements.		2,356,490
Notes receivable are not measurable and available within 60 days of year-end, and therefore are entirely deferred in the fund financial statements.		6,285,000
Deferred outflows of resources and deferred inflows of resources represent flows of resources which relate to future periods and, therefore, are not reported in the fund financial statements. Deferred outflows of resources and deferred inflows of resources at year-end consist of:		
Deferred charges on refunding	\$ 1,158,212	
Employer contributions (GASB 75)	45,051	
Assumption changes (GASB 75)	35,935	
Experience difference (GASB 75)	(25,090)	
Employer contributions (GASB 68)	1,525,379	
Investment return difference (GASB 68)	3,149,441	
Experience difference (GASB 68)	<u>131,822</u>	6,020,750
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 at year-end consist of:		
General obligation bonds	\$(58,845,017)	
Certificates of obligation	(13,600,000)	
Note payable	(2,520,896)	
Premiums on bond debt	(1,955,408)	
Net pension liability	(14,935,088)	
Compensated absences	(3,599,035)	
Total OPEB liability	(1,638,490)	
Capital leases	<u>(785,432)</u>	<u>(97,879,366)</u>
Total net position of governmental activities		<u>\$ 54,550,266</u>

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and**  
**Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended September 30, 2019**

	General Fund	Capital Projects Fund	General Obligation Debt Service Fund	Non-major Governmental Funds	Total Governmental Funds
<b>Revenues</b>					
Taxes and fees	\$ 24,607,671	\$ -	\$ 6,893,028	\$ 2,573,821	\$ 34,074,520
Licenses and permits	1,096,105	-	-	274,011	1,370,116
Intergovernmental	321,580	4,213	947,750	-	1,273,543
Charges for services	2,137,914	-	-	-	2,137,914
Fines and forfeits	1,157,393	122,457	-	42,411	1,322,261
Interest	328,830	379,806	61,124	261,789	1,031,549
Miscellaneous	376,574	-	-	14,837	391,411
	<u>30,026,067</u>	<u>506,476</u>	<u>7,901,902</u>	<u>3,166,869</u>	<u>41,601,314</u>
Total revenues					
<b>Expenditures</b>					
Current					
General government	5,334,784	67	-	-	5,334,851
Public safety	17,873,627	-	-	319,482	18,193,109
Public works	1,875,625	-	-	1,087,593	2,963,218
Community development and recreation	1,667,706	-	-	422,452	2,090,158
Capital outlay	1,973,144	5,508,118	-	83,045	7,564,307
Debt service					
Principal retirement	618,049	-	3,773,522	35,000	4,426,571
Interest and fiscal charges	192,087	-	2,832,264	14,200	3,038,551
Cost of issuance of bonds	-	100,791	-	-	100,791
	<u>29,535,022</u>	<u>5,608,976</u>	<u>6,605,786</u>	<u>1,961,772</u>	<u>43,711,556</u>
Total expenditures					
Excess (deficiency) of revenues over expenditures	<u>491,045</u>	<u>(5,102,500)</u>	<u>1,296,116</u>	<u>1,205,097</u>	<u>(2,110,242)</u>
Other financing sources (uses)					
Capital contributions	-	-	-	236,500	236,500
Transfers in	1,782,356	-	-	277,278	2,059,634
Transfers out	(277,278)	(57,028)	-	(64,547)	(398,853)
Issuance of capital lease	24,659	-	-	-	24,659
Issuance of bonds	-	9,550,000	-	-	9,550,000
Bond premium	-	80,486	-	-	80,486
	<u>1,529,737</u>	<u>9,573,458</u>	<u>-</u>	<u>449,231</u>	<u>11,552,426</u>
Total other financing sources (uses)					
<b>Net Change in Fund Balances</b>	<u>2,020,782</u>	<u>4,470,958</u>	<u>1,296,116</u>	<u>1,654,328</u>	<u>9,442,184</u>
<b>Fund Balance, Beginning of Year</b>	<u>12,295,102</u>	<u>6,127,269</u>	<u>1,949,459</u>	<u>5,890,352</u>	<u>26,262,182</u>
<b>Fund Balances, End of Year</b>	<u>\$ 14,315,884</u>	<u>\$ 10,598,227</u>	<u>\$ 3,245,575</u>	<u>\$ 7,544,680</u>	<u>\$ 35,704,366</u>

**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, 2019**

Net change in fund balances – total governmental funds		\$ 9,442,184
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.		7,432,076
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.		(5,830,075)
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	3,550,000	
Notes payable	618,049	
Capital leases	258,522	4,426,571
The issuance of long-term debt, such as bonds and capital leases, are shown as “Other Sources” and “Other Uses” in the governmental funds, but are shown on the statement of net assets with related costs amortized over the life of the bonds. Differences consist of the following:		
Certificate of obligations bonds	(9,550,000)	
Bond premium/discount	(80,486)	
Amortization of deferred loss	(140,693)	
Amortization of bond premium/discount	339,165	(9,432,014)
Current year pension expenditures are reported on the fiscal year basis on the statement of revenues, expenditures and changes in fund balance and as actuarially determined in the government-wide statement of activities. These differences are reflected in deferred outflows of resources and deferred inflow of resources balances.		(1,059,229)
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.		(358,956)
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.		12,481
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.		(756,964)
Change in net position of governmental activities		\$ 3,876,074

**City of Lancaster, Texas**  
**Statement of Net Position**  
**Proprietary Funds**  
**September 30, 2019**

	Water and Sewer Fund	Airport Fund	Non-major Enterprise Funds	Total Proprietary Funds
<b>Assets and Deferred Outflows of Resources</b>				
<b>Current Assets</b>				
Cash and cash equivalents	\$ 36,106,801	\$ 37,211	\$ 2,637,398	\$ 38,781,410
Receivables (net of allowance for uncollectibles):				
Accounts	957,847	25,965	163,777	1,147,589
Unbilled	921,651	-	136,172	1,057,823
Prepaid expenses	455,666	-	-	455,666
Inventory	-	50,366	-	50,366
	<u>38,441,965</u>	<u>113,542</u>	<u>2,937,347</u>	<u>41,492,854</u>
Total current assets				
<b>Capital Assets</b>				
Nondepreciable	938,038	6,088,164	349,554	7,375,756
Depreciable (net of accumulated depreciation)	33,352,016	5,212,902	1,949,002	40,513,920
	<u>34,290,054</u>	<u>11,301,066</u>	<u>2,298,556</u>	<u>47,889,676</u>
Total non-current assets				
Total assets	<u>72,732,019</u>	<u>11,414,608</u>	<u>5,235,903</u>	<u>89,382,530</u>
<b>Deferred Outflows of Resources</b>				
Deferred charges on refunding	173,486	2,209	-	175,695
Deferred outflows on pensions - contributions	138,598	18,302	-	156,900
Deferred outflows on pensions - experience	26,617	3,613	-	30,230
Deferred outflows on pensions - difference in earnings	273,252	37,125	-	310,377
Deferred outflows on OPEB - contributions	3,667	523	-	4,190
Deferred outflows on OPEB - assumption changes	5,945	850	-	6,795
	<u>621,565</u>	<u>62,622</u>	<u>-</u>	<u>684,187</u>
Total deferred outflows of resources				
<b>Liabilities, Deferred Inflows or Resources and Net Position</b>				
<b>Current Liabilities</b>				
Accounts and contracts payable	1,038,324	27,867	173,360	1,239,551
Accrued liabilities	329,594	3,440	76,268	409,302
Accrued interest	58,777	516	-	59,293
Deposits	1,187,188	-	-	1,187,188
Due to:				
Other funds	239,461	853,410	826,560	1,919,431
Component units	-	709,738	-	709,738
General obligation bonds	140,000	10,000	-	150,000
Certificates of obligation	340,000	-	-	340,000
Compensated absences	33,060	10,870	218	44,148
	<u>3,366,404</u>	<u>1,615,841</u>	<u>1,076,406</u>	<u>6,058,651</u>
Total current liabilities				
<b>Non-current Liabilities</b>				
General obligation bonds	1,354,435	41,566	-	1,396,001
Certificates of obligation	4,825,000	-	-	4,825,000
Compensated absences	56,455	-	654	57,109
Net pension liability	1,334,281	182,106	-	1,516,387
Total OPEB liability	133,367	19,053	-	152,420
	<u>7,703,538</u>	<u>242,725</u>	<u>654</u>	<u>7,946,917</u>
Total non-current liabilities				
Total liabilities	<u>11,069,942</u>	<u>1,858,566</u>	<u>1,077,060</u>	<u>14,005,568</u>
<b>Deferred Inflows of Resources</b>				
Deferred inflows on pensions - experience	16,256	2,162	-	18,418
Deferred inflows on OPEB - experience	2,043	291	-	2,334
Deferred inflows on OPEB - assumption changes	3,020	431	-	3,451
Total deferred inflows of resources	<u>21,319</u>	<u>2,884</u>	<u>-</u>	<u>24,203</u>
<b>Net Position</b>				
Net investment in capital assets	27,804,105	11,251,709	2,298,556	41,354,370
Unrestricted	34,458,218	(1,635,929)	1,860,287	34,682,576
	<u>\$ 62,262,323</u>	<u>\$ 9,615,780</u>	<u>\$ 4,158,843</u>	<u>\$ 76,036,946</u>
Total net position				

**City of Lancaster, Texas**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**Proprietary Funds**  
**For the Year Ended September 30, 2019**

	Water and Sewer Fund	Airport Fund	Non-major Enterprise Funds	Total Proprietary Funds
<b>Operating Revenues</b>				
Charges for services	\$ 16,466,683	\$ 688,845	\$ 2,872,091	\$ 20,027,619
Intergovernmental	-	8,272	-	8,272
Miscellaneous	791,686	8,553	337,765	1,138,004
Impact fee revenue	542,988	-	-	542,988
	<u>17,801,357</u>	<u>705,670</u>	<u>3,209,856</u>	<u>21,716,883</u>
<b>Total operating revenues</b>				
<b>Operating Expenses</b>				
Personnel services and benefits	2,009,863	256,965	-	2,266,828
Maintenance	440,888	32,286	31,754	504,928
Purchase of water	2,892,184	-	-	2,892,184
Materials and supplies	84,806	278,583	-	363,389
Heat, light and power	143,661	28,401	135,130	307,192
Sewage treatment	6,177,560	-	-	6,177,560
Special services	529,534	22,091	2,344,931	2,896,556
Miscellaneous	221,427	-	-	221,427
Equipment rental	8,345	19,531	34,262	62,138
Depreciation	1,426,088	120,959	117,941	1,664,988
	<u>13,934,356</u>	<u>758,816</u>	<u>2,664,018</u>	<u>17,357,190</u>
<b>Total operating expenses</b>				
<b>Operating Income (Loss)</b>				
	<u>3,867,001</u>	<u>(53,146)</u>	<u>545,838</u>	<u>4,359,693</u>
<b>Non-operating Revenues (Expenses)</b>				
Interest revenue	782,860	-	47,738	830,598
Interest and fiscal charges	(216,896)	(1,757)	-	(218,653)
	<u>565,964</u>	<u>(1,757)</u>	<u>47,738</u>	<u>611,945</u>
<b>Total non-operating revenues (expenses)</b>				
<b>Income (Loss) Before Transfers</b>				
	<u>4,432,965</u>	<u>(54,903)</u>	<u>593,576</u>	<u>4,971,638</u>
<b>Transfers</b>				
Transfers in	-	57,028	-	57,028
Transfers out	(1,537,146)	(23,663)	(157,000)	(1,717,809)
	<u>(1,537,146)</u>	<u>33,365</u>	<u>(157,000)</u>	<u>(1,660,781)</u>
<b>Total transfers</b>				
<b>Change in Net Position</b>				
	2,895,819	(21,538)	436,576	3,310,857
<b>Net Position, Beginning of Year</b>				
	<u>59,366,504</u>	<u>9,637,318</u>	<u>3,722,267</u>	<u>72,726,089</u>
<b>Net Position, End of Year</b>				
	<u>\$ 62,262,323</u>	<u>\$ 9,615,780</u>	<u>\$ 4,158,843</u>	<u>\$ 76,036,946</u>

**City of Lancaster, Texas**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended September 30, 2019**

	Water and Sewer Fund	Airport Fund	Non-major Enterprise Funds	Total
<b>Operating Activities</b>				
Receipts from customers and users	\$ 17,848,931	\$ 702,108	\$ 3,153,037	\$ 21,704,076
Utility deposits collected	47,371	-	-	47,371
Payments to employees	(1,934,101)	(241,453)	-	(2,175,554)
Payments to suppliers	(9,634,961)	(405,696)	(2,643,615)	(12,684,272)
Net cash provided by operating activities	<u>6,327,240</u>	<u>54,959</u>	<u>509,422</u>	<u>6,891,621</u>
<b>Noncapital and Related Financing Activities</b>				
Transfers out	(1,297,685)	(23,663)	(157,000)	(1,478,348)
Payment to Component Unit	-	(728,488)	-	(728,488)
Advances from other funds	-	-	537,828	537,828
Operating transfers in from other funds	-	766,766	-	766,766
Net cash provided by (used in) noncapital financing activities	<u>(1,297,685)</u>	<u>14,615</u>	<u>380,828</u>	<u>(902,242)</u>
<b>Capital and Related Financing Activities</b>				
Acquisition and construction of capital assets	(2,436,305)	(57,029)	(37,530)	(2,530,864)
Principal payments on debt	(477,610)	(5,643)	-	(483,253)
Interest payments on debt	(216,896)	(1,756)	-	(218,652)
Net cash used in capital and financing activities	<u>(3,130,811)</u>	<u>(64,428)</u>	<u>(37,530)</u>	<u>(3,232,769)</u>
<b>Investing Activities</b>				
Interest on investments	782,860	-	47,738	830,598
Net cash provided by investing activities	<u>782,860</u>	<u>-</u>	<u>47,738</u>	<u>102,110</u>
<b>Increase in Cash and Cash Equivalents</b>	2,681,604	5,146	900,458	3,587,208
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>33,425,197</u>	<u>32,065</u>	<u>1,736,940</u>	<u>35,194,202</u>
<b>Cash and Cash Equivalents, End of Year</b>	<u>\$ 36,106,801</u>	<u>\$ 37,211</u>	<u>\$ 2,637,398</u>	<u>\$ 38,781,410</u>
<b>Reconciliation of Net Operating Income (Loss) to Net Cash Provided by Operating Activities</b>				
Operating income (loss)	\$ 3,867,001	\$ (53,146)	\$ 545,838	\$ 4,359,693
Item not requiring cash				
Depreciation	1,426,088	120,959	117,941	1,664,988
Changes in				
Accounts receivable	47,574	(3,562)	(8,644)	35,368
Inventories	-	(22,185)	-	(22,185)
Prepaid expenses	71,286	-	-	71,286
Deferred outflows of resources	(412,559)	(56,074)	-	(468,633)
Accounts payable	808,287	(712)	(160,631)	646,944
Accrued expenses	31,242	(1,907)	14,918	44,253
Net pension liability	525,926	71,492	-	597,418
Net OPEB Liability	(347)	(50)	-	(397)
Deferred inflows of resources	(17,337)	(2,323)	-	(19,660)
Compensated absences	(19,921)	2,467	-	(17,454)
Net cash provided by operating activities	<u>\$ 6,327,240</u>	<u>\$ 54,959</u>	<u>\$ 509,422</u>	<u>\$ 6,891,621</u>

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**Note 1: Summary of Significant Accounting Policies**

The accounting and reporting policies of the City of Lancaster (City) conform to the generally accepted accounting principles (GAAP) applicable to state and local governments. The Governmental Accounting Standards Board (GASB) is the accepted standards setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant accounting policies.

***Reporting Entity***

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 No. 14, *The Financial Reporting Entity* (GASB 14), as amended by GASB Statement No.39, *Determining Whether Certain Organizations Are Component Units* and GASB Statement No. 61, *The Financial Reporting Entity: Omnibus*. GASB 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.

# City of Lancaster, Texas

## Notes to Basic Financial Statements

### September 30, 2019

#### ***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. However, interfund services provided and used are not eliminated in the consolidation process. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

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

The statement of activities 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 properly not 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 non-major 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.

**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.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**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.

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 and inflows 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.

***Fund Balance Flow Assumptions***

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

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

***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 balances 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 and Basis of Accounting***

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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

The governmental fund financial statements are reported using the current financial resources measurement focus. Revenues are recognized as soon as they are both measurable and available.

Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the 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, 2019**

Property taxes, sales taxes, franchise taxes, fines and forfeits, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Licenses and permits, charges for services (except for sanitation services) and rents and concessions are recorded as revenues when received in cash because they are generally not measurable until actually received. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the City.

***Cash and Cash Equivalents***

For purposes of the statement of cash flows, the City considers cash and cash equivalents to be cash, external investment pools and certificates of deposit with an original maturity date of three months or less.

***Investments***

Investments in external investment pools are carried at either net asset value or amortized cost, as determined by each pool's individual investment valuation method and whether there is a readily determinable fair value of the pool as of the City's fiscal year end. In instances where pools transact at amortized cost, no readily determinable fair value is deemed available.

***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, 2019, were \$706,784 for uncollectible taxes, \$2,067,535 for water and sewer billings, \$305,941 for court fees and fines and \$972,840 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, which are recognized as expenditures as they are consumed, are for payments made by the City in the current year for 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."

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

***Interfund Transactions***

Interfund services provided and used are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made 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.

***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 acquisition 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 \$5,000 or greater and a useful life exceeding one year is placed on the capital 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	40 years
Improvements	5 – 50 years
Machinery and equipment	5 – 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 City has the following items that qualify for reporting in this category.

- Deferred loss on refunding – 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 recognized over the shorter of the life of the refunded or refunding debt.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

- Employer Contributions – Pensions and OPEB – These contributions are those made after the measurement date through the fiscal year end (January 1<sup>st</sup> – September 30<sup>th</sup>) resulting in a cash outlay not yet recognized in GASB Statement No. 68, *Accounting and Financial Reporting for Pensions - an amendment of GASB Statement No. 27* (GASB 68) and GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* (GASB 75). This amount is deferred and recognized in the following fiscal year.
- Experience difference – Pensions – These amounts represent the difference in expected and actual pension experience. These differences are deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Investment difference – Pensions – These amounts represent the difference in projected and actual earnings on pension plan assets. These differences are deferred and amortized over a closed five-year period.
- Assumption changes – OPEB – These amounts represent the difference resulting from a change in assumptions used to measure the underlying total OPEB liability. These differences are deferred and recognized over the estimated average remaining lives of all members determined as of the beginning of the measurement period.

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.

The City has the following items that qualify for reporting in this category.

- Unavailable revenue – This amount represents uncollected property taxes, municipal court fees, ambulance fees and notes receivables. This amount is deferred and recognized once payments are made in the follow fiscal year. This item is only presented in the Balance Sheet – Governmental Funds.
- Experience difference – Pensions and OPEB – These amounts represent the difference in expected and actual pension and OPEB experience. These differences are deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Assumption changes – OPEB – These amounts represent the difference resulting from a change in assumptions used to measure the underlying total OPEB liability. These differences are deferred and recognized over the estimated average remaining lives of all members determined as of the beginning of the measurement period.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

***Compensated Absences***

Sick leave is recorded on governmental activities for the Fire and Police Departments. All other 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, 2019, 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.

***Defined Benefit Pension Plans***

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS' Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's total pension liability is obtained from TMRS through a report prepared for the City by TMRS' consulting actuary, Gabriel Roeder Smith & Company, in compliance with GASB 68.

Fund allocation of related balances is determined by individual employee assignment. This assignment is uniform with regard to liquidation of the liability.

***Defined Benefit Other Postemployment Benefit Plans***

The City has two single-employer defined benefit other postemployment benefit (OPEB) plans. For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB and OPEB expense have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

Allocation of OPEB related balances to reporting units is determined on the basis of employee payroll funding. The total OPEB liability is generally liquidated in the General Fund.

***New Pronouncements***

The GASB has issued the following new statements to be implemented in future years.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

GASB Statement No. 84, *Fiduciary Activities*: (GASB 84)

This statement establishes criteria for identifying fiduciary activities. It presents separate criteria for evaluating component units, pension and other postemployment benefit arrangements and other fiduciary activities. The focus is on a government controlling the assets of the fiduciary activity and identification of the beneficiaries of those assets. Fiduciary activities are reported in one of four types of funds: pension (and other employee benefit) trust funds, investment trust funds, private-purpose trust funds or custodial funds.

Custodial funds are used to report fiduciary activities that are not held in a trust. The agency fund designation will no longer be used. GASB 84 also provides guidance on fiduciary fund statements and timing of recognition of a liability to beneficiaries. This standard becomes effective for the City in fiscal year 2020.

GASB Statement No. 87, *Leases* (GASB 87):

- This statement provides a new framework for accounting for leases under the principle that leases are financings. No longer will leases be classified between capital and operating. Lessees will recognize an intangible asset and a corresponding liability. The liability will be based on the payments expected to be paid over the lease term, which includes an evaluation of the likelihood of exercising renewal or termination options in the lease. Lessors will recognize a lease receivable and related deferred inflow of resources. Lessors will not derecognize the underlying asset.
- An exception to the general model is provided for short-term leases that cannot last more than 12 months. Contracts that contain lease and nonlease components will need to be separated so each component is accounted for accordingly. This standard becomes effective for the City in fiscal year 2021.

The City has not yet determined the effect on the City's financial statements or disclosures upon implementation of these new accounting standards.

**Note 2: Deposits and Investments**

The deposit and investment policies of the City are governed by State Statutes and the adopted City Investment Policy. City policies governing bank deposits require depositories to be FDIC-insured institutions, and depositories must fully collateralize all deposits in excess of FDIC insurance limits.

Statutes authorize the City to invest in obligations of the U.S. Treasury and U.S. agency securities, repurchase agreements and municipal pools.

The City 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**

## **Notes to Basic Financial Statements**

### **September 30, 2019**

During the year ended September 30, 2019, the City invested in Texas CLASS, TexPool and LOGIC, which are investment pools authorized by the Texas Legislature.

Texas CLASS Texas Cooperative Liquid Assets Securities System (Texas CLASS). Texas CLASS was created specifically for the use of Texas local government entities and seeks to provide safety, liquidity, convenience and competitive rates of return. Public Trust Advisors, LLC serves as the pool's administrator and investment adviser. The marketing and operation functions of the portfolio are also performed by Public Trust Advisors, LLC. The pool is subject to the general supervision of the Board of Trustees and its Advisory Board, both of which are elected by the Texas CLASS Participants. Wells Fargo Bank, N.A. serves as custodian for the pool. The investment objective and strategy of the pool is to seek preservation of principal, liquidity and current income through investment in a diversified portfolio of short-term marketable securities. The pool offers same day access to investment funds.

Texas CLASS attempts to minimize its exposure to market and credit risk through the use of various strategies and credit monitoring techniques. Texas CLASS limits its investments in any issuer to the top two ratings issued by nationally recognized statistical rating organizations. Texas CLASS is rated AAAM by Standard & Poor's.

The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an Advisory Board composed both of participants in TexPool and of other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure. Finally, TexPool is rated AAAM by Standard & Poor's. TexPool is not registered with the Securities and Exchange Commission (SEC) as an investment company.

LOGIC was established pursuant to an Interlocal Agreement, which was subsequently amended and is now entitled Participation Agreement and Trust Instrument (Agreement) between participating Government Entities. Participation in the Pool is limited to those eligible Government Entities which have become parties to the Agreement (Participants). Participants' assets in the Pool are represented by units of beneficial interest (Units), which are issued in discrete series (each a "Portfolio"), as authorized from time to time by the Board. Assets invested in any Portfolio will be managed separately, and segregated from, the assets of every other Portfolio. Since September 2005, J.P. Morgan Investment Management Inc. (JPMIM) has served as investment adviser to LOGIC. FirstSouthwest, a Division of Hilltop Securities (FirstSouthwest) and JPMIM serve as co-administrators to LOGIC, and FirstSouthwest provides administrative, participant support and marketing services. JPMorgan Chase Bank N.A. provides custodial services. The investment objective and strategy of the pool is to seek preservation of principal, liquidity and current income through investment in a diversified portfolio of short-term marketable securities. The pool offers same day access to investment funds. LOGIC is rated AAAM by Standard & Poor's.

TexPool is carried at amortized cost. Texas CLASS and LOGIC are carried at net asset value. Accordingly, the fair value of the position in the pools is the same as the value of the pools shares.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

As of September 30, 2019, the City had cash and cash equivalents as classified below:

<b>Primary Government</b>	
Cash	\$ 2,952,358
Cash equivalents	<u>66,885,826</u>
	<u>69,838,184</u>
<b>Component Units</b>	
Cash	21,272
Cash equivalents	<u>8,162,464</u>
	<u>8,183,736</u>
Total cash and cash equivalents	<u><u>\$ 78,021,920</u></u>

As of September 30, 2019, the City held the following investments:

	<b>Carring Value</b>	<b>Weighted- Average Maturity (Days)</b>
<b>Primary Government</b>		
TexPool	\$ 32,757,201	30
LOGIC	29,877,293	34
Texas CLASS	<u>4,251,332</u>	22
Total primary government	<u>66,885,826</u>	
<b>Component Units</b>		
TexPool	3,997,550	30
LOGIC	3,646,098	34
Texas CLASS	<u>518,816</u>	22
Total component units	<u>8,162,464</u>	
Total investments	<u><u>\$ 75,048,290</u></u>	

***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.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

***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***

It is the City's policy to follow statutes, which authorize the City to invest in obligations of the U.S. Treasury agencies and instrumentalities, obligations of the state of Texas and related agencies, obligations of states, agencies, counties, cities and other political subdivisions of any state rated "A" or above by Standard & Poor's Corporation or Moody's, repurchase agreements and designated investment pools. The City's assets in investment pools meet this requirement as noted above.

**Note 3: Disclosures About Fair Value of Assets**

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

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

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

***Recurring Measurements***

The following table presents the fair value measurements of assets recognized in the accompanying financial statements measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at September 30, 2019:

	<b>Fair Value</b>
<b>September 30, 2019</b>	
<b>Investments Measured at Net Asset Value</b>	
LOGIC	\$ 33,523,391
TexCLASS	4,770,148
Subtotal	38,293,539
<b>Investments Measured at Amortized Cost</b>	
TexPool	36,754,751
Total investments	\$ 75,048,290

Certain investments that are measured using the net asset value per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy. The fair value amounts included above approximate net asset value for all related external investment pool balances.

**Note 4: 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, 2019, were 98 percent 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 in governmental funds. Anticipated refunds of such taxes are recorded as liabilities and reductions of revenue when they are measurable, and their validity seems certain.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

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, 2019, the City had a tax rate of \$.8409 per \$100.00 assessed valuation, of which \$.5952 was allocated for general government and \$.2457 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 percent 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.

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 eight percent, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than eight percent 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 5: Interfund receivables, payables, and transfers**

***Due To/Due From***

Due to and due from other funds are the short-term portion of the advances to and advances from other funds. For the year ended September 30, 2019, due to due from transactions, excluding discretely presented component units were as follows:

	<b>Due to Other Funds</b>	<b>Due from Other Funds</b>
General Fund	\$ -	\$ 1,919,431
Water and Sewer Fund	239,461	-
Golf Fund	826,560	-
Airport Fund	853,410	-
Total due to/due from	\$ 1,919,431	\$ 1,919,431

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

***Interfund Transfers***

For the year ended September 30, 2019, interfund transactions, excluding discretely presented component units were as follows:

	<b>Transfers In</b>	<b>Transfers Out</b>
General Fund	\$ 1,782,356	\$ 277,278
Capital Projects Fund	-	57,028
Nonmajor Governmental Funds	277,278	64,547
Water and Sewer Fund	-	1,537,146
Airport Fund	57,028	23,663
Nonmajor Enterprise Funds	-	157,000
Total interfund transfers	<b>\$ 2,116,662</b>	<b>\$ 2,116,662</b>

The interfund transfer to the General Fund from the Non-major Governmental Funds, Water and Sewer Funds, and Airport Fund is for indirect services provided by central service departments accounted for in the General Fund.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**Note 6: Capital Assets**

**Governmental Activities**

Capital assets of the Governmental Activities are as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Governmental Activities</b>					
Capital assets not being depreciated					
Land	\$ 13,214,268	\$ 48,222	\$ -	\$ -	\$ 13,262,490
Construction in progress	8,048,049	8,137,672	-	(9,069,904)	7,115,817
Total capital assets not being depreciated	<u>21,262,317</u>	<u>8,185,894</u>	<u>-</u>	<u>(9,069,904)</u>	<u>20,378,307</u>
Capital assets being depreciated					
Buildings	29,518,802	-	-	7,664,487	37,183,289
Infrastructure, improvements, equipment and furniture	122,169,370	851,433	-	(199,834)	122,820,969
Total capital assets being depreciated	<u>151,688,172</u>	<u>851,433</u>	<u>-</u>	<u>7,464,653</u>	<u>160,004,258</u>
Less accumulated depreciation for:					
Buildings	8,835,217	805,258	-	-	9,640,475
Infrastructure, improvements, equipment and furniture	63,215,451	5,024,817	-	-	68,240,268
Total accumulated depreciation	<u>72,050,668</u>	<u>5,830,075</u>	<u>-</u>	<u>-</u>	<u>77,880,743</u>
Total capital assets being depreciated, net	<u>79,637,504</u>	<u>(4,978,642)</u>	<u>-</u>	<u>7,464,653</u>	<u>82,123,515</u>
Governmental activities capital assets, net	<u>\$ 100,899,821</u>	<u>\$ 3,207,252</u>	<u>\$ -</u>	<u>\$ (1,605,251)</u>	<u>\$ 102,501,822</u>

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

General and administrative	\$ 657,146
Public safety	4,252,777
Public works	549,149
Community development and recreation	371,003
Total depreciation expense – governmental activities	<u>\$ 5,830,075</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**Business-type Activities**

Capital assets of the Business-type Activities are as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Business-type Activities</b>					
Capital assets not being depreciated					
Land	\$ 4,971,266	\$ -	\$ -	\$ -	\$ 4,971,266
Construction in progress	<u>1,643,349</u>	<u>1,455,672</u>	<u>-</u>	<u>(694,531)</u>	<u>2,404,490</u>
Total capital assets not being depreciated	<u>6,614,615</u>	<u>1,455,672</u>	<u>-</u>	<u>(694,531)</u>	<u>7,375,756</u>
Capital assets being depreciated					
Plants and buildings	2,808,948	-	-	-	2,808,948
Other improvements	77,713,416	798,200	-	670,281	79,181,897
Vehicles	-	-	-	239,461	239,461
Machinery and equipment	<u>3,450,998</u>	<u>37,531</u>	<u>-</u>	<u>24,250</u>	<u>3,512,779</u>
Total capital assets being depreciated	83,973,362	835,731	-	933,992	85,743,085
Less accumulated depreciation for:					
Plants and buildings	2,393,641	35,690	-	-	2,429,331
Other improvements	38,242,784	1,536,222	-	-	39,779,006
Machinery and equipment	<u>2,927,752</u>	<u>93,076</u>	<u>-</u>	<u>-</u>	<u>3,020,828</u>
Total accumulated depreciation	<u>43,564,177</u>	<u>1,664,988</u>	<u>-</u>	<u>-</u>	<u>45,229,165</u>
Total capital assets being depreciated, net	<u>40,409,185</u>	<u>(829,257)</u>	<u>-</u>	<u>933,992</u>	<u>40,513,920</u>
Business-type activities capital assets, net	<u>\$ 47,023,800</u>	<u>\$ 626,415</u>	<u>\$ -</u>	<u>\$ 239,461</u>	<u>\$ 47,889,676</u>

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

Water and Sewer	\$ 1,426,088
Airport	120,959
Golf	75,201
Refuse	<u>42,740</u>
Total depreciation expense – business-type activities	<u>\$ 1,664,988</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

***Discretely Presented Component Units***

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

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</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>Beginning Balance</b>	<b>Increases</b>	<b>Transfers</b>	<b>Ending Balance</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
Other Improvements	3,965,809	-	-	3,965,809
Machinery and Equipment	<u>655,155</u>	<u>-</u>	<u>1,365,790</u>	<u>2,020,945</u>
Total capital assets being depreciated	20,418,324	-	1,365,790	21,784,114
Less accumulated depreciation for:				
Buildings	7,278,493	394,934		7,673,427
Other Improvements	3,965,809	-		3,965,809
Machinery and Equipment	<u>518,017</u>	<u>108,860</u>		<u>626,877</u>
Total accumulated depreciation	<u>11,762,319</u>	<u>503,794</u>	<u>-</u>	<u>12,266,113</u>
Total capital assets being depreciated, net	<u>8,656,005</u>	<u>(503,794)</u>	<u>1,365,790</u>	<u>9,518,001</u>
Lancaster Recreational Development Corporation capital assets, net	<u>\$ 9,645,123</u>	<u>\$ (503,794)</u>	<u>\$ 1,365,790</u>	<u>\$ 10,507,119</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**Note 7: Long-term Liabilities**

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

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Retirements</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental Activities</b>					
General obligation bonds	\$ 52,470,017	\$ 9,550,000	\$ (3,175,000)	58,845,017	\$ 3,230,000
Certificates of obligation	13,975,000	-	(375,000)	13,600,000	385,000
Notes payable	3,138,945	-	(618,049)	2,520,896	661,313
Premiums on bond debt	2,214,087	80,486	(339,165)	1,955,408	-
Compensated absences	3,293,375	3,599,035	(3,293,375)	3,599,035	359,904
Capital leases	1,043,954	-	(258,522)	785,432	154,632
Total governmental activities	<u>\$ 76,135,378</u>	<u>\$ 13,229,521</u>	<u>\$ (8,059,111)</u>	<u>\$ 81,305,788</u>	<u>\$ 4,790,849</u>
<b>Business-type Activities</b>					
General obligation bonds	\$ 1,569,983	\$ -	\$ (150,000)	\$ 1,419,983	\$ 150,000
Certificates of obligation	5,495,000	-	(330,000)	5,165,000	340,000
Premiums on bond debt	146,522	-	(20,505)	126,017	-
Compensated absences	118,711	91,982	(109,436)	101,257	44,148
Total business-type activities	<u>\$ 7,330,216</u>	<u>\$ 91,982</u>	<u>\$ (609,941)</u>	<u>\$ 6,812,257</u>	<u>\$ 534,148</u>
<b>Discretely Presented Component Units</b>					
Notes payable to primary government	<u>\$ 7,165,000</u>	<u>\$ -</u>	<u>\$ (880,000)</u>	<u>\$ 6,285,000</u>	<u>\$ 900,000</u>
Total discretely presented component units	<u>\$ 7,165,000</u>	<u>\$ -</u>	<u>\$ (880,000)</u>	<u>\$ 6,285,000</u>	<u>\$ 900,000</u>

General long-term debt consists of the following: 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.

For the governmental activities, compensated absences and net pension liabilities are generally liquidated in the General Fund and Stormwater Fund. The total OPEB liability is generally liquidated in the General Fund.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

General obligation bonds, revenue bonds, certificates of obligation, notes payable and capital leases outstanding at September 30, 2019, 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>				
\$22,995,000, 2010 General Obligation Build America Bonds, due in annual installments through February 15, 2040, 1.82% – 6.53%	\$ 18,825,000	\$ -	\$ -	\$ 18,825,000
\$12,240,000, 2012 General Obligation Refunding Bonds, due in annual installments through February 15, 2024, 2.00% – 5.00%	6,410,000	160,000	50,000	6,620,000
\$22,530,000, 2015 General Obligation Refunding Bonds, due in annual installments through February 15, 2035, 2.00% – 3.75%	21,315,017	1,014,983	-	22,330,000
\$6,575,000, 2016 General Obligation Refunding Bonds, due in annual installments through February 15, 2032, 2.00% – 4.00%	3,140,000	195,000	-	3,335,000
\$9,050,000, 2018 General Obligation Bonds, due in annual installments through February 15, 2038 3.00% - 3.50%	8,905,000	-	-	8,905,000
\$500,000, 2018A General Obligation Bonds, due in annual installments through February 15, 2020 3.60%	250,000	-	-	250,000
Total general obligation bonds	<u>\$ 58,845,017</u>	<u>\$ 1,369,983</u>	<u>\$ 50,000</u>	<u>\$ 60,265,000</u>
<b><u>Certificates of Obligation</u></b>				
\$12,000,000, 2010 Certificate of Obligation Build America Bonds, due in annual installments through February 15, 2040, 1.82% – 6.53%	\$ 9,840,000	\$ -	\$ -	\$ 9,840,000
\$7,585,000, 2011 Certificate of Obligation Bonds, due in annual installments through August 15, 2031, 2.00% – 3.50%	-	5,165,000	-	5,165,000
\$4,080,000, 2015 Certificate of Obligation Bonds, due in annual installments through February 15, 2035, 2.00% – 3.75%	3,760,000	-	-	3,760,000
Total certifications of obligation	<u>\$ 13,600,000</u>	<u>\$ 5,165,000</u>	<u>\$ -</u>	<u>\$ 18,765,000</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

The city has pledged future water customer revenues, net of specified operating expenses, to repay \$7.6 million in water system revenue bonds issued in 2011. Proceeds from the bonds provided financing for the improvement to the Airport. The bonds are payable solely from water customer net revenues and are payable through 2032. Annual principal and interest payments on the bonds are expected to require less than 25 percent of net revenues. The total principal and interest remaining to be paid on the bonds is \$6,309,555. Principal and interest paid for the current year was \$494,456. Total water and sewer customer net revenues for the current year were 3,867,001.

	<b>Governmental Activities</b>	<b>Total Primary Government</b>	<b>Discretely Presented Component Units</b>
<b><u>Note Payable - Direct Borrowings</u></b>			
\$11,650,000 note payable, due in annual installments through February 15, 2024; 3.00% – 4.50%	\$ -	\$ -	\$ 4,880,000
\$1,125,000 note payable, due in annual installments through February 15, 2027; 2.00% – 3.75%	-	-	1,405,000
\$5,690,000 note payable, due in annual installments beginning October 2013 through October 2022; 7.00%	<u>2,520,896</u>	<u>2,520,896</u>	<u>-</u>
Total notes payable	<u>\$ 2,520,896</u>	<u>\$ 2,520,896</u>	<u>\$ 6,285,000</u>
<b><u>Capital Leases - Direct Borrowings</u></b>			
\$1,250,000 Lease Purchase Agreement due in due in monthly installments through January 15, 2024; 2.08%	\$ 450,000	\$ 450,000	\$ -
\$431,500 Lease Purchase Agreement due in bi-annual installments through May 25, 2025; 3.55%	<u>335,432</u>	<u>335,432</u>	<u>-</u>
Total capital leases	<u>\$ 785,432</u>	<u>\$ 785,432</u>	<u>\$ -</u>

Capital leases represent the remaining principal amounts payable under lease purchase agreements for the acquisition of equipment through the General Fund and Water and Sewer Fund. The lease purchase agreements are collateralized by the related financed equipment.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

As of September 30, 2019, property and equipment under capital leases is carried at \$1,556,886, with \$408,888 in estimated accumulated depreciation, included in fixed assets. Amortization of these assets is included with depreciation expense.

The annual requirements to amortize the long-term debt as of September 30, 2019, 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>
2020	\$ 3,230,000	\$ 2,767,905	\$ 5,997,905	\$ 150,000	\$ 53,500	\$ 203,500
2021	3,375,000	2,612,206	5,987,206	150,000	46,450	196,450
2022	3,540,000	2,448,561	5,988,561	155,000	39,225	194,225
2023	3,690,000	2,283,171	5,973,171	170,000	31,775	201,775
2024	3,790,000	2,117,624	5,907,624	175,000	24,100	199,100
2025-2029	15,505,000	8,331,342	23,836,342	619,983	31,250	651,233
2030-2034	15,360,000	4,638,923	19,998,923	-	-	-
2035-2039	9,230,000	1,605,862	10,835,862	-	-	-
2040	<u>1,125,017</u>	<u>43,085</u>	<u>1,168,102</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 58,845,017</u>	<u>\$ 26,848,679</u>	<u>\$ 85,693,696</u>	<u>\$ 1,419,983</u>	<u>\$ 226,300</u>	<u>\$ 1,646,283</u>

<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>
2020	\$ 385,000	\$ 742,459	\$ 1,127,459	\$ 340,000	\$ 154,456	\$ 494,456
2021	395,000	723,744	1,118,744	355,000	147,656	502,656
2022	410,000	702,965	1,112,965	370,000	140,556	510,556
2023	420,000	681,265	1,101,265	385,000	129,456	514,456
2024	435,000	658,846	1,093,846	400,000	117,906	517,906
2025-2029	2,995,000	2,864,509	5,859,509	2,260,000	39,344	2,299,344
2030-2034	4,220,000	1,945,953	6,165,953	1,055,000	55,181	1,110,181
2035-2039	3,650,000	750,546	4,400,546	-	-	-
2040	<u>690,000</u>	<u>22,522</u>	<u>712,522</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 13,600,000</u>	<u>\$ 9,092,809</u>	<u>\$ 22,692,809</u>	<u>\$ 5,165,000</u>	<u>\$ 784,555</u>	<u>\$ 5,949,555</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

Fiscal Year	Note Payable - Direct Borrowing		
	Governmental Activities		
	Principal	Interest	Total
2020	\$ 661,313	\$ 148,824	\$ 810,137
2021	707,605	102,532	810,137
2022	704,137	53,000	757,137
2023	<u>447,841</u>	<u>53,000</u>	<u>500,841</u>
Total	<u>\$ 2,520,896</u>	<u>\$ 357,356</u>	<u>\$ 2,878,252</u>

Fiscal Year	Note Payable - Direct Borrowing		
	Discretely Presented Component Units		
	Principal	Interest	Total
2020	\$ 900,000	\$ 233,350	\$ 1,133,350
2021	945,000	187,925	1,132,925
2022	1,000,000	140,000	1,140,000
2023	1,040,000	94,050	1,134,050
2024	1,080,000	50,625	1,364,050
2025-2029	<u>1,320,000</u>	<u>44,050</u>	<u>-</u>
Total	<u>\$ 6,285,000</u>	<u>\$ 750,000</u>	<u>\$ 5,904,375</u>

Fiscal Year	Capital Leases - Direct Borrowings		
	Governmental Activities		
	Principal	Interest	Total
2020	154,632	\$ 29,048	\$ 183,680
2021	158,193	23,614	181,807
2022	161,883	18,052	179,935
2023	165,704	12,359	178,063
2024	133,543	6,847	140,390
2025	<u>11,477</u>	<u>2,168</u>	<u>13,645</u>
Total	<u>\$ 785,432</u>	<u>\$ 92,088</u>	<u>\$ 877,520</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**Note 8: Employee Retirement System**

***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 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. Lancaster Economic Development Corporation and Lancaster Recreational Development Corporation contribute to the plan with a cost share of 0.93 percent and 4.46 percent, respectively. There were no significant changes in the component unit's proportion to the plan during fiscal year 2019.

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, 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).

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:

Deposit rate	7.00%
Matching ratio (City to employee)	2 – 1
Years required for vesting	5
Service retirement eligibility	20 years at any age, 5 years at age 60 and above
Updated service credit	100% Repeating, Transfers
Annuity increase (to retirees)	50% of CPI Repeating

At the December 31, 2018, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	197
Inactive employees entitled to but not yet receiving benefits	240
Active employees	<u>265</u>
 Total employees	 <u><u>702</u></u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**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's contributions to TMRS for the year ended September 30, 2019, were \$2,441,322, and were equal to the required contributions.

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 1, 2014).

**Net Pension Liability**

*Actuarial Assumptions*

The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.0% per year
Investment rate of return	6.75% net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109 percent and female rates multiplied by 103 percent. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males rates multiplied by 109 percent and female rates multiplied by 103 percent with a 3-year set-forward for both males and females. In addition, a three percent minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the three percent floor.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

Actuarial assumptions used in the December 31, 2018, valuation were based on the results of actuarial experience studies. The experience study in TMRS was for the period December 31, 2010 through December 31, 2014. Healthy post-retirement mortality rates and annuity purchase rates were updated based on a *Mortality Experience Investigation Study* covering 2009 through 2011, and dated December 31, 2013. These assumptions were first used in the December 31, 2013, valuation along with a change to the Entry Age Normal (EAN) actuarial cost method. Assumptions are reviewed annually. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments is 6.75 percent. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

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

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Long-term Expected Real Rate of Return</b>
Domestic Equity	17.50%	4.30%
International Equity	17.50%	6.10%
Core Fixed Income	10.00%	1.00%
Non-Core Fixed Income	20.00%	3.39%
Real Return	10.00%	3.78%
Real Estate	10.00%	4.44%
Absolute Return	10.00%	3.56%
Private Equity	5.00%	7.75%
Total	<u>100.00%</u>	

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*Discount Rate*

The discount rate used to measure the total pension liability was 6.75 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will remain at the current 7.00 percent and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

*Changes in the Net Pension Liability*

	<b>Total Pension Liability (a)</b>	<b>Fiduciary Net Position (b)</b>	<b>Net Pension Liability (a) - (b)</b>
<b>Balances as of October 1, 2018</b>	\$ 81,087,855	\$ 70,777,838	\$ 10,310,017
Changes for the year			
Service cost	2,640,859	-	2,640,859
Interest on total pension liability	5,442,872	-	5,442,872
Effect of difference in expected and actual experience	311,293	-	311,293
Benefit payments	(3,546,289)	(3,546,289)	-
Administrative expenses	-	(40,975)	40,975
Member contributions	-	1,190,342	(1,190,342)
Net investment income	-	(2,119,471)	2,119,471
Employer contributions	-	2,288,860	(2,288,860)
Other	-	(2,139)	2,139
Net changes	<u>4,848,735</u>	<u>(2,229,672)</u>	<u>7,078,407</u>
<b>Balances as of September 30, 2019</b>	<u>\$ 85,936,590</u>	<u>\$ 68,548,166</u>	<u>\$ 17,388,424</u>

	<b>2019</b>	<b>2018</b>
Proportionate share and net pension liability reported in:		
Primary Government	94.61%	\$ 16,451,475
Lancaster Economic Development Corporation	0.93%	161,599
Lancaster Recreational Development Corporation	4.46%	775,350
Total	<u>100.00%</u>	<u>\$ 17,388,424</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*Sensitivity of the Net Pension Liability to Changes in the Discount Rate:*

The following presents the net pension liability of the City, by primary government and discretely presented component units, calculated using the discount rate of 6.75 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75 percent) or 1-percentage-point higher (7.75 percent) than the current rate:

	<b>1% Decrease (5.75%)</b>	<b>Current Single Rate Assumption -6.75%</b>	<b>1% Increase (7.75%)</b>
Primary government	\$ 29,060,431	\$ 16,451,475	\$ 6,286,071
Lancaster Economic Development Corporation	285,454	161,599	61,747
Lancaster Recreational Development Corporation	1,369,604	775,350	296,259
Plan's net pension liability	<u>\$ 30,715,489</u>	<u>\$ 17,388,424</u>	<u>\$ 6,644,077</u>

*Pension Plan Fiduciary Net Position:*

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

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

For the year ended September 30, 2019, the primary government recognized pension expense, as measured in accordance with GASB 68, of \$3,441,492.

At September 30, 2019, the primary government reported deferred outflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 337,765	\$ 194,131
Change of assumptions	-	-
Net difference between projected and actual investment earnings plan investments	3,459,818	-
Contributions subsequent to the measurement date	<u>1,682,279</u>	<u>-</u>
Total	<u>\$ 5,479,862</u>	<u>\$ 194,131</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

For the year ended September 30, 2019, the primary government reported \$1,682,279 as deferred outflows of resources related to pensions resulting from primary government contributions subsequent to the measurement date and prior to year-end. This amount will be recognized as a reduction in the net pension liability at September 30, 2019.

For the year ended September 30, 2019, Lancaster Economic Development Corporation recognized pension expense, as measured in accordance with GASB 68, of \$33,805.

At September 30, 2019, Lancaster Economic Development Corporation reported deferred outflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 3,207	\$ 1,779
Change of assumptions	-	-
Net difference between projected and actual investment earnings		
plan investments	32,886	-
Contributions subsequent to the measurement date	<u>15,729</u>	<u>-</u>
Total	<u>\$ 51,822</u>	<u>\$ 1,779</u>

For the year ended September 30, 2019, Lancaster Economic Development Corporation reported \$15,729 as deferred outflows of resources related to pensions resulting from Lancaster Economic Development Corporation contributions subsequent to the measurement date and prior to year-end. This amount will be recognized as a reduction in the net pension liability at September 30, 2019.

For the year ended September 30, 2019, Lancaster Recreational Development Corporation recognized pension expense, as measured in accordance with GASB 68, of \$162,196.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

At September 30, 2019, Lancaster Recreational Development Corporation reported deferred outflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 16,002	\$ 8,163
Change of assumptions	-	-
Net difference between projected and actual investment earnings		
plan investments	163,251	-
Contributions subsequent to the measurement date	75,774	-
Total	\$ 255,027	\$ 8,163

For the year ended September 30, 2019, Lancaster Recreational Development Corporation reported \$75,774 as deferred outflows of resources related to pensions resulting from Lancaster Recreational Development Corporation contributions subsequent to the measurement date and prior to year-end. This amount will be recognized as a reduction in the net pension liability at September 30, 2019.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the primary government will be recognized in pension expense as follows:

<b>Year Ending September 30,</b>	
2019	\$ 1,205,778
2020	597,289
2021	494,961
2022	1,305,425
Total	\$ 3,603,452

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to Lancaster Economic Development Corporation will be recognized in pension expense as follows:

<b>Year Ending September 30,</b>	
2019	\$ 11,473
2020	5,683
2021	4,709
2022	12,449
Total	\$ 34,314

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to Lancaster Recreational Development Corporation will be recognized in pension expense as follows:

<b>Year Ending September 30,</b>	
2019	\$ 57,491
2020	28,478
2021	23,599
2022	61,522
Total	\$ 171,090

**Note 9: Other Postemployment Benefits**

***Retiree Health Care Plan***

*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 no assets are accumulated in a trust that meets the criteria of paragraph four of GASB 75, the plan is not accounted for as a trust fund. The plan does not issue a separate financial report.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*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.

*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 \$613 per month for retiree-only coverage, \$1,348 per month for retiree and spouse, and \$2,086 per month for retiree and family. Members receiving PPO medical benefits contribute \$679 per month for retiree-only coverage, \$1,495 per month for retiree and spouse, and \$2,313 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.

*Employees Covered by Benefit Terms*

Membership in the Plan by membership class at December 31, 2018, (measurement date), is as follows:

Inactive employees or beneficiaries currently receiving benefits	10
Inactive employees entitled to but not yet receiving benefits	-
Active employees	257
Total employees	267

*Total OPEB Liability for Retiree Health Care Plan*

The City and its component units total OPEB liability of \$1,207,271 was measured as of December 31, 2018.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*Actuarial Assumptions*

The total OPEB liability in the December 31, 2018, actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

	<u>December 31, 2018</u>
Actuarial Cost Method	Individual Entry-Age
Discount Rate	3.71% as of December 31, 2018
Inflation	2.50%
Salary Increase	3.50% to 10.50%, including inflation
Demographic Assumptions	Based on the experience study covering the four-year period ending December 31, 2014, as conducted for the Texas Municipal Retirement System (TMRS).
Mortality	For healthy retirees, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements.
Health Care Trend Rates	Initial rate of 7.10% declining to an ultimate rate of 4.25% after 15 years
Participation Rates	25% for pre-65 retirees who are at least 50 years old at retirement; 0% for retirees younger than 50 years old at retirement

For plans that do not have a formal trust that meets GASB's requirements, the discount rate equals the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date. The discount rate was based on the daily rate closest to but not later than the measurement date of the Fidelity "20-Year Municipal GO AA Index".

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*Changes in Total OPEB Liability for Retiree Health Care Plan*

The total OPEB liability and related information are as follows for the City and its component units at September 30, 2019:

	<b>Total OPEB Liability</b>
<b>Balances as of October 1, 2018</b>	\$ 1,189,452
Changes for the year:	
Service cost	65,663
Interest on total OPEB liability	39,252
Difference between expected and actual experience	(16,374)
Effect of assumption changes (discount rate change)	2,136
Benefit payments, age adjusted premiums, net of retiree contributions	(72,858)
<b>Balances as of September 30, 2019</b>	<b>\$ 1,207,271</b>
 <b>City</b>	 <b>\$ 1,134,835</b>
 <b>Lancaster Economic Development Corporation</b>	 <b>\$ 12,073</b>
 <b>Lancaster Recreational Development Corporation</b>	 <b>\$ 60,364</b>

*Sensitivity of Total OPEB Liability to Changes in the Discount Rate*

The total OPEB liability of the City and its component units has been calculated using a discount rate of 3.71 percent. The following presents the total OPEB liability using a discount rate one percent higher and one percent lower than the current discount rate.

	<b>1% Decrease 2.71%</b>	<b>Current Discount Rate Assumption 3.71%</b>	<b>1% Increase 4.71%</b>
Total OPEB Liability	\$ 1,332,722	\$ 1,207,271	\$ 1,095,916

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*Sensitivity of Total OPEB Liability to Changes in the Health Care Trend Rates*

The total OPEB liability of the City and its component units has been calculated using a health care trend rate of 7.10 percent. The following presents the total OPEB liability using a discount rate one percent higher and one percent lower than the current discount rate.

	<b>1% Decrease</b>	<b>Current Healthcare Cost Trend Rate Assumption</b>	<b>1% Increase</b>
Total OPEB Liability	\$ 1,078,197	\$ 1,207,271	\$ 1,361,642

*OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources*

For the year ended September 30, 2019, the City and its component units recognized OPEB expense of \$109,465. At September 30, 2019, the City and its component units reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Difference between expected and actual experience	\$ -	\$ 15,694
Changes of assumptions	46,673	-
Benefit payments subsequent to the measurement date	<u>52,384</u>	<u>-</u>
Total	<u>\$ 99,057</u>	<u>\$ 15,694</u>

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

Benefit payments subsequent to the measurement date and before fiscal year-end will be recognized as a reduction of the total OPEB liability in the year ending September 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<b>Year Ending September 30</b>	<b>Amortization of Deferred Outflows/(Inflows) of Resources</b>
2020	\$ 4,550
2021	4,550
2022	4,550
2023	4,550
2024	4,550
Thereafter	8,229
Total	\$ 30,979

**Supplemental Death Benefit Fund**

*Plan Description*

The City also participates in the single-employer defined benefit OPEB plan providing group term life insurance which is operated by TMRS and is 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.

*Benefits Provided*

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. No assets are accumulated in a trust that meets the criteria in paragraph four of GASB 75.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*Employees Covered by Benefit Terms*

The following employees were covered by the benefit terms at December 31, 2018, (measurement date), is as follows:

Inactive employees or beneficiaries currently receiving benefits	124
Inactive employees entitled to but not yet receiving benefits	39
Active employees	265
Total employees	428

*Total OPEB Liability for Supplemental Death Benefits*

The City and its component units total OPEB liability of \$697,952 was measured as of December 31, 2018, and was determined by an actuarial valuation as of that date.

*Actuarial Assumptions*

The total OPEB liability in the December 31, 2018, actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

<b>December 31, 2018</b>	
Actuarial Cost Method	Individual Entry-Age
Discount Rate	3.71%
Inflation	2.50%
Salary Increases	3.50% to 10.50%, including inflation
Administrative expenses	Administrative expenses All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates – service retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.
Mortality rates – disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvements subject to the 3% floor.

The TMRS SDBF is treated as unfunded OPEB plan because the SDBF trust covers both actives and retirees and the assets are not accumulated in a trust that meets the criteria of paragraph four of GASB 75. Under GASB 75 (paragraph 155), the discount rate for an unfunded OPEB plan should be based on 20-year tax-exempt AA or higher Municipal Bonds. Therefore, a discount rate of 3.71 percent based on the 20-Year Municipal GO AA Index published by bondbuyer.com is used as of the measurement date of December 31, 2018. At transition, GASB 75 also requires that the Total OPEB Liability (TOL) as of the prior fiscal year end be estimated based on the 20-Year Bond GO Index.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*Changes in Total OPEB Liability for Supplemental Death Benefits*

The total OPEB liability and related information are as follows for the City and its component units at September 30, 2019:

	<b>Total OPEB Liability</b>
<b>Balances as of October 1, 2018</b>	\$ 720,738
Changes for the year	
Service cost	27,208
Interest on total OPEB liability	24,222
Differences between expected and actual experience	(16,454)
Effect of assumption changes (discount rate change)	(52,661)
Benefit payments and age adjusted premiums, net of retiree contributions	(5,101)
<b>Balances as of September 30, 2019</b>	<b>\$ 697,952</b>
<b>City</b>	<b>\$ 656,075</b>
<b>Lancaster Economic Development Corporation</b>	<b>\$ 6,980</b>
<b>Lancaster Recreational Development Corporation</b>	<b>\$ 34,897</b>

*Sensitivity of Total OPEB Liability to Changes in the Discount Rate*

The total OPEB liability of the City and its component units has been calculated using a discount rate of 3.71 percent. The following presents the total OPEB liability using a discount rate one percent higher and one percent lower than the current discount rate.

	<b>1% Decrease</b>	<b>Current Discount Rate Assumption</b>	<b>1% Increase</b>
	<b>2.71%</b>	<b>3.71%</b>	<b>4.71%</b>
Total OPEB Liability	\$ 841,156	\$ 697,952	\$ 587,713

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

*OPEB Expense and Deferred Outflows of Resources*

For the year ended September 30, 2019, the City and its component units recognized OPEB expense of \$49,767. At September 30, 2019, the City and its component units reported deferred outflows of resources related to OPEB from the following sources:

	<b>Outflows of Resources</b>	<b>Inflows of Resources</b>
Differences in experience	\$ -	\$ 13,479
Changes of assumptions	38,250	43,138
Total	\$ 38,250	\$ 56,617

Other amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

<b>September 30,</b>	<b>Amortization of Deferred Outflows of Resources</b>
2020	\$ (1,663)
2021	(1,663)
2022	(1,663)
2023	(6,753)
2024	(6,625)
Total	\$ (18,367)

**Note 10: 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 the amount is probable.

The City is involved in a litigation case with White Rock Commercial, LLC (White Rock). The case involves the City repaying the cost of infrastructure improvements placed by White Rock. To date, an amount to repay is indeterminable. This case is in the appeals process.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**Note 11: 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 (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, 2019, was \$5,632,987, for the Ten Mile Creek Regional Wastewater System and \$95,962, 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, 2019.

***Federal and State Programs***

The City participates in several federal and state 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 collectability of any related receivable at September 30, 2019, 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.

**City of Lancaster, Texas**  
**Notes to Basic Financial Statements**  
**September 30, 2019**

**Note 12: Tax Incentive Rebates**

The City of Lancaster has four (4) active Commercial Development and Job Related Incentive Rebates that develop or redevelop a particular property attracting business that generates incremental tax revenues. In addition to GASB 77, the agreements are subject Chapter 380 of the Texas Local Government Code that promotes local economic development, commercial activity and business stimulation. City Council approves the agreements via resolution. As part of the agreement, the City agrees to rebate the tax valorem tax increment and the local sales tax after confirmation of payment. If the businesses do not meet the obligations as set forth in the agreement, a clawback provision for default on agreement is included in the agreement and the business agrees to return a percentage of the rebate back to the City. Total rebate of taxes for the year ended September 30, 2019, is \$1,949,320.

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

## **Required Supplementary Information**

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Required Supplementary Information**  
**Schedule of Changes in Net Pension Liability and Related Ratios**  
**Texas Municipal Retirement System (Unaudited)**

	Measurement Year				
	2014	2015	2016	2017	2018
<b>Total Pension Liability</b>					
Service cost	\$ 1,754,296	\$ 2,193,202	\$ 2,335,235	\$ 2,469,383	\$ 2,640,859
Interest (on the Total Pension Liability)	4,600,938	4,801,518	4,963,011	5,149,906	5,442,872
Changes in benefit terms	-	-	-	-	-
Differences between expected and actual experience	(470,634)	190,955	(1,104,406)	312,809	311,293
Changes in assumptions	-	961,057	-	-	-
Benefit payments, including refunds of employee contributions	(3,082,997)	(3,394,263)	(3,175,270)	(3,808,922)	(3,546,289)
Net change in total pension liability	<u>2,801,603</u>	<u>4,752,469</u>	<u>3,018,570</u>	<u>4,123,176</u>	<u>4,848,735</u>
Total pension liability – Beginning	<u>66,392,037</u>	<u>69,193,640</u>	<u>73,946,109</u>	<u>76,964,679</u>	<u>81,087,855</u>
Total pension liability – Ending (a)	<u>\$ 69,193,640</u>	<u>\$ 73,946,109</u>	<u>\$ 76,964,679</u>	<u>\$ 81,087,855</u>	<u>\$ 85,936,590</u>
<b>Plan Fiduciary Net Position</b>					
Contributions – employer	\$ 1,950,250	\$ 2,038,833	\$ 1,994,083	\$ 2,199,587	\$ 2,288,860
Contributions – employee	943,452	1,019,417	1,049,207	1,110,905	1,190,342
Net investment income	3,212,784	87,279	3,975,648	8,679,960	(2,119,471)
Benefit payments, including refunds of employee contributions	(3,082,997)	(3,394,263)	(3,175,270)	(3,808,922)	(3,546,289)
Administrative expense	(33,545)	(53,164)	(44,915)	(44,995)	(40,975)
Other	(2,758)	(2,625)	(2,420)	(2,281)	(2,139)
Net change in plan fiduciary net position	<u>2,987,186</u>	<u>(304,523)</u>	<u>3,796,333</u>	<u>8,134,254</u>	<u>(2,229,672)</u>
Plan fiduciary net position – Beginning	<u>56,164,588</u>	<u>59,151,774</u>	<u>58,847,251</u>	<u>62,643,584</u>	<u>70,777,838</u>
Plan fiduciary net position – Ending (b)	<u>\$ 59,151,774</u>	<u>\$ 58,847,251</u>	<u>\$ 62,643,584</u>	<u>\$ 70,777,838</u>	<u>\$ 68,548,166</u>
City’s net pension liability – Ending (a) – (b)	<u>\$ 10,041,866</u>	<u>\$ 15,098,858</u>	<u>\$ 14,321,095</u>	<u>\$ 10,310,017</u>	<u>\$ 17,388,424</u>
Plan fiduciary net position as a percentage of the total pension liability	85.49%	79.58%	81.39%	87.29%	79.77%
Covered payroll	\$ 13,477,886	\$ 14,563,096	\$ 14,988,669	\$ 15,870,071	\$ 17,004,884
City’s net pension liability as a percentage of covered payroll	74.51%	103.68%	95.55%	64.97%	102.26%

Changes in assumptions: In the 2015 valuation the investment rate decreased from 7.0 percent to 6.75 percent; the inflation rate was lowered from 3.0 percent to 2.5 percent; the experience study for retirement age was updated.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the City will present information for only those years for which information is available. Information has been determined as of the City’s measurement date (December 31).

**City of Lancaster, Texas**  
**Required Supplementary Information**  
**Schedule of Contributions**  
**Texas Municipal Retirement System (Unaudited)**

	Fiscal Year				
	2015	2016	2017	2018	2019
Actuarially determined contribution	\$ 2,012,259	\$ 2,002,110	\$ 2,134,819	\$ 2,285,017	\$ 2,441,322
Contributions in relation to the actuarially determined contribution	<u>2,012,259</u>	<u>2,002,110</u>	<u>2,134,819</u>	<u>2,285,017</u>	<u>2,441,322</u>
Contribution deficiency (excess)	<u>\$ -</u>				
Covered payroll	\$ 14,156,179	\$ 14,839,963	\$ 15,572,564	\$ 16,678,121	\$ 18,031,676
Contributions as a percentage of covered payroll	14.21%	13.49%	13.71%	13.70%	13.54%

**Notes to Schedule Contributions**

**Valuation Date:**

Notes

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

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

Actuarial Cost Method

Entry Age Normal

Amortization Method

Level Percentage of Payroll, Closed

Remaining Amortization Period

29 years

Asset Valuation Method

10 Year smoothed market; 15% soft corridor

Inflation

2.50%

Salary Increases

3.50% to 10.50%, including inflation

Investment Rate of Return

6.75%

Retirement Age

Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010 - RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully

Mortality

**Other Information:**

Notes

There were no benefit changes during the year

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the City will present information for only those years for which information is available. Information has been determined as of the the City's most recent fiscal year-end (September 30).

**City of Lancaster, Texas**  
**Required Supplementary Information**  
**Schedule of Proportionate Share of Net Pension Liability and Contributions**  
**Texas Municipal Retirement System (Unaudited)**

	<b>Primary Government</b>				
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Proportionate share of net pension liability	94.63%	94.61%	94.62%	94.63%	94.61%
Net pension liability	\$ 9,502,407	\$ 14,285,030	\$ 13,550,087	\$ 9,756,009	\$ 16,451,475
Actuarially determined contribution	\$ 1,904,158	\$ 1,894,295	\$ 1,894,396	\$ 2,162,232	\$ 2,309,775
Covered payroll	\$ 13,395,694	\$ 14,040,821	\$ 14,041,573	\$ 15,781,923	\$ 17,060,067
Proportionate share of net pension liability as a percentage of covered payroll	70.94%	101.74%	96.50%	61.82%	96.43%
	<b>Lancaster Economic Development Corporation</b>				
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Proportionate share of net pension liability	0.95%	0.93%	0.93%	0.95%	0.93%
Net pension liability	\$ 95,378	\$ 140,419	\$ 133,994	\$ 97,894	\$ 161,599
Actuarially determined contribution	\$ 19,113	\$ 18,696	\$ 18,620	\$ 21,696	\$ 22,688
Covered payroll	\$ 134,456	\$ 138,576	\$ 138,012	\$ 158,359	\$ 167,577
Proportionate share of net pension liability as a percentage of covered payroll	70.94%	101.33%	97.09%	61.82%	96.43%
	<b>Lancaster Recreational Development Corporation</b>				
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Proportionate share of net pension liability	4.42%	4.45%	4.45%	4.42%	4.46%
Net pension liability	\$ 444,082	\$ 671,899	\$ 637,014	\$ 456,114	\$ 775,350
Actuarially determined contribution	\$ 88,988	\$ 89,119	\$ 89,094	\$ 101,089	\$ 108,859
Covered payroll	\$ 626,029	\$ 660,566	\$ 660,378	\$ 737,838	\$ 804,033
Proportionate share of net pension liability as a percentage of covered payroll	70.94%	101.72%	96.46%	61.82%	96.43%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the City will present information for only those years for which information is available. Information has been determined as of the City's most recent fiscal year-end (September 30).

**City of Lancaster, Texas**  
**Required Supplementary Information**  
**Retiree Health Care Plan**  
**Schedule of Changes in the City's Total OPEB Liability and Related Ratios**  
**(Unaudited)**  
**September 30, 2019**

	<b>Measurement Year</b>	
	<b>2017</b>	<b>2018</b>
<b>Total OPEB Liability</b>		
Service Cost	\$ 51,667	\$ 65,663
Interest Cost	41,389	39,252
Difference Between Expected and Actual Experience of the Total OPEB Liability	(1,641)	(16,374)
Changes of Assumptions	57,658	2,136
Benefit Payments	(40,219)	(72,858)
Net Change in Total OPEB Liability	<u>108,854</u>	<u>17,819</u>
 Total OPEB Liability (Beginning)	 <u>1,080,598</u>	 <u>1,189,452</u>
 Total OPEB Liability (Ending)	 <u>\$ 1,189,452</u>	 <u>\$ 1,207,271</u>
 Covered-Employee Payroll	 13,120,313	 17,005,491
Total OPEB Liability as a Percentage of Covered-Employee Payroll	9.07%	7.10%

Changes of assumptions reflect a change in the discount rate from 3.31% as of December 31, 2017 to 3.71% as of December 31, 2018.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the City will present information for only those years for which information is available. Information has been determined as of the City's measurement date (December 31).

**City of Lancaster, Texas**  
**Required Supplementary Information**  
**TMRs Supplemental Death Benefits Plan**  
**Schedule of Changes in the City's Total OPEB Liability and Related Ratios**  
**(Unaudited)**  
**September 30, 2019**

	<b>Measurement Year</b>	
	<b>2017</b>	<b>2018</b>
<b>Total OPEB Liability</b>		
Service Cost	\$ 22,218	\$ 27,208
Interest Cost	23,780	24,222
Difference Between Expected and Actual Experience of the Total OPEB Liability	-	(16,454)
Changes of Assumptions	59,920	(52,661)
Benefit Payments	<u>(6,348)</u>	<u>(5,101)</u>
Net Change in Total OPEB Liability	99,570	(22,786)
 Total OPEB Liability (Beginning)	 <u>621,168</u>	 <u>720,738</u>
 Total OPEB Liability (Ending)	 <u>\$ 720,738</u>	 <u>\$ 697,952</u>
 Covered-Employee Payroll	 15,870,071	 17,004,884
Total OPEB Liability as a Percentage of Covered-Employee Payroll	4.54%	4.10%

Changes of assumptions reflect a change in the discount rate from 3.31% as of December 31, 2017 to 3.71% as of December 31, 2018.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the City will present information for only those years for which information is available. Information has been determined as of the City's measurement date (December 31).

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual**  
**General Fund (Unaudited)**  
**For the Year Ended September 30, 2019**

	<u>Budgeted Amounts</u>		<u>Actual GAAP Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Taxes and fees	\$ 23,719,853	\$ 23,719,853	\$ 24,607,671	\$ 887,818
Licenses and permits	1,302,882	1,302,882	1,096,105	(206,777)
Intergovernmental	15,000	15,000	321,580	306,580
Charges for services	961,800	961,800	2,137,914	1,176,114
Fines and forfeits	811,500	811,500	1,157,393	345,893
Interest	95,000	95,000	328,830	233,830
Miscellaneous	55,850	55,850	376,574	320,724
<b>Total revenues</b>	<u>26,961,885</u>	<u>26,961,885</u>	<u>30,026,067</u>	<u>3,064,182</u>
<b>Expenditures</b>				
Current				
General government	5,265,234	5,265,234	5,334,784	(69,550)
Public safety	17,112,258	17,112,258	17,873,627	(761,369)
Public works	639,344	639,344	1,875,625	(1,236,281)
Community development and recreation	2,582,645	2,582,645	1,667,706	914,939
Capital outlay	3,203,474	3,203,474	1,973,144	1,230,330
Debt service				
Principal retirement	-	-	618,049	(618,049)
Interest and fiscal charges	-	-	192,087	(192,087)
<b>Total expenditures</b>	<u>28,802,955</u>	<u>28,802,955</u>	<u>29,535,022</u>	<u>(732,067)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,841,070)</u>	<u>(1,841,070)</u>	<u>491,045</u>	<u>2,332,115</u>
Other financing sources (uses)				
Transfers in	2,070,824	2,070,824	1,782,356	(288,468)
Transfers out	-	-	(277,278)	(277,278)
Capital leases issued	-	-	24,659	24,659
<b>Total other financing sources (uses)</b>	<u>2,070,824</u>	<u>2,070,824</u>	<u>1,529,737</u>	<u>(541,087)</u>
<b>Net Change in Fund Balances</b>	229,754	229,754	2,020,782	1,791,028
<b>Fund Balance, Beginning of Year</b>	<u>12,295,102</u>	<u>12,295,102</u>	<u>12,295,102</u>	<u>-</u>
<b>Fund Balance, End of Year</b>	<u>\$ 12,524,856</u>	<u>\$ 12,524,856</u>	<u>\$ 14,315,884</u>	<u>\$ 1,791,028</u>

**City of Lancaster, Texas**  
**Notes to Required Supplementary Information (Unaudited)**  
**September 30, 2019**

***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 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.

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**Combining and Individual Fund  
Statements and Schedules**

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Non-major Governmental Funds**  
**September 30, 2019**

***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.

**Parkland Dedication Fund** – to account for revenues to provide for parks, open spaces and recreational areas.

***Capital Projects Fund***

**Street Maintenance Fund** – to account for maintenance of the City’s transportation system.

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Combining Balance Sheet**  
**Non-major Governmental Funds**  
**September 30, 2019**

	Special Revenue Funds						Capital Projects Fund	Total Non-major Governmental Funds	
	Stormwater Drainage Fund	Public Improvement Districts Fund	Police State Seized Fund	Police Federal Seized Fund	Hotel/ Motel Fund	Emergency 911 Fund	Parkland Dedication Fund		Street Maintenance Fund
<b>Assets</b>									
Cash and cash equivalents	\$ 3,515,425	\$ 1,110,357	\$ 21,547	\$ 28,446	\$ 921,907	\$ 1,111,985	\$ 431,378	\$ 200,000	\$ 7,341,045
Receivables (net of allowance for uncollectibles)									
Delinquent taxes	-	8,477	-	-	-	-	-	-	8,477
Accounts receivable	228,240	-	-	-	60,738	21,272	-	-	310,250
Total assets	<u>\$ 3,743,665</u>	<u>\$ 1,118,834</u>	<u>\$ 21,547</u>	<u>\$ 28,446</u>	<u>\$ 982,645</u>	<u>\$ 1,133,257</u>	<u>\$ 431,378</u>	<u>\$ 200,000</u>	<u>\$ 7,659,772</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>									
<b>Liabilities</b>									
Accounts and contracts payable	\$ 27,776	\$ 23,129	\$ -	\$ 525	\$ 993	\$ 5,207	\$ -	\$ -	\$ 57,630
Accrued liabilities	56,657	-	-	-	-	805	-	-	57,462
Total liabilities	<u>84,433</u>	<u>23,129</u>	<u>-</u>	<u>525</u>	<u>993</u>	<u>6,012</u>	<u>-</u>	<u>-</u>	<u>115,092</u>
Deferred inflows of resources	-	-	-	-	-	-	-	-	-
<b>Fund balances</b>									
Restricted for									
Public works	3,659,232	-	-	-	-	-	-	-	3,659,232
Public improvement districts	-	1,095,705	-	-	-	-	-	-	1,095,705
Police grants	-	-	21,547	27,921	-	-	-	-	49,468
Tourism, convention centers, arts	-	-	-	-	981,652	-	-	-	981,652
Law enforcement purposes	-	-	-	-	-	1,127,245	-	-	1,127,245
Park dedication	-	-	-	-	-	-	431,378	-	431,378
Street	-	-	-	-	-	-	-	200,000	200,000
Total fund balances	<u>3,659,232</u>	<u>1,095,705</u>	<u>21,547</u>	<u>27,921</u>	<u>981,652</u>	<u>1,127,245</u>	<u>431,378</u>	<u>200,000</u>	<u>7,544,680</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,743,665</u>	<u>\$ 1,118,834</u>	<u>\$ 21,547</u>	<u>\$ 28,446</u>	<u>\$ 982,645</u>	<u>\$ 1,133,257</u>	<u>\$ 431,378</u>	<u>\$ 200,000</u>	<u>\$ 7,659,772</u>

**City of Lancaster, Texas**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Non-major Governmental Funds**  
**For the Year Ended September 30, 2019**

	Special Revenue Funds						Capital Projects Fund	Total Non-major Governmental Funds	
	Stormwater Drainage Fund	Public Improvement Districts Fund	Police State Seized Fund	Police Federal Seized Fund	Hotel/ Motel Fund	Emergency 911 Fund	Parkland Dedication Fund		Street Maintenance Fund
<b>Revenues</b>									
Taxes and fees	\$ 1,783,188	\$ 598,306	\$ -	\$ -	\$ 192,327	\$ -	\$ -	\$ -	\$ 2,573,821
Licenses and permits	-	-	-	-	-	274,011	-	-	274,011
Forfeitures	-	-	-	42,411	-	-	-	-	42,411
Miscellaneous	-	-	14,837	-	-	-	-	-	14,837
Interest	75,227	23,494	726	1,130	19,503	24,109	117,600	-	261,789
<b>Total revenues</b>	<u>1,858,415</u>	<u>621,800</u>	<u>15,563</u>	<u>43,541</u>	<u>211,830</u>	<u>298,120</u>	<u>117,600</u>	<u>-</u>	<u>3,166,869</u>
<b>Expenditures</b>									
Current									
Public safety	-	-	21,381	76,184	-	221,917	-	-	319,482
Public works	1,087,593	-	-	-	-	-	-	-	1,087,593
Community development and recreation	-	365,730	-	-	56,722	-	-	-	422,452
Capital outlay	83,045	-	-	-	-	-	-	-	83,045
Debt service									
Principal retirement	35,000	-	-	-	-	-	-	-	35,000
Interest and fiscal charges	14,200	-	-	-	-	-	-	-	14,200
<b>Total expenditures</b>	<u>1,219,838</u>	<u>365,730</u>	<u>21,381</u>	<u>76,184</u>	<u>56,722</u>	<u>221,917</u>	<u>-</u>	<u>-</u>	<u>1,961,772</u>
Excess (deficiency) of revenues over (under) expenditures	<u>638,577</u>	<u>256,070</u>	<u>(5,818)</u>	<u>(32,643)</u>	<u>155,108</u>	<u>76,203</u>	<u>117,600</u>	<u>-</u>	<u>1,205,097</u>
<b>Other Financing Sources (Uses)</b>									
Capital contributions	-	-	-	-	-	-	236,500	-	236,500
Transfers in	-	-	-	-	-	-	77,278	200,000	277,278
Transfers out	(64,547)	-	-	-	-	-	-	-	(64,547)
<b>Total other financing sources (uses)</b>	<u>(64,547)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>313,778</u>	<u>200,000</u>	<u>449,231</u>
<b>Net Change in Fund Balances</b>	574,030	256,070	(5,818)	(32,643)	155,108	76,203	431,378	200,000	1,654,328
<b>Fund Balances, Beginning of Year</b>	3,085,202	839,635	27,365	60,564	826,544	1,051,042	-	-	5,890,352
<b>Fund Balances, End of Year</b>	<u>\$ 3,659,232</u>	<u>\$ 1,095,705</u>	<u>\$ 21,547</u>	<u>\$ 27,921</u>	<u>\$ 981,652</u>	<u>\$ 1,127,245</u>	<u>\$ 431,378</u>	<u>\$ 200,000</u>	<u>\$ 7,544,680</u>

**City of Lancaster, Texas**  
**Non-major Enterprise Funds**  
**September 30, 2019**

***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 Non-major 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.

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Combining Statement of Net Position**  
**Non-major Enterprise Funds**  
**September 30, 2019**

<b>Assets</b>	<b>Golf Course Fund</b>	<b>Refuse Fund</b>	<b>Total Non-major Enterprise Funds</b>
<b>Current Assets</b>			
Cash and cash equivalents	\$ -	\$ 2,637,398	\$ 2,637,398
Receivables (net of allowance for uncollectibles)			
Accounts	-	163,777	163,777
Unbilled	-	136,172	136,172
	<u>-</u>	<u>2,937,347</u>	<u>2,937,347</u>
Total current assets	-	2,937,347	2,937,347
<b>Noncurrent Assets</b>			
Capital assets			
Nondepreciable	349,554	-	349,554
Depreciable (net of accumulated depreciation)	1,533,348	415,654	1,949,002
	<u>1,882,902</u>	<u>415,654</u>	<u>2,298,556</u>
Total noncurrent assets	1,882,902	415,654	2,298,556
Total assets	<u>1,882,902</u>	<u>3,353,001</u>	<u>5,235,903</u>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts and contracts payable	45,888	127,472	173,360
Accrued liabilities	12,080	64,188	76,268
Due to General Fund	826,560	-	826,560
Compensated absences	-	218	218
	<u>884,528</u>	<u>191,878</u>	<u>1,076,406</u>
Total current liabilities	884,528	191,878	1,076,406
<b>Noncurrent Liabilities</b>			
Compensated absences	-	654	654
	<u>-</u>	<u>654</u>	<u>654</u>
Total noncurrent liabilities	-	654	654
Total liabilities	<u>884,528</u>	<u>192,532</u>	<u>1,077,060</u>
<b>Net Position</b>			
Net investment in capital assets	1,882,902	415,654	2,298,556
Unrestricted	(884,528)	2,744,815	1,860,287
	<u>998,374</u>	<u>3,160,469</u>	<u>4,158,843</u>
Total net position	\$ 998,374	\$ 3,160,469	\$ 4,158,843

**City of Lancaster, Texas**  
**Combining Statement of Revenues, Expenses and Changes in Net Position**  
**Non-major Enterprise Funds**  
**For the Year Ended September 30, 2019**

	<b>Golf Course Fund</b>	<b>Refuse Fund</b>	<b>Total Non-major Enterprise Funds</b>
<b>Operating Revenues</b>			
Charges for services	\$ 191,012	2,681,079	\$ 2,872,091
Miscellaneous	<u>337,765</u>	<u>-</u>	<u>337,765</u>
Total operating revenues	<u>528,777</u>	<u>2,681,079</u>	<u>3,209,856</u>
<b>Operating Expenses</b>			
Maintenance	31,754	-	31,754
Heat, light and power	135,130	-	135,130
Depreciation	75,201	42,740	117,941
Special services	850,514	1,494,417	2,344,931
Miscellaneous	<u>546</u>	<u>33,716</u>	<u>34,262</u>
Total operating expenses	<u>1,093,145</u>	<u>1,570,873</u>	<u>2,664,018</u>
<b>Operating Income (Loss)</b>	<u>(564,368)</u>	<u>1,110,206</u>	<u>545,838</u>
<b>Nonoperating Revenues</b>			
Interest revenue	<u>-</u>	<u>47,738</u>	<u>47,738</u>
Total nonoperating revenues	<u>-</u>	<u>47,738</u>	<u>47,738</u>
<b>Income (Loss) Before Transfers</b>	(564,368)	1,157,944	593,576
Transfers out	<u>(7,000)</u>	<u>(150,000)</u>	<u>(157,000)</u>
<b>Change in Net Position</b>	(571,368)	1,007,944	436,576
<b>Net Position, Beginning of Year</b>	<u>1,569,742</u>	<u>2,152,525</u>	<u>3,722,267</u>
<b>Net Position, End of Year</b>	<u>\$ 998,374</u>	<u>\$ 3,160,469</u>	<u>\$ 4,158,843</u>

**City of Lancaster, Texas**  
**Combining Statement of Cash Flows**  
**Non-major Enterprise Funds**  
**For the Year Ended September 30, 2019**

	<b>Golf Course Fund</b>	<b>Refuse Fund</b>	<b>Total Non-major Enterprise Fund</b>
<b>Operating Activities</b>			
Receipts from customers and users	\$ 482,329	\$ 2,670,708	\$ 3,153,037
Payments to suppliers	<u>(1,013,157)</u>	<u>(1,630,458)</u>	<u>(2,643,615)</u>
Net cash provided by (used in) operating activities	<u>(530,828)</u>	<u>1,040,250</u>	<u>509,422</u>
<b>Capital and Related Financing Activities</b>			
Acquisition and construction of fixed assets	<u>-</u>	<u>(37,530)</u>	<u>(37,530)</u>
Net cash used in capital and financing activities	<u>-</u>	<u>(37,530)</u>	<u>(37,530)</u>
<b>Noncapital and Related Financing Activities</b>			
Transfers out	(7,000)	(150,000)	(157,000)
Advances from other funds	<u>537,828</u>	<u>-</u>	<u>537,828</u>
Net cash used in noncapital financing activities	<u>530,828</u>	<u>(150,000)</u>	<u>380,828</u>
<b>Investing Activities</b>			
Interest on investments	<u>-</u>	<u>47,738</u>	<u>47,738</u>
Net cash provided by investing activities	<u>-</u>	<u>47,738</u>	<u>47,738</u>
<b>Increase in Cash and Cash Equivalents</b>	<u>-</u>	<u>900,458</u>	<u>900,458</u>
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>-</u>	<u>1,736,940</u>	<u>1,736,940</u>
<b>Cash and Cash Equivalents, End of year</b>	<u>\$ -</u>	<u>\$ 2,637,398</u>	<u>\$ 2,637,398</u>
<b>Reconciliation of Net Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities</b>			
Operating income (loss)	\$ (564,368)	\$ 1,110,206	\$ 545,838
Item not requiring cash			
Depreciation	75,201	42,740	117,941
Changes in			
Accounts receivable	1,727	(10,371)	(8,644)
Accounts payable	(48,175)	(112,456)	(160,631)
Accrued expenses	<u>4,787</u>	<u>10,131</u>	<u>14,918</u>
Net cash provided by (used in) operating activities	<u>\$ (530,828)</u>	<u>\$ 1,040,250</u>	<u>\$ 509,422</u>

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Discretely Presented Component Units**  
**September 30, 2019**

**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.

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

**City of Lancaster, Texas**  
**Balance Sheet**  
**Economic Development Corporation**  
**Discretely Presented Component Units**  
**September 30, 2019**

<b>Assets</b>	
Cash and cash equivalents	\$ 6,101,663
Sales tax receivable	223,013
Due from primary government	<u>709,738</u>
Total assets	<u>7,034,414</u>
<b>Liabilities</b>	
Accounts payable	<u>87,049</u>
Total liabilities	<u>87,049</u>
<b>Fund Balances</b>	
Unassigned	<u>6,947,365</u>
Total fund balances	<u>6,947,365</u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$ 7,034,414</u></u>

**City of Lancaster, Texas**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**to the Statement of Net Position**  
**Economic Development Corporation**  
**Discretely Presented Component Units**  
**September 30, 2019**

Total fund balance	\$ 6,947,365
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.	(7,794)
Capital assets used in governmental activities are not financial resources; 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, net pension liability, and OPEB are not due and payable in the current period and therefore are not reported in the fund financial statements.	(1,585,651)
Deferred outflows of resources and deferred inflows of resources represent flows of resources which relate to future periods and, therefore, are not reported in the fund financial statements. Deferred outflows of resources and deferred inflows of resources at year-end consist of:	
Employer contributions (GASB 75)	523
Assumption changes (GASB 75)	418
Experience difference (GASB 75)	(291)
Employer contributions (GASB 68)	15,729
Investment return difference (GASB 68)	32,886
Experience difference (GASB 68)	1,428
	1,428
Total net position	\$ 5,504,991

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Economic Development Corporation**  
**Discretely Presented Component Units**  
**For the Year Ended September 30, 2019**

<b>Revenues</b>	
Sales taxes	\$ 1,373,817
Interest	141,276
	<hr/>
Total revenues	1,515,093
	<hr/>
<b>Expenditures</b>	
Cultural and recreation	1,065,701
Debt service	
Repayment of note payable to primary government	160,000
Repayment of interest to primary government	11,100
	<hr/>
Total expenditures	1,236,801
	<hr/>
<b>Net Change in Fund Balance</b>	278,292
<b>Fund Balance, Beginning of Year</b>	6,669,073
	<hr/>
<b>Fund Balance, End of Year</b>	\$ 6,947,365
	<hr/>

# 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 Discretely Presented Component Units For the Year Ended September 30, 2019

Net change in fund balance	\$ 278,292
Amounts reported in the statement of activities are different because:	
Current year pension and OPEB expenditures are reported on the fiscal year basis on the governmental statement of revenues, expenditures and changes in fund balance and as actuarially determined in the government-wide statement of activities. These differences are reflected in deferred outflows of resources and deferred inflow of resources balances.	(11,698)
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.	160,000
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>625</u>
Change in net position	<u><u>\$ 427,219</u></u>

**City of Lancaster, Texas**  
**Balance Sheet**  
**Recreational Development Corporation**  
**Discretely Presented Component Units**  
**September 30, 2019**

<b>Assets</b>	
Cash and cash equivalents	\$ 2,082,073
Sales tax receivable	434,569
Accounts receivable	19,780
Prepaid expenses	<u>15,707</u>
Total assets	<u>2,552,129</u>
 <b>Liabilities</b>	
Accounts payable	57,815
Accrued liabilities	249,428
Due to primary government	<u>1,894,543</u>
Total liabilities	<u>2,201,786</u>
 <b>Fund Balance</b>	
Nonspendable for prepaid items	15,707
Unassigned	<u>334,636</u>
Total fund balances	<u>350,343</u>
Total liabilities and fund balance	<u><u>\$ 2,552,129</u></u>

**City of Lancaster, Texas**  
**Reconciliation of the Balance Sheet of Governmental Funds to the**  
**Statement of Net Position**  
**Recreational Development Corporation**  
**Discretely Presented Component Units**  
**September 30, 2019**

Total fund balance	\$ 350,343
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.	10,507,119
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.	(21,375)
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.	(5,750,611)
Deferred outflows of resources and deferred inflows of resources represent flows of resources which relate to future periods and, therefore, are not reported in the fund financial statements. Deferred outflows of resources and deferred inflows of resources at year-end consist of:	
Employer contributions GASB 75)	2,620
Assumption changes (GASB 75)	2,088
Experience difference (GASB 75)	(1,458)
Employer contributions (GASB 68)	75,774
Investment return difference (GASB 68)	163,251
Experience difference (GASB 68)	7,839
	7,839
Total net position	\$ 5,335,590

**City of Lancaster, Texas**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Recreational Development Corporation**  
**Discretely Presented Component Units**  
**For the Year Ended September 30, 2019**

<b>Revenues</b>	
Sales taxes	\$ 2,747,633
Charges for services	609,294
Intergovernmental	2,500
Other revenues	36,970
Interest	<u>50,667</u>
Total revenues	<u>3,447,064</u>
<b>Expenditures</b>	
Cultural and recreation	2,222,847
Capital outlay	<u>1,365,790</u>
Debt service	
Repayment of note payable to primary government	720,000
Repayment of interest to primary government	<u>204,150</u>
Total expenditures	<u>4,512,787</u>
Excess of revenues over expenditures	<u>(1,065,723)</u>
<b>Other Financing Uses</b>	
Intergovernmental contributions	<u>236,500</u>
Total other financing uses	<u>236,500</u>
<b>Net Change in Fund Balance</b>	(1,302,223)
<b>Fund Balance, Beginning of Year</b>	<u>1,652,566</u>
<b>Fund Balance, End of Year</b>	<u><u>\$ 350,343</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 Discretely Presented Component Units For the Year Ended September 30, 2019

#### Reconciliation to Statement of Revenues RDC

Net change in fund balance	\$ (1,302,223)
Amounts reported in the statement of activities are different because:	
Transfer of capital assets from general government to component units.	1,365,790
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.	(503,794)
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.	720,000
Current year pension and OPEB expenditures are reported on the fiscal year basis on the governmental statement of revenues, expenditures and changes in fund balance and as actuarially determined in the government-wide statement of activities. These differences are reflected in deferred outflows of resources and deferred inflow of resources balances.	(58,542)
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>4,144</u>
Change in net position	<u><u>\$ 225,375</u></u>

## **Statistical Section**

**THIS PAGE IS INTENTIONALLY LEFT BLANK**

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.

Table	Contents
-------	----------

---

**Financial Trends** – *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

**Revenue Capacity** – *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

**Debt Capacity** – *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

**Demographic and Economic Information** – *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

**Table****Contents**

---

**Operating Information** – *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, last ten fiscal years
- R Capital asset statistics by function/program, last ten fiscal years

**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									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Governmental Activities</b>										
Net investment in capital assets	\$ 51,819,877	\$ 50,606,700	\$ 55,109,346	\$ 46,231,794	\$ 46,504,601	\$ 43,186,713	\$ 41,406,070	\$ 47,966,710	\$ 37,985,322	\$ 33,701,881
Restricted for										
Housing and Urban Development	-	-	-	201,618	198,242	-	-	-	-	-
Court Security	-	-	-	-	-	25,509	29,106	38,013	45,457	55,458
Court Technology	-	-	-	-	-	77,596	82,633	97,869	109,564	108,981
Debt service	222,762	718,522	242,823	352,439	397,888	602,627	808,824	1,749,893	1,949,459	3,245,575
Public improvement districts	-	-	-	254,959	324,233	443,707	613,074	829,346	839,635	1,095,705
Tourism, convention centers, arts	-	-	-	367,370	433,318	535,168	621,137	717,922	826,544	981,652
Law enforcement purposes	-	-	-	616,916	467,206	619,198	834,271	1,009,536	1,138,971	1,176,713
Unrestricted	6,060,550	5,465,566	2,408,817	8,209,270	6,496,829	1,745,271	2,596,403	(5,878,003)	7,779,240	14,184,301
Total governmental activities net asset	\$ 58,103,189	\$ 56,790,788	\$ 57,760,986	\$ 56,234,366	\$ 54,822,317	\$ 47,235,789	\$ 46,991,518	\$ 46,531,286	\$ 50,674,192	\$ 54,550,266
<b>Business-type Activities</b>										
Net investment in capital assets	\$ 38,435,110	\$ 38,270,127	\$ 37,955,920	\$ 37,933,467	\$ 38,224,476	\$ 33,117,792	\$ 42,684,653	\$ 43,805,254	\$ 40,005,241	\$ 41,354,370
Restricted for										
Debt service	731,987	-	-	-	-	-	-	-	-	-
Impact fees	-	-	-	-	-	-	-	-	-	-
Capital	5,435,469	-	-	-	-	-	-	-	-	-
Unrestricted	1,936,585	11,135,037	13,121,089	15,798,314	17,260,560	24,342,877	23,659,170	26,965,817	32,720,848	34,682,576
Total business-type activities net asset	\$ 46,539,151	\$ 49,405,164	\$ 51,077,009	\$ 53,731,781	\$ 55,485,036	\$ 57,460,669	\$ 66,343,823	\$ 70,771,071	\$ 72,726,089	\$ 76,036,946
<b>Primary Government</b>										
Net investment in capital assets	\$ 90,254,987	\$ 88,876,827	\$ 93,065,266	\$ 84,165,261	\$ 84,729,077	\$ 76,304,505	\$ 84,090,723	\$ 91,771,964	\$ 77,990,563	\$ 75,056,251
Restricted for										
Housing and Urban Development	-	-	-	201,618	198,242	-	-	-	-	-
Court Security	-	-	-	-	-	25,509	29,106	38,013	45,457	55,458
Court Technology	-	-	-	-	-	77,596	82,633	97,869	109,564	108,981
Public improvement districts	-	-	-	254,959	324,233	443,707	613,074	829,346	839,635	1,095,705
Tourism, convention centers, arts	-	-	-	367,370	433,318	535,168	621,137	717,922	826,544	981,652
Law enforcement purposes	-	-	-	616,916	467,206	619,198	834,271	1,009,536	1,138,971	1,176,713
Debt service	954,749	718,522	242,823	352,439	397,888	602,627	808,824	1,749,893	1,949,459	3,245,575
Impact fees	-	-	-	-	-	-	-	-	-	-
Capital	5,435,469	-	-	-	-	-	-	-	-	-
Governmental funded construction costs	-	-	-	-	-	-	-	-	-	-
Unrestricted	7,997,135	16,600,603	15,529,906	24,007,584	23,757,389	26,088,148	26,255,573	21,087,814	40,500,088	48,866,877
Total primary governmental net assets	\$ 104,642,340	\$ 106,195,952	\$ 108,837,995	\$ 109,966,147	\$ 110,307,353	\$ 104,696,458	\$ 113,335,341	\$ 117,302,357	\$ 123,400,281	\$ 130,587,212

Source: Comprehensive Annual Financial Report

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

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Expenses</b>										
Governmental activities										
General government	\$ 4,603,846	\$ 4,254,835	\$ 3,642,761	\$ 4,171,973	\$ 4,055,911	\$ 3,891,404	\$ 7,337,257	\$ 7,327,188	\$ 6,540,944	\$ 7,542,414
Public safety	14,829,005	14,333,669	14,232,681	14,350,239	14,898,549	16,540,660	18,522,908	18,869,618	20,671,196	22,445,886
Public works	5,678,976	4,832,457	5,119,834	4,991,125	4,926,327	5,987,362	3,651,258	3,869,238	3,441,079	3,512,367
Community development and recreation	1,317,628	1,048,563	1,173,498	1,238,745	1,260,500	1,225,730	1,366,830	1,829,003	2,214,694	2,461,161
Social and welfare	8,599,376	8,640,215	8,493,007	2,048,769	3,623	-	-	-	-	-
Interest and fiscal charges	2,880,768	2,837,440	2,367,927	1,836,254	3,054,899	3,379,380	3,200,431	2,935,851	4,304,629	2,928,389
Total governmental activities expenses	<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>	<u>31,024,536</u>	<u>34,078,684</u>	<u>34,830,898</u>	<u>37,172,542</u>	<u>38,890,217</u>
Business-type activities										
Water and sewer	10,082,971	9,178,117	10,085,993	9,945,611	11,215,515	12,185,162	12,960,201	12,635,280	14,113,248	14,151,252
Refuse	1,769,530	2,196,791	2,509,957	2,050,731	2,153,859	2,134,898	1,470,074	1,531,088	1,505,851	1,570,873
Airport	810,211	905,354	982,868	852,874	886,065	909,428	724,101	842,480	747,317	760,573
Golf course	86,966	83,002	139,621	108,196	86,605	82,234	79,667	116,867	1,038,286	1,093,145
Total business-type activities expenses	<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>	<u>15,311,722</u>	<u>15,234,043</u>	<u>15,125,715</u>	<u>17,404,702</u>	<u>17,575,843</u>
Total primary government expenses	<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>	<u>\$ 46,336,258</u>	<u>\$ 49,312,727</u>	<u>\$ 49,956,613</u>	<u>\$ 54,577,244</u>	<u>\$ 56,466,060</u>
<b>Program Revenues</b>										
Governmental activities										
Charges for services										
General government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,783,188
Public safety	1,759,747	1,394,684	1,529,136	787,570	990,079	1,436,765	2,303,526	1,563,791	1,910,595	1,322,261
Public works	920,361	1,261,640	682,137	1,863,869	1,856,563	1,838,598	3,346,266	2,931,542	2,892,010	3,508,030
Community development and recreation	518,507	-	-	-	-	-	-	-	-	-
Social and welfare	-	-	-	2,814,031	1,339,640	1,351,379	-	-	-	-
Operating grants and contributions	8,817,871	8,765,448	8,171,297	-	-	-	894,947	748,338	2,184,968	1,273,543
Capital grants and contributions	1,866,380	1,740,834	1,146,735	-	-	-	-	-	-	236,500
Total governmental activities program revenues	<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>	<u>\$ 4,626,742</u>	<u>\$ 6,544,739</u>	<u>\$ 5,243,671</u>	<u>\$ 6,987,573</u>	<u>\$ 8,123,522</u>

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

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Business-type activities</b>										
Charges for services										
Water and sewer	\$ 10,924,161	\$ 11,480,609	\$ 14,209,081	\$ 14,251,489	\$ 14,291,481	\$ 15,807,876	\$ 15,708,146	\$ 16,072,343	\$ 16,544,138	\$ 16,466,683
Refuse	1,799,068	2,124,940	2,077,599	2,171,652	2,190,122	2,281,175	2,374,754	2,695,335	2,549,198	2,681,079
Airport	576,949	726,819	806,724	750,308	788,602	748,077	775,416	681,037	685,256	688,845
Golf course	72,550	84,542	94,847	85,595	79,845	72,021	69,582	113,629	152,823	191,012
Operating grants and contributions	382,600	50,089	-	-	-	-	-	-	-	-
Capital grants and contributions	565,364	-	300,000	-	-	-	3,612,835	-	-	-
<b>Total business-type activities program revenues</b>	<b>14,320,692</b>	<b>14,466,999</b>	<b>17,488,251</b>	<b>17,259,044</b>	<b>17,350,050</b>	<b>18,909,149</b>	<b>22,540,733</b>	<b>19,562,344</b>	<b>19,931,415</b>	<b>20,027,619</b>
<b>Total primary government program revenues</b>	<b>\$ 28,203,558</b>	<b>\$ 27,629,605</b>	<b>\$ 29,017,556</b>	<b>\$ 22,724,514</b>	<b>\$ 21,536,332</b>	<b>\$ 23,535,891</b>	<b>\$ 29,085,472</b>	<b>\$ 24,806,015</b>	<b>\$ 26,918,988</b>	<b>\$ 28,151,141</b>
<b>Net (Expenses) Revenues</b>										
Governmental activities	\$(24,026,733)	\$(22,784,573)	\$(23,500,403)	\$(23,171,635)	\$(24,013,527)	\$(26,397,794)	\$(27,533,945)	\$(29,587,227)	\$(30,184,969)	\$(30,766,695)
Business-type activities	1,571,014	2,103,735	3,769,812	4,301,632	3,008,006	3,597,427	7,306,690	4,436,629	2,526,713	2,451,776
<b>Total primary government net expenses</b>	<b>\$(22,455,719)</b>	<b>\$(20,680,838)</b>	<b>\$(19,730,591)</b>	<b>\$(18,870,003)</b>	<b>\$(21,005,521)</b>	<b>\$(22,800,367)</b>	<b>\$(20,227,255)</b>	<b>\$(25,150,598)</b>	<b>\$(27,658,256)</b>	<b>\$(28,314,919)</b>
<b>General Revenues and Other Changes in Net Assets</b>										
Governmental activities										
Taxes										
Property taxes	\$ 12,194,286	\$ 13,621,585	\$ 13,255,066	\$ 12,299,191	\$ 12,240,385	\$ 14,047,562	\$ 15,696,270	\$ 18,172,866	\$ 20,117,067	\$ 22,325,257
Sales taxes	4,532,556	4,693,061	5,676,841	4,845,324	4,960,391	5,545,413	5,633,760	6,168,242	7,160,171	6,869,083
Franchise taxes	1,722,966	2,477,222	3,526,875	2,969,849	3,337,767	2,127,730	2,041,390	2,138,384	2,272,208	2,305,492
Other local taxes	116,535	127,887	51,632	-	48,110	2,494,897	2,019,179	1,761,893	1,164,457	34,537
Interest on investments	36,118	40,627	44,197	22,654	10,241	15,923	111,569	270,073	501,786	1,031,549
Miscellaneous	1,374,279	1,180,897	484,754	343,709	324,621	489,467	292,911	581,435	788,192	416,070
Transfers	2,381,236	(669,107)	1,431,236	1,856,628	1,679,963	1,635,572	(193,511)	1,722,208	2,099,973	1,660,781
<b>Total governmental activities</b>	<b>22,357,976</b>	<b>21,472,172</b>	<b>24,470,601</b>	<b>22,337,355</b>	<b>22,601,478</b>	<b>26,356,564</b>	<b>25,601,568</b>	<b>30,815,101</b>	<b>34,103,854</b>	<b>34,642,769</b>
Business-type activities										
Interest on investments	15,963	15,105	30,081	26,255	9,682	14,728	89,948	219,076	489,104	830,598
Miscellaneous	24,097	78,066	(696,812)	511,763	415,530	787,542	1,293,005	1,493,751	1,173,073	1,689,264
Transfers	(2,381,236)	669,107	(1,431,236)	(1,856,628)	(1,679,963)	(1,635,572)	193,511	(1,722,208)	(2,099,973)	(1,660,781)
<b>Total business-type activities</b>	<b>(2,341,176)</b>	<b>762,278</b>	<b>(2,097,967)</b>	<b>(1,318,610)</b>	<b>(1,254,751)</b>	<b>(833,302)</b>	<b>1,576,464</b>	<b>(9,381)</b>	<b>(437,796)</b>	<b>859,081</b>
<b>Total primary government</b>	<b>20,016,800</b>	<b>22,234,450</b>	<b>22,372,634</b>	<b>21,018,745</b>	<b>21,346,727</b>	<b>25,523,262</b>	<b>27,178,032</b>	<b>30,805,720</b>	<b>33,666,058</b>	<b>35,501,850</b>
<b>Change in Net Position</b>										
Governmental activities	(1,668,757)	(1,312,401)	970,198	(834,280)	(1,412,049)	(41,230)	(1,932,377)	1,227,874	3,918,885	3,876,074
Business-type activities	(770,162)	2,866,013	1,671,845	2,983,022	1,753,255	2,764,125	8,883,154	4,427,248	2,088,917	3,310,857
<b>Total primary government</b>	<b>\$ (2,438,919)</b>	<b>\$ 1,553,612</b>	<b>\$ 2,642,043</b>	<b>\$ 2,148,742</b>	<b>\$ 341,206</b>	<b>\$ 2,722,895</b>	<b>\$ 6,950,777</b>	<b>\$ 5,655,122</b>	<b>\$ 6,007,802</b>	<b>\$ 7,186,931</b>

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)	Fiscal Year (Post-GASB 54)							
	2010	2012	2013	2014	2015	2016	2017	2018	2019
<b>General Fund</b>									
Nonspendable	\$ -	\$ -	\$ 50,317	\$ 181,550	\$ 181,224	\$ 16,290	\$ 116,498	\$ 110,373	\$ 125,850
Court security	-	-	-	-	25,509	29,106	38,013	45,457	55,458
Court technology	-	-	-	-	77,596	82,633	97,869	109,564	108,981
Unassigned	<u>3,685,387</u>	<u>6,793,956</u>	<u>6,447,889</u>	<u>5,676,223</u>	<u>6,383,964</u>	<u>6,846,881</u>	<u>8,815,560</u>	<u>12,029,708</u>	<u>14,025,595</u>
Total general fund	<u>\$ 3,685,387</u>	<u>\$ 6,793,956</u>	<u>\$ 6,498,206</u>	<u>\$ 5,857,773</u>	<u>\$ 6,668,293</u>	<u>\$ 6,974,910</u>	<u>\$ 9,067,940</u>	<u>\$ 12,295,102</u>	<u>\$ 14,315,884</u>
<b>All Other Governmental Funds</b>									
Nonspendable	\$ -	\$ -	\$ 3,519	\$ 3,519	\$ 7,553	\$ -	\$ -	\$ -	\$ -
Restricted for									
Housing and Urban Development	960,264	950,820	201,618	198,242	-	-	-	-	-
Encumbrances	-	-	-	-	-	-	-	-	-
Inventory and prepaid items	690,548	-	-	-	-	-	-	-	-
Court technology	35,871	-	-	-	-	-	-	-	-
Westwood wall	30,000	-	-	-	-	-	-	-	-
Capital projects	19,428,162	9,723,620	8,742,773	8,177,260	12,782,493	15,924,564	7,134,763	6,127,269	10,598,227
Debt service	1,081,805	242,823	352,439	397,888	602,627	808,824	1,749,893	1,949,459	3,245,575
Public works	-	832,928	1,085,362	1,395,072	1,704,102	2,067,582	2,497,565	3,085,202	3,659,232
Public improvement districts	-	189,076	254,959	324,233	443,707	613,074	829,346	839,635	1,095,705
Police grants	-	7,539	7,299	50,137	34,805	57,184	64,360	87,929	49,468
Tourism, convention centers arts	-	298,965	367,370	433,318	535,168	621,137	717,922	826,544	981,652
Law enforcement purposes	-	395,610	609,617	417,069	584,393	777,087	945,176	1,051,042	1,127,245
Parkland dedication	-	-	-	-	-	-	-	-	431,378
Street	-	-	-	-	-	-	-	-	200,000
Unreserved and undesignated – special revenue funds	<u>(176,741)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total all other governmental funds	<u>\$ 22,049,909</u>	<u>\$ 12,641,381</u>	<u>\$ 11,624,956</u>	<u>\$ 11,396,738</u>	<u>\$ 16,694,848</u>	<u>\$ 20,869,452</u>	<u>\$ 13,939,025</u>	<u>\$ 13,967,080</u>	<u>\$ 21,388,482</u>

**Source:** Comprehensive Annual Financial Report

**Notes:** The City implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* in fiscal year 2011.

**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									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Revenues</b>										
Taxes and fees	\$ 19,638,379	\$ 21,372,099	\$ 22,746,133	\$ 20,301,610	\$ 21,269,177	\$ 23,577,637	\$ 25,270,016	\$ 28,571,938	\$ 31,820,128	\$ 34,074,520
Licenses and permits	807,945	773,463	857,841	1,148,329	975,217	951,760	1,830,079	1,484,252	1,695,322	1,370,116
Intergovernmental	11,070,885	11,384,338	8,821,297	2,814,031	1,339,640	1,946,379	1,504,947	1,280,288	2,801,908	1,273,543
Charges for services	516,420	533,411	671,295	715,540	881,346	886,838	1,516,187	1,447,290	1,196,688	2,137,914
Fines and forfeitures	906,897	909,658	884,828	787,570	990,079	1,436,765	2,303,526	1,563,791	1,910,595	1,322,261
Interest	36,118	40,934	44,197	22,654	10,241	15,923	111,569	270,073	501,786	1,031,549
Miscellaneous	727,462	481,671	484,754	343,709	324,621	489,467	292,911	581,435	356,692	391,411
<b>Total revenues</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>29,304,769</b>	<b>32,829,235</b>	<b>35,199,067</b>	<b>40,283,119</b>	<b>41,601,314</b>
<b>Expenditures</b>										
<b>Current</b>										
General government	3,332,021	3,803,506	3,234,973	3,375,903	3,437,170	3,800,206	4,171,215	4,801,896	5,045,895	5,334,851
Public safety	14,006,428	13,275,122	13,191,322	13,336,419	13,652,389	14,978,932	16,114,990	16,252,899	16,150,528	18,193,109
Public works	4,005,130	2,722,718	2,873,078	2,650,764	2,446,367	2,740,264	2,243,874	3,018,500	2,903,095	2,963,218
Community development and recreation	1,186,687	908,906	1,028,649	1,087,215	1,093,189	1,044,526	1,134,586	1,576,620	1,865,836	2,090,158
Social and welfare	8,599,376	8,640,215	8,493,007	2,048,769	3,623	-	-	-	-	-
Capital outlay	8,226,552	3,682,485	11,680,610	2,830,968	1,938,125	2,090,865	1,769,198	9,531,567	5,291,763	7,564,307
<b>Debt Service</b>										
Principal retirement	1,370,490	1,434,986	2,380,747	2,126,748	2,614,905	3,168,011	3,345,838	3,432,256	3,791,760	4,426,571
Interest and fiscal charges	2,384,066	3,381,520	2,392,568	1,895,777	3,102,850	3,248,164	3,454,802	3,144,934	4,510,498	3,038,551
Cost of issuance of bonds	-	-	94,871	-	-	294,059	-	95,206	-	100,791
<b>Total expenditures</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>	<b>\$ 31,365,027</b>	<b>\$ 32,234,503</b>	<b>\$ 41,853,878</b>	<b>\$ 39,559,375</b>	<b>\$ 43,711,556</b>
Excess (deficiency) of revenues over (under) expenditures	(9,406,644)	(2,353,884)	(10,859,480)	(3,219,120)	(2,498,297)	(2,060,258)	594,732	(6,654,811)	723,744	(2,110,242)
<b>Other Financing Sources (Uses)</b>										
Bonds issued	\$ 34,995,000	\$ -	\$ 5,690,060	\$ -	\$ -	\$ 4,580,316	\$ 4,080,000	\$ -	\$ -	\$ 9,550,000
Capital leases issued	-	-	366,345	-	-	1,250,000	-	-	-	24,659
Payment to refunding escrow agent	-	-	(12,972,717)	-	-	(18,399,389)	-	(5,632,042)	-	-
Premium on issuance of bonds	-	-	1,417,588	-	-	2,167,688	-	397,248	-	80,486
Proceeds from refunding bonds issued	-	-	11,650,000	-	-	16,934,701	-	5,330,000	-	-
Proceeds from capital lease	-	-	-	-	-	-	-	-	431,500	-
Capital contributions	-	-	-	-	-	-	-	-	-	236,500
Transfers from other funds	2,485,236	1,535,236	1,535,236	1,960,628	1,807,362	1,992,109	1,729,308	1,786,755	2,164,520	2,059,634
Transfers to other funds	(104,000)	(2,204,343)	(104,000)	(104,000)	(127,399)	(356,537)	(1,922,819)	(64,547)	(64,547)	(398,853)
<b>Total other financing sources (uses)</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>8,168,888</b>	<b>3,886,489</b>	<b>1,817,414</b>	<b>2,531,473</b>	<b>11,552,426</b>
<b>Net Change in Fund Balances</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>	<b>\$ 6,108,630</b>	<b>\$ 4,481,221</b>	<b>\$ (4,837,397)</b>	<b>\$ 3,255,217</b>	<b>\$ 9,442,184</b>
Debt service as a percentage of noncapital expenditures	10.8%	14.1%	14.2%	15.2%	21.7%	21.9%	22.3%	20.3%	24.2%	20.7%

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>
2010	\$ 950,426,610	\$ 527,532,890	\$ 261,583,940	\$ 252,771,195	\$ 1,486,772,245	\$ 0.86750	\$ 1,486,772,245	100.00%
2011	\$ 941,163,750	\$ 504,766,700	\$ 291,811,860	\$ 249,903,347	\$ 1,487,838,963	\$ 0.86750	\$ 1,487,838,963	100.00%
2012	\$ 902,594,330	\$ 512,299,820	\$ 304,324,030	\$ 269,367,634	\$ 1,449,850,546	\$ 0.86750	\$ 1,449,850,546	100.00%
2013	\$ 882,606,250	\$ 540,891,270	\$ 337,042,810	\$ 297,144,885	\$ 1,463,395,445	\$ 0.86750	\$ 1,463,395,445	100.00%
2014	\$ 937,082,890	\$ 617,747,170	\$ 376,545,200	\$ 316,696,300	\$ 1,614,678,960	\$ 0.86750	\$ 1,614,678,960	100.00%
2015	\$ 1,044,064,220	\$ 654,954,260	\$ 445,658,700	\$ 372,240,134	\$ 1,772,437,046	\$ 0.86750	\$ 1,772,437,046	100.00%
2016	\$ 1,207,302,440	\$ 741,208,550	\$ 561,067,510	\$ 463,091,833	\$ 2,046,486,667	\$ 0.86750	\$ 2,046,486,667	100.00%
2017	\$ 1,327,351,000	\$ 848,479,790	\$ 536,241,530	\$ 457,769,736	\$ 2,254,302,584	\$ 0.86750	\$ 2,254,302,584	100.00%
2018	\$ 1,581,905,170	\$ 995,032,200	\$ 580,387,360	\$ 583,754,295	\$ 2,248,120,217	\$ 0.86750	\$ 2,248,120,217	100.00%
2019	\$ 1,809,417,380	\$ 1,214,870,120	\$ 785,887,340	\$ 709,011,720	\$ 3,101,163,120	\$ 0.84090	\$ 3,101,163,120	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)
2010	0.650200	0.217300	0.867500	1.412700	*	1.060000	0.243100	0.271000
2011	0.601200	0.266300	0.867500	1.412700	*	1.060000	0.243100	0.271000
2012	0.601200	0.266300	0.867500	1.418000	*	1.060000	0.243100	0.271000
2013	0.601200	0.266300	0.867500	1.418000	*	1.060000	0.243100	0.271000
2014	0.601200	0.266300	0.867500	1.418000	*	1.060000	0.243100	0.271000
2015	0.601200	0.266300	0.867500	1.540000	*	1.060000	0.243100	0.286000
2016	0.601200	0.266300	0.867500	1.418000	*	1.060000	0.243100	0.276000
2017	0.601200	0.266300	0.867500	1.418000	*	1.060000	0.243100	0.276000
2018	0.601200	0.266300	0.867500	1.530000	*	1.000000	0.243100	0.279400
2019	0.595200	0.245725	0.840925	1.530000	*	1.000000	0.243100	0.269550

**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 Property Taxpayers**  
**Current Year and Nine Years Ago (Unaudited)**

Taxpayer	2019			2010		
	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>
CSHV 20 35 LLC	\$160,565,110	1	25.93%			
AT&T Corp	99,449,080	2	16.06%			
Oncor Electric Delivery	73,756,220	3	11.91%			
United Natural Foods Inc	51,803,472	4	8.36%			
Mobis Parts America	43,978,030	5	7.10%			
2935 Danieldale Rd Holdings LL	40,149,320	6	6.48%			
I-20 Commerce Center LLC	40,095,000	7	6.47%			
DFW Rollings Hills Apartments L	39,552,230	8	6.39%			
Walmart Stores Inc	38,589,740	9	6.23%			
Pepsico Inc	31,353,740	10	5.06%			
Oncor Electric Delivery				\$ 61,691,611	1	26.63%
AT&T Corp				50,672,890	2	21.87%
Walmart Stores Inc				32,232,710	3	13.91%
Pleasant Run Courtyard				21,425,380	4	9.25%
Brasscraft Manufacturing Co.				13,648,510	5	5.89%
M&A Texas Lancaster LTD				13,102,476	6	5.66%
Blue Grove Plaza				10,500,000	7	4.53%
WNA Cups Illustrated Inc				10,225,990	8	4.41%
Primrose Houston I				9,381,660	9	4.05%
Tire Centers LLC				8,795,000	10	3.80%
Total	<u>\$ 619,291,942</u>		<u>100.00%</u>	<u>\$ 231,676,227</u>		<u>100.00%</u>

**Source:** Dallas County Tax Office

**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
2010	\$ 12,015,938	\$ 11,658,253	97.02%	\$ 57,166	\$ 11,958,772	99.52%
2011	\$ 12,962,191	\$ 12,674,920	97.78%	\$ 60,020	\$ 12,902,171	99.54%
2012	\$ 12,952,021	\$ 12,686,384	97.95%	\$ 61,098	\$ 12,890,923	99.53%
2013	\$ 12,624,467	\$ 12,375,869	98.03%	\$ 66,910	\$ 12,557,557	99.47%
2014	\$ 12,773,462	\$ 12,499,106	97.85%	\$ 78,648	\$ 12,694,814	99.38%
2015	\$ 14,050,021	\$ 13,785,499	98.12%	\$ 92,750	\$ 13,957,271	99.34%
2016	\$ 15,433,729	\$ 15,129,575	98.03%	\$ 112,863	\$ 15,320,866	99.27%
2017	\$ 17,874,074	\$ 17,606,753	98.50%	\$ 178,065	\$ 17,696,009	99.00%
2018	\$ 19,736,863	\$ 19,443,209	98.51%	\$ 334,715	\$ 19,402,148	98.30%
2019	\$ 22,150,576	\$ 22,097,533	99.76%	\$ -	\$ 22,150,576	99.76%

**Source:** Dallas County Tax Assessor and Collector

**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			
2010	52,785,752	25,292,725	498,961	8,731,461	147,280	600,160	88,056,339	11.48%	2,422
2011	51,927,333	24,915,625	268,975	7,520,455	137,280	72,552	84,842,220	10.98%	2,276
2012	52,695,925	22,268,525	6,147,351	14,200,793	129,284	56,631	95,498,509	11.96%	2,523
2013	51,233,460	21,536,425	6,075,603	13,001,471	118,511	37,998	92,003,468	11.45%	2,428
2014	49,615,995	20,919,325	5,555,698	11,763,738	107,828	17,703	87,980,287	11.40%	2,311
2015	60,129,226	14,037,329	5,877,687	14,782,527	92,060	-	94,918,829	12.24%	2,481
2016	57,913,267	17,325,229	5,091,849	9,529,799	76,282	-	89,936,426	11.29%	2,284
2017	57,739,077	14,340,000	4,488,159	8,427,451	68,254	-	85,062,941	6.92%	2,217
2018	54,684,104	13,975,000	3,751,399	7,156,505	55,000	-	79,622,008	9.20%	2,022
2019	60,800,425	13,600,000	3,306,328	6,659,435	51,566	-	84,417,754	9.44%	2,138

**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.

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

<b>General Bonded Debt Outstanding</b>					<b>Percentage of Actual Taxable Value of Property<sup>a</sup></b>	<b>Per Capita<sup>b</sup></b>
<b>Fiscal Year</b>	<b>General Obligation Bonds</b>	<b>Certificates of Obligation</b>	<b>Less: Amounts Available in Debt Service Fund</b>	<b>Total</b>		
2010	\$ 59,096,999	\$ 25,290,219	\$ 1,081,805	\$ 83,305,413	5.60%	2,291
2011	\$ 57,227,436	\$ 24,913,257	\$ 718,522	\$ 81,422,171	5.47%	2,184
2012	\$ 57,599,904	\$ 22,269,623	\$ 242,823	\$ 79,626,704	5.49%	2,104
2013	\$ 55,437,371	\$ 21,537,496	\$ 352,439	\$ 76,622,428	5.24%	2,022
2014	\$ 53,096,505	\$ 20,920,381	\$ 397,888	\$ 73,618,998	4.56%	1,934
2015	\$ 63,872,886	\$ 18,118,360	\$ 602,627	\$ 81,388,619	4.59%	2,127
2016	\$ 60,873,448	\$ 17,326,233	\$ 808,824	\$ 77,390,857	3.78%	1,965
2017	\$ 60,420,622	\$ 20,157,414	\$ 2,067,582	\$ 78,510,454	3.48%	2,047
2018	\$ 56,400,609	\$ 19,470,000	\$ 1,949,459	\$ 73,921,150	3.29%	1,877
2019	\$ 62,346,425	\$ 18,765,000	\$ 3,085,202	\$ 78,026,223	2.52%	1,976

**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)**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Tax rate limit	\$ 2.5000	\$ 2.5000	\$ 2.5000	\$ 2.5000	\$ 2.5000	\$ 2.5000	\$ 2.5000	\$ 2.5000	\$ 2.5000	\$ 2.5000
Current tax rate	0.8675	0.8675	0.8675	0.8675	0.8675	0.8675	0.8675	0.8675	0.8675	0.8409
Available tax rate	<u>\$ 1.6325</u>	<u>\$ 1.6591</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, 2019 (Unaudited)**

Governmental Unit	Gross Bonded Debt	Estimated Percentage Applicable <sup>a</sup>	City Share of Overlapping Debt
Lancaster I.S.D.	\$ 201,126,933	85.89%	\$ 172,747,923
Dallas County	151,495,000	1.06%	1,605,847
Dallas County Hospital District	862,670,000	1.06%	9,144,302
Dallas County Community College District	182,800,000	1.06%	1,937,680
Dallas County Schools	36,801,240	1.06%	390,093
Dallas ISD	2,676,385,000	0.10%	2,676,385
Ferris ISD	<u>31,376,169</u>	<u>0.04%</u>	<u>12,550</u>
<b>City of Lancaster (Direct Debt)</b>	<u>79,030,000</u>	<u>100.00%</u>	<u>79,030,000</u>
<b>Total Direct and Overlapping Debt</b>	<u>\$4,221,684,342</u>		<u>\$ 267,544,780</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 Obligation</b>					
<b>Fiscal Year</b>	<b>Less:</b>				
	<b>Total Revenues<sup>a</sup></b>	<b>Operating Expenses<sup>b</sup></b>	<b>Net Available Revenue</b>	<b>Annual Requirement<sup>c</sup></b>	<b>Times Coverage</b>
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
2015	\$ 17,044,261	\$ 13,552,343	\$ 3,491,918	\$ 1,504,088	2.32
2016	\$ 17,721,270	\$ 14,380,758	\$ 3,340,512	\$ 1,517,470	2.20
2017	\$ 17,988,887	\$ 12,635,280	\$ 5,353,607	\$ 1,484,822	3.61
2018	\$ 17,665,764	\$ 14,640,200	\$ 3,025,564	\$ 1,485,106	2.04
2019	\$ 17,801,357	\$ 12,508,268	\$ 5,293,089	\$ 1,365,406	3.88

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

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

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

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

<b>Year</b>	<b>Estimated Population<sup>a</sup></b>	<b>Personal Income</b>	<b>Per Capita Personal Income<sup>b</sup></b>	<b>Median Age<sup>b</sup></b>	<b>Median Household Income<sup>b</sup></b>	<b>School Enrollment<sup>c</sup></b>	<b>Unemployment Rate<sup>d</sup></b>
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	35.0	\$ 46,254	6,538	8.8%
2014	38,071	\$ 771,661,099	\$ 20,269	32.0	\$ 53,652	6,823	7.0%
2015	38,256	\$ 775,410,864	\$ 22,347	32.0	\$ 53,652	6,910	6.8%
2016	39,380	\$ 796,342,360	\$ 20,222	32.3	\$ 49,590	7,051	5.8%
2017	38,361	\$ 1,228,973,384	\$ 31,144	32.9	\$ 50,137	7,315	6.4%
2018	39,386	\$ 865,901,210	\$ 21,985	33.1	\$ 54,331	7,365	5.9%
2019	39,477	\$ 893,838,234	\$ 22,642	33.1	\$ 55,907	7,365	5.3%

**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> Texas Academic Performance Report; 2018-19 District Student Information
- <sup>d</sup> Unemployment – Homefacts.com for Lancaster, Texas

**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	2019			2013		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Lancaster ISD	915	1	11.49%	689	1	N/A
Walmart	528	2	6.63%	450	2	N/A
United National Foods (UNFI)	381	3	4.78%	200	7	N/A
Oak Creak Homes/American Homestar	295	4	3.70%	280	4	N/A
City of Lancaster	294	5	3.69%	260	5	N/A
Cedar Valley College	280	6	3.52%	225	6	N/A
AT&T	257	7	3.23%	200	3	N/A
Frozen Food Express (FFE) Transportation	240	8	3.01%	150	12	N/A
Ollie's Bargain Outlet Warehouse	225	9	2.83%			N/A
Crescent Medical Center Lancaster	225	10	2.83%			N/A
<b>Total</b>	<b>3,640</b>		<b>45.71%</b>	<b>2,454</b>		<b>0.00%</b>

**Source:** City of Lancaster Economic Development Corporation and TWC website

**Note:** The information presented is from a 2013 survey conducted by the City and best reflects the employment trends in the City.

# City of Lancaster, Texas

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

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government Division	16	17	15	17	41	44	36	45	61	60
Public Safety Division	147	134	132	133	140	141	139	130	131	147
Public Works Division	7	6	5	5	4	4	4	4	3	2
Community Development Division	16	13	11	10	13	17	17	17	10	7
Nondepartmental Division	7	6	5	5	-	-	-	-	-	-
Water and Sewer	29	31	30	28	22	22	23	20	17	17
Airport	5	4	4	4	5	5	6	5	5	5
4A LEDC Fund	2	2	1	1	1	1	1	2	2	2
4B LRDC Fund – Library	9	9	8	9	8	8	13	13	13	11
Parks and Recreation Fund	45	29	32	32	24	25	34	33	42	34
Housing	12	12	9	4	-	-	-	-	-	-
Stormwater Fund	13	12	11	13	13	13	8	10	10	9
Total	308	273	262	260	271	280	281	279	294	294

Sources: City of Lancaster Budget Document

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

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Police</b>										
Number of police officers	59	52	51	51	49	54	52	44	54	55
Number of violations (citations)	7,927	11,731	12,269	9,432	8,185	5,808	6,698	8,110	13,014	17,726
<b>Municipal Court</b>										
Number of traffic cases	5,356	11,056	19,434	8,865	4,283	5,101	8,678	6,542	7,326	8,364
Number of city ordinance cases	1,116	485	2,298	322	85	1,098	1,085	330	426	438
<b>Fire</b>										
Number of fire fighters	59	57	56	56	62	62	62	63	68	66
Number of emergency fire responses	1,632	1,916	1,846	1,792	1,826	1,913	1,773	1,864	2,135	2,566
Number of medical emergencies	3,748	3,664	4,017	4,268	4,353	4,632	4,668	4,662	4,456	4,998
<b>Parks and Recreation</b>										
Number of acres	863	1,070	1,070	1,070	1,087	1,087	1,087	1,087	1,087	1,087
Number of recreation center participants	2,504	3,279	4,541	3,690	4,375	6,175	12,852	16,448	20,425	24,970
<b>Library</b>										
Volumes in collection <sup>b</sup>	84,786	90,117	90,972	87,468	77,020	86,411	83,827	86,558	87,716	97,018
Number of library cardholders	9,343	6,412	23,701	27,584	30,011	35,892	10,364	35,305	36,906	12,961
<b>Water and Wastewater</b>										
Number of water accounts	12,334	12,543	12,611	12,613	12,723	12,845	14,242	15,119	15,312	15,587
Average daily water consumption (millions of gallons)	4	5	4	4	4	4	4	5	6	6
Average daily effluent (millions of gallons)	5	4	4	5	5	5	5	5	5	5

Sources: City Departments

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

© System migration

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

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<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	24	25	25	25	25	25	25	25	25	25
Number of baseball diamonds	8	8	8	8	8	8	8	8	8	8
Number of soccer/football fields	12	13	13	13	13	13	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	188	190	208	208	209	210
Sanitary sewer mains (miles)	160	160	160	160	161	163	174	205	210	211
Fire hydrants	1,554	1,554	1,554	1,554	1,558	1,598	1,638	1,793	1,804	1,845

Sources: City Departments

**THIS PAGE IS INTENTIONALLY LEFT BLANK**