



# Comprehensive Annual Financial Report

For Fiscal Year Ended September 30, 2019

Town of Fairview, Texas



# VISION

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Fairview will be recognized as one of the best small towns in Texas for families and businesses, with a unique quality of life that combines upscale residential country living with vibrant urban conveniences and accountable, fiscally responsible governance.



# MISSION

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**Fairview is a community that:**

- Preserves a small town "country feel" in residential areas;
- Maintains an open dialogue with residents, businesses, school districts, and other customers;
- Recognizes and protects the natural features in the community in partnership with developers;
- Promotes high quality economic development within the Town's commercial corridor;
- Provides municipal services of the highest standard through a professional work force that is guided by a strong customer service culture; and,
- Provides great value to its residents through sound fiscal

**Town of Fairview, Texas**  
Comprehensive Annual Financial Report

For the Fiscal Year Ended September 30, 2019

As Prepared by the  
Finance Department



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 Comprehensive Annual Financial Report  
 For the Fiscal Year Ended September 30, 2019  
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# Introductory Section









372 Town Place • Fairview, TX 75069 • Town Hall 972-562-0522

February 28, 2020

To the Honorable Mayor,  
Members of the Town Council,  
and the Citizens of the Town of Fairview, Texas:

The Town of Fairview Finance Department is pleased to submit the Comprehensive Financial Report (CAFR) for the fiscal year ending September 30, 2019. The Town's Finance Department has prepared the Report and is responsible for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures. We believe that the Town's current system of internal controls adequately safeguards assets and provides reasonable assurance of proper recording of financial transactions. Because the cost of internal controls should not outweigh their benefits, the Town'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. To the best of our knowledge and belief, the enclosed data is complete and reliable in all material respects. All disclosures necessary to enable the reader to gain an understanding of the Town's financial activities have been included.

Also included in this report is an unmodified (clean) opinion on the Town of Fairview's financial statements for the year ended September 30, 2019 issued by Weaver, L.L.P. The independent auditors' report is located in the beginning of the financial section of the CAFR.

### **The Reporting Entity**

This report includes all funds of the Town including its component units. The Town's component units are legally separate entities for which the Town is financially accountable but are not part of the Town's operations. The Town's discretely presented component units are:

- Fairview Economic Development Corporation
- Fairview Community Development Corporation

The Town also has one blended component unit, for which the Town appoints the majority of the board and approves all projects and financing plans. The component unit is a special revenue fund in the Town's financial statements. The Town's blended component unit is:

- Tax Increment Reinvestment Zone (TIRZ)

### **The Report**

The CAFR is presented in three sections: introductory, financial, and statistical. The Introductory Section includes this transmittal letter, the Town's organizational chart, a list of principal officials and staff, and the Government Finance Officers Association of the United States and Canada's (GFOA) Certificate of Achievement for Excellence in Financial Reporting.

The Financial Section is prepared in accordance with Generally Accepted Accounting Principles (GAAP). This section of the CAFR includes the Management's Discussion and Analysis (MD&A) which can be found immediately following the independent auditor report, the basic financial statements and combining and individual fund statements and schedules. This section also includes the required supplementary information.

GAAP requires management to provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). The basic financial statements include the government-wide financial statements that present an overview of the Town's entire operations, while the fund level statement present the financial information of each of the Town's major funds as well as non-major funds.

This CAFR concludes with the Statistical Section, which includes financial and demographic information, usually presented on a multi-year basis to give users a perspective of the Town's performance over a number of years.

### **Profile of the Government**

The Town of Fairview was incorporated in 1958. The Town is located in Collin County and is approximately 27 miles north of downtown Dallas on US Highway 75. It occupies 9.2 square miles and serves a population of approximately 9,640. The Town is empowered to levy a property tax on both real and personal property located within its boundaries. It is also empowered by state statute to extend its corporate limit by annexation, which it has done from time to time.

The Town of Fairview has operated under the council-manager form of government since 2006, when the home rule charter was adopted. Policy making and legislative authority is vested in the Town Council, which consists of a Mayor and six Councilmembers, all elected at large to two-year staggered terms. The Council appoints the Town's Manager, who in turn appoints the heads of the various departments and is responsible for the day to day operations of the Town.

The Town of Fairview provides a full range of services, including police, fire and emergency medical services; the construction and maintenance of streets and other infrastructure; planning and zoning, parks and recreation, general administrative services and public utilities. The Town's utilities include water and sewer, sanitation and drainage services. The North Texas Municipal Water District ("NTMWD") provides water and sewer treatment for the Town on a "take-or-pay" basis; and Republic Services provides solid waste collection. The Town's drainage utility operates to mitigate drainage and environmental hazards and is self-supporting with fees billed monthly to all residential and commercial customers.

The Council is required to adopt a final budget by no later than the close of the fiscal year. This annual budget serves as the foundation for the Town of Fairview financial planning and control. The budget is prepared by fund and department.

### **Factors Affecting Financial Condition**

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

#### **Local Economy**

The Town of Fairview is situated in the Dallas/Ft. Worth Consolidated Metropolitan Statistical Area and is located in Collin County. Until 2006 the Town was primarily a bedroom community. In 2006 the Town entered into an agreement with the Herring Group that, over the next several years, brought 900,000 square feet of new shopping, dining and entertainment space with the development of the Villages of Fairview ("Villages"). The Villages includes three anchor stores, Macy's, J C Penney's, and Dillard's, along with multiple restaurants, smaller retailers and entertainment venues. In fiscal year 2008 sales taxes

represented 6.3% of the General Fund budget. In fiscal year 2019 that had increased to 17%. In fiscal year 2017 the Villages were acquired by Lincoln Properties. They have since renamed the development; Fairview Town Center (Center). The company continues to invest in the Center including new signage, additional and improved access into the development, additional lease space, and the addition of an outdoor event and gathering venue.

Property tax revenues have also seen significant increases both in the commercial area with the completion of two hotels and the Overture Senior Apartments in the Center and of the Sorrell Fairview apartments, along with a continued growth in the residential property tax base. The tax base in fiscal year 2019 grew by 10.03%. The average market value for a home in Fairview in 2019 was \$520,479.

The economy is very strong in Fairview. The Fairview unemployment rate for September 2019 was 3.0%, compared to 3.4% for Texas and 3.5% nationwide (not seasonally adjusted).

### Financial Policies

The Town Council has adopted and routinely updates the financial policies of the Town. The majority of the financial policies were updated in May of 2012. In November 2013, the Town formally adopted the Governmental Accounting Standards Board (GASB) #54 "Fund Balance Reporting and Governmental Fund Type Definitions" and revised the Town's fund balance policy. These policies have guided the Town and have resulted in strong fund balances and conservative budgeting practices. The General Fund unassigned fund balance policy sets a goal of 25% of appropriations. The Town has exceeded this level for many years; therefore, the revised policy provides any unassigned fund balance in the General Fund exceeding 50% of budgeted appropriations will be assigned to fund future capital or one-time expenditures. The current fund balance is estimated at over 57% of General Fund appropriations.

The Town retains strong bond ratings with the most recent upgrade in September 2013 by Standard and Poor's from an AA- to a rating of AA+ and reaffirmation of Moody's rating of Aa2. The Standard and Poor's rating of AA+ was reaffirmed in FY15-16 and again in FY18-19 with the issuance of additional debt.

### Long Term Planning

The Town Council and staff recognize the need for long range planning. It is the goal of the Town government to provide responsible leadership, services, and infrastructure to achieve a safe environment and provide for a high quality of life. Below is a discussion of the current planning being undertaken by the Town.

### Strategic Planning

The Town Council periodically reviews their priorities as a part of the budget planning process. The most recent review of priorities occurred in 2017 with the emphasis on several major initiatives including the exploration of opportunities to respond to Wilson Creek drainage issues, the implementation of the Town's capital improvement plan, focus on the next steps for implementation of the plans for the commercial district, updating the Town's park and trail plan, and improving the Town's communication tools.

### Current Planning Projects

Over the past several years the Town has completed updates to the Town's master planning for the Commercial Planned Development District (CPDD), roadway, water and sewer master plans. Along with the updates to the master plans, the impact fees for water, sewer and roadways were updated. The Town also recently completed a master drainage plan.

The completion of these plans identified the components of the Town's ten-year capital plan, which was approved in FY 2016. This plan will be updated in FY 2020.

Project planning that is underway includes the preliminary design and right of way mapping for Fairview Parkway and Frisco Road. Completion of those efforts are anticipated in FY 2020. The Town is currently in the process of updating the master park and trail plan with completion also planned in FY 2020.

Additionally, in FY 2019 the Town, after significant public input and participation, held a bond election for the reconstruction of Fire Station #1. The bond was approved with a margin of 70%. The Town has moved forward with the design of Fire Station#1 with plans to approve construction of the project in 2020.

### Capital Improvement Planning

Completion of the master plans noted above identified the components of the Town's capital plan for facilities and infrastructure.

As identified above, one of the primary strategic goals is the implementation of the capital improvement plan. This plan includes needed improvements for the implementation of the Commercial Planned Development District along with other Town needs.

Major capital projects planned in the near future, under construction or recently completed by other agencies including TxDOT and North Texas Municipal Water District which impact Fairview include:

1. The widening of a section of Stacy Road from Highway 5 to FM-1378 from 2 lanes to 4 lanes. This project began in FY 2016 and was completed in FY 2019.
2. The reconstruction of a section of east Stacy Road from Thompson Springs to Orr Road. This project is underway with completion planned for FY 2020.
3. Reconstruction of the overpass at US 75 and Ridgeview. Funding has been approved by TxDOT and design is underway.
4. Widening and reconstruction of SH – 5 from FM-1378 into McKinney. Funding has been approved by TxDOT and design is underway.
5. Construction of a water ground storage and pump station facility for additional water capacity for the Town. This project is under construction with completion planned for FY 2020.
6. Construction of a trail in the CPDD extending from Fairview Parkway to Highway 5. Collin County and an area developer are participating in the funding for construction of the trail that was initiated in FY19. Completion of the project is expected in FY2020.


### Utilities

The Town of Fairview purchases its water from and has its sewer treated by North Texas Municipal Water District ("NTMWD"). NTMWD has a long-range plan for providing treated water to its member and customer cities and each year portions of that plan are implemented along with the rates necessary to fund the plans. In fiscal year 2016, the Town completed a water and sewer rate study that recommended the need for adjustments in the water and sewer rates over the succeeding five years. As a result of that study the Town implemented a 15% rate increase in FY 2018. Before the start of the 2019 fiscal year, NTMWD changed their pricing structure reducing the increase to the Town. With that, the fiscal year 2020 budget includes a 2.4% increase in water and 6.8% increase in sewer.

**Acknowledgements**

The preparation of the comprehensive annual financial report would not have been possible without the efficient and dedicated service of the staff of the finance and administration department who worked on the report. Each member involved in this effort has my sincere appreciation for the contributions made in the preparation of this report.

Credit must also be given to the governing body of the Town, the Mayor and the members of the Town Council, for their leadership and support in maintaining the highest standards in the financial management of the Town of Fairview.

Respectfully submitted,  
  
Julie Couch  
Town Manager



Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**Town of Fairview  
Texas**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

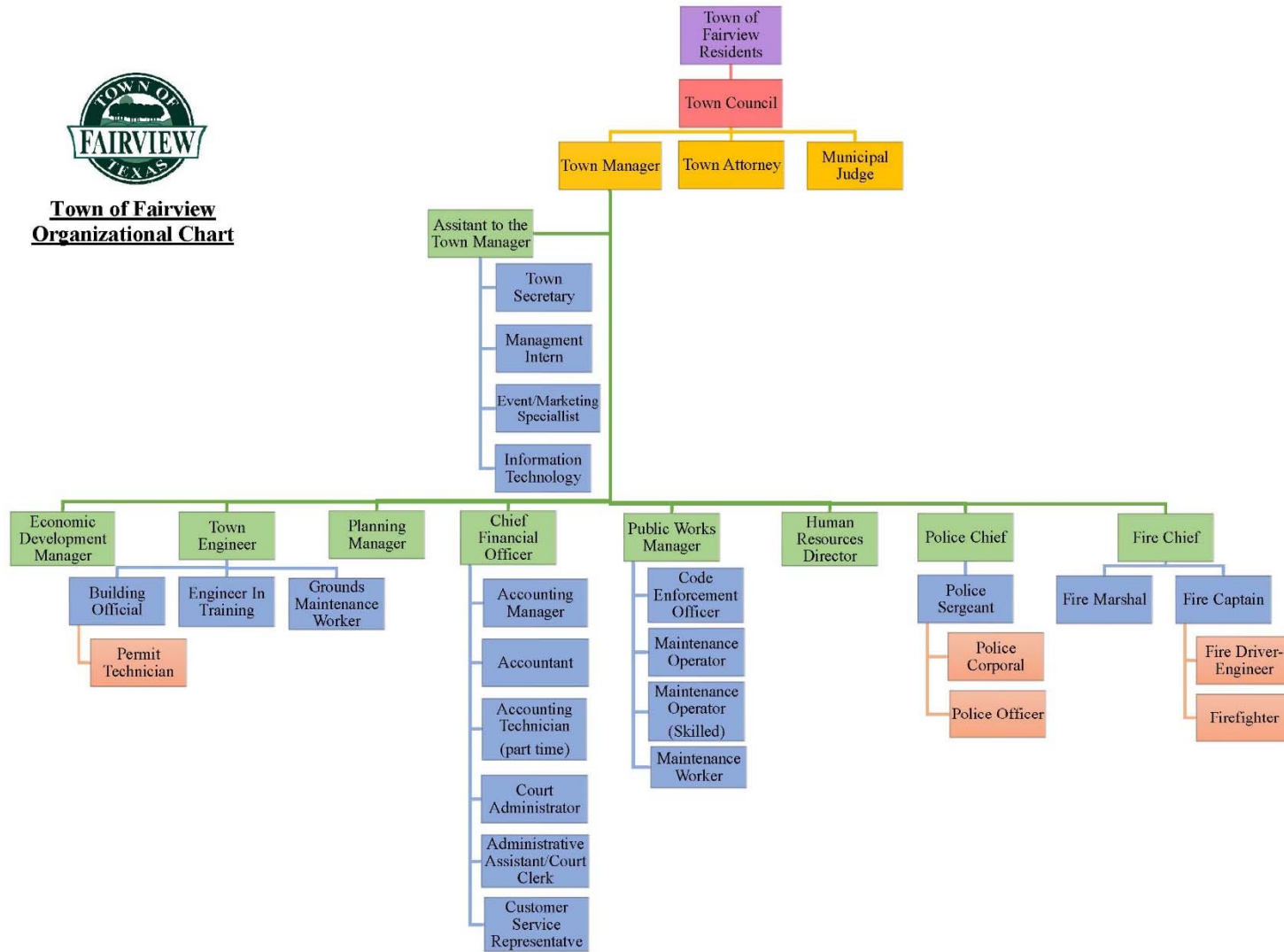
**September 30, 2018**

*Christopher P. Morill*

Executive Director/CEO



**Town of Fairview  
Organizational Chart**



As of 05/08/19



**Town of Fairview, Texas**  
List of Principal Officials  
September 30, 2019

Henry Lessner .....	Mayor
Ricardo Doi.....	Mayor Pro Tem & Seat 3
Charlie Henkle .....	Councilmember - Seat 1
Cynthia Brugge.....	Councilmember - Seat 2
Tony Mattei.....	Councilmember – Seat 4
Ken Logsdon .....	Councilmember - Seat 5
Roland Feldman .....	Councilmember - Seat 6
Julie Couch .....	Town Manager
Adam Wilbourn.....	Assistant to the Town Manager
Tenitrus Bethel .....	Town Secretary
James Chancellor .....	Town Engineer
Granver Tolliver .....	Police Chief
Jeff Bell .....	Fire Chief
Aron Holmgren.....	Public Works Manager
Steven Ventura .....	Chief Financial Officer
Israel Roberts .....	Planning Manager
Judy Webster .....	Human Resources Director

## **Financial Section**



## Independent Auditor's Report

The Honorable Mayor, Town Council, and Town Manager  
Town of Fairview, Texas

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Fairview (the Town), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Town'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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the Town, 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 information, and Texas Municipal Retirement System pension and OPEB schedules on pages 5-16, 61-62, and 63-67, 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 Town's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical section, 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 financial statements and schedules are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

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.

The Honorable Mayor, Town Council and Town Manager  
Town of Fairview, Texas

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

In accordance with *Government Auditing Standards*, we have also issued our report dated February 28, 2020, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

*Weaver and Tidwell, L.L.P.*

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas  
February 28, 2020





## Management's Discussion and Analysis

The following discussion and analysis of the Town of Fairview (the Town) financial performance provides an overview of the Town's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the transmittal letter at the front of this report and the Town's financial statements, which follow this section.

### FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$39,301,762. Of this amount, \$6,977,149 may be used to meet the government's ongoing obligations to citizens and creditors.
- The government's total net position increased by \$3,016,328. The primary reason for the increase was due to a net increase in revenues over expenses in 2019.
- As of the close of the current fiscal year, the Town of Fairview's governmental funds reported combined ending fund balances of \$10,430,840, a decrease of \$1,571,339 in comparison with the prior year.
- The \$5,121,777 unassigned fund balance in the General Fund represents 57% of the total General Fund expenditures.
- The Town's long-term liabilities increased by \$5,368,619 (21.0%) during the current fiscal year. The key factors in this increase were the issuance of debt for water and sewer infrastructure and the addition of a capital lease for the purchase of a fire apparatus.

### OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

The Statement of Net Position presents information on all of the Town's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between the two 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 Town is improving or deteriorating. To assess the overall health of the Town, other non-financial factors should also be taken into consideration, such as changes in the Town's property tax base and the condition of the Town's infrastructure.

The Statement of Activities presents information showing how the government's net position changed during the 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 periods (e.g., uncollected taxes and earned but unused vacation leave). Both the statement of net position and the statement of activities are prepared utilizing the accrual basis of accounting.

Both of the government-wide financial statements distinguish functions of the Town 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 Town include general government, public safety, transportation and recreation. The business-type activities of the Town include water and sewer, solid waste, and storm water services. The government-wide financial statements include not only the Town of Fairview itself (known as the primary government), but also two discretely presented component units. The Town's sales tax corporations are the Fairview Economic Development Corporation (EDC) and Fairview Community Development Corporation (CDC). Although legally separate, these component units operate under the criteria of board appointment and removal by the Town Council.

The government-wide financial statements can be found on pages 19-21 of this report.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund financial statements provide detailed information about the most significant funds, not the Town as a whole. Some funds are required to be established by state law or bond covenants. However, the Town Council also establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money. All of the funds of the Town of Fairview can be divided into two categories: governmental funds and proprietary funds.

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

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

The Town of Fairview maintains seven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the debt service fund and the capital projects fund, all of which are considered to be major funds. Data from the other four 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.

The Town of Fairview adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 23-26 of this report.

**Proprietary funds.** The Town of Fairview maintains two types of proprietary funds: enterprise funds and an internal service fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses enterprise funds to account for the water and sewer fund, the solid waste fund and the storm water fund.

The Town started the internal service fund (a vehicle replacement fund) in fiscal year 2019 to fund the purchase of fleet vehicles for the Town. Because these services predominately benefit government rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The Town maintains three individual enterprise funds. The proprietary fund financial statements provide separate information for the water and sewer fund, the solid waste fund, and the storm water fund, all of which are considered to be major funds of the Town of Fairview.

The basic proprietary fund financial statements can be found on pages 27-29 of this report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 31-57 of this report.

**Other information.** In addition to the basic financial statements and accompanying notes, the Town adopts an annual appropriated budget for the General Fund. A budgetary comparison schedule has been provided for the General Fund to demonstrate compliance with this budget as required supplementary information. In addition, the Town presents certain required supplementary information concerning the Town's progress in funding its obligation to provide pension and other postemployment benefits to its employees and retirees.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information.

## **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

This analysis focuses on net position (Table 1) and the change in net position (Table 2).

The Town's combined net position was \$39,301,762 as of September 30, 2019. Analyzing the net position of the governmental and business-type activities separately, governmental activities' net position was \$24,935,493 while business-type activities' net position was \$14,366,269.

The largest portion of the Town's net position, \$28,282,386, or 72.0%, reflects its investment in capital assets (e.g., land, buildings, machinery, equipment and infrastructure); less any related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

A portion of the Town's net position, \$4,042,227, or 10.3%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of net position, \$6,977,149, or 17.7%, is unrestricted and may be used to meet the Town's ongoing obligations to citizens and creditors.

**Table 1**  
**Condensed Statement of Net Position**

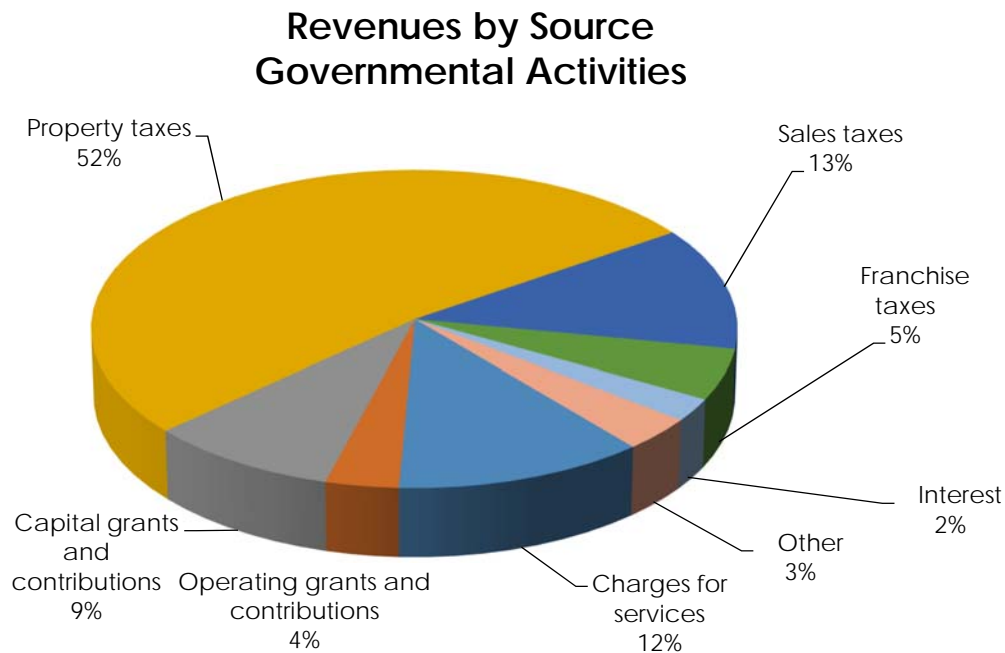
	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
Current and Other Assets	\$ 12,839,492	\$ 14,754,557	\$ 10,955,378	\$ 5,737,441	\$ 23,794,870	\$ 20,491,998
Capital Assets	34,216,503	30,674,107	14,605,678	13,536,336	48,822,181	44,210,443
Total Assets	47,055,995	45,428,664	25,561,056	19,273,777	72,617,051	64,702,441
Deferred Outflows	790,344	448,483	170,697	114,207	961,041	562,690
Current liabilities	2,116,263	2,561,617	1,170,378	581,612	3,286,641	3,143,229
Noncurrent liabilities	20,711,179	20,886,153	10,179,565	4,635,972	30,890,744	25,522,125
Total liabilities	22,827,442	23,447,770	11,349,943	5,217,584	34,177,385	28,665,354
Deferred Inflows	83,404	266,636	15,541	47,707	98,945	314,343
Net position:						
Net investment in capital assets	17,536,732	14,072,524	10,745,654	9,138,855	28,282,386	23,211,379
Restricted	3,622,955	3,448,487	419,272	327,794	4,042,227	3,776,281
Unrestricted	3,775,806	4,641,730	3,201,343	4,656,044	6,977,149	9,297,774
Total net position	\$ 24,935,493	\$ 22,162,741	\$ 14,366,269	\$ 14,122,693	\$ 39,301,762	\$ 36,285,434

The following table (Table 2) provides a summary of the Town's operations for the year ended September 30, 2019. Governmental activities increased the Town's net position by \$2,772,752 while business-type activities increased the Town's net position by \$243,576, resulting in a \$3,016,328 increase in total net position. The key elements of this increase are as shown as follows:

**Table 2**  
**Changes in Net Position**

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Revenues:						
Program revenues:						
Charges for Services	\$ 1,573,612	\$ 1,440,496	\$ 7,895,450	\$ 8,261,231	\$ 9,469,062	\$ 9,701,727
Operating Grants and Contributions	458,964	119,108	-	-	458,964	119,108
Capital Grants and Contributions	1,199,959	3,072,896	-	-	1,199,959	3,072,896
General revenues:						
Property Taxes	6,928,965	6,483,805	-	-	6,928,965	6,483,805
Sales Taxes	1,666,322	1,552,127	-	-	1,666,322	1,552,127
Franchise Taxes	686,910	684,380	-	-	686,910	684,380
Other Taxes	283,595	219,906	-	-	283,595	219,906
Investment Income	306,768	209,878	56,121	8,387	362,889	218,265
Miscellaneous	171,010	160,994	-	-	171,010	160,994
<b>Total Revenues</b>	<b>13,276,105</b>	<b>13,943,590</b>	<b>7,951,571</b>	<b>8,269,618</b>	<b>21,227,676</b>	<b>22,213,208</b>
Expenses:						
General Government	2,841,588	3,308,849	-	-	2,841,588	3,308,849
Public Safety	6,091,495	5,442,351	-	-	6,091,495	5,442,351
Public Works	956,956	789,956	-	-	956,956	789,956
Inspections	223,748	183,108	-	-	223,748	183,108
Municipal Court	180,284	181,733	-	-	180,284	181,733
Parks and Recreation	287,646	264,284	-	-	287,646	264,284
Interest on Long-Term Debt	574,917	593,407	-	-	574,917	593,407
Water Services	-	-	5,884,117	5,422,747	5,884,117	5,422,747
Stormwater Services	-	-	416,157	247,472	416,157	247,472
Solid Waste Services	-	-	754,440	685,963	754,440	685,963
<b>Total expenses</b>	<b>11,156,634</b>	<b>10,763,688</b>	<b>7,054,714</b>	<b>6,356,182</b>	<b>18,211,348</b>	<b>17,119,870</b>
Increase (decrease) in Net Position						
Before Transfers	2,119,471	3,179,902	896,857	1,913,436	3,016,328	5,093,338
Transfers	653,281	461,519	(653,281)	(461,519)	-	-
<b>Change in Net Position</b>	<b>2,772,752</b>	<b>3,641,421</b>	<b>243,576</b>	<b>1,451,917</b>	<b>3,016,328</b>	<b>5,093,338</b>
Net Position at beginning of year	22,162,741	18,521,320	14,122,693	12,670,776	36,285,434	31,192,096
<b>Net Position, End of Year</b>	<b>\$ 24,935,493</b>	<b>\$ 22,162,741</b>	<b>\$ 14,366,269</b>	<b>\$ 14,122,693</b>	<b>\$ 39,301,762</b>	<b>\$ 36,285,434</b>

**Governmental activities.** The Town's revenues for governmental activities are detailed as follows:



Revenues for the Town's governmental activities decreased by \$667,485 or 4.8%. Major components of the decrease are as follows:

Program revenues:

- Governmental activities program revenues decreased in FY 2018-2019 by \$1,399,965.
- Charges for services increased \$133,116 or 8.5% over the previous year.
  - Roadway impact fees increased \$140,328, while engineering and development fees decreased \$80,249 due to less new development in 2019.
  - Permits increased \$48,191 from the previous year due new construction.
  - Capital grants and contributions decreased \$1,872,937 due to a decrease in new project development.

General revenues:

- The majority of the increase in taxes can be attributed to the 10% increase in net taxable property assessed valuation in fiscal year 2019 of \$1,938,208,515 compared to previous year of \$1,761,451,183.
- Due to the increase in net taxable property assessed valuations in fiscal year 2019, property taxes increased \$445,160 or 6.9% compared to the previous year.
- Sales tax revenue increased by \$114,195 or 7.4% from previous year.
- Franchise fee revenue increased by \$2,530 or <1% from previous year due to a small increase in the number of customers.

Overall, expenses for governmental activities increased by \$392,946 or 3.7%. Components of the individual expense increases and decreases are explained as follows:

#### General Government:

- General government expenses decreased by \$472,412 or 16.7% from the previous fiscal year primarily due to capital planning expenses.
  - In the administration department, expenses increased by \$25,465 or 4.5% due to an increase in purchased services.
  - The accounting department costs decreased by \$7,501 or 1.2% primarily due to a decrease in materials & supplies and purchased services.
  - Town secretary expenses increased \$48,013 or 46% due to being fully staffed for the fiscal year.
  - Planning and zoning costs increased by \$5,561 or 4% due to an increase in general and administrative expenses.

#### Public Safety:

- Police department expenses increased for fiscal year 2019 by \$185,613 or 8.6% due to an increase in operational expenditures.
  - Purchased services increased by \$95,234 due to increasing animal control costs, contracted dispatch services and software support & maintenance throughout the fiscal year.
  - There were uniform and protective gear purchases of \$103,000 through a grant program in FY 2019 and only \$17,000 in FY 2018.
- Fire department costs increased by \$113,374 or 3.6% compared to the previous fiscal year primarily due to increased personnel costs.
  - Personnel costs increased due to merit salary increases, the implementation of alternative pay programs, and related benefit costs implemented at the beginning of October 2018.
  - Repair and maintenance costs decreased by \$66,564 due to a decrease in vehicle maintenance costs.

#### Public Works:

- Public works department costs increased by \$104,838 or 29.2% primarily due to a \$112,790 increase in material and supplies related to more road repair and maintenance for the year.

#### Inspections:

- There was an increase of \$35,961 or 19% in Inspections as a result of the addition of the Building Official position to the department, and an increase in purchased services.

#### Municipal Court:

- Municipal court expenses decreased by \$1,434 or <1% from the prior year primarily due to a reduction in training expenditures.

#### Parks and Recreation:

- Parks and recreation expenses increased by \$41,310 or 24% from the previous fiscal year. This increase is primarily due to the purchase of a new Parks truck.



**Business-type activities.** The Town's revenues by sources for business-type activities are detailed below along with an illustration between expenses and program revenues for business-type activities.

Business-type activities revenues decreased \$318,047 or 3.8%. Major components of the individual decreases/increases are as follows:

Water and Sewer Fund:

- Charges for Services decreased by \$386,699 or 5.7% primarily due to the increased amount of rainfall during the fiscal year, and less water used Town-wide.
- Water Department:
  - The water department expenses increased \$235,186 or 6.6% primarily due to the increased cost to purchase water.
  - The Town, as a customer city, purchases water from North Texas Municipal Water District (NTMWD). Due to the increased cost of these purchases, water purchases expense increased \$125,294 or 5% from the previous fiscal year.
  - Capital costs increased by \$32,295 due to utility infrastructure improvement costs.
- Sewer Department:
  - In addition to the Town purchasing water from NTMWD, the Town contracts with NTMWD for treatment of sewer water. The cost of treatment increased by \$175,347 or 20%.
  - Purchased Services expense and Utility Services expense increased resulting in a net increase overall in sewer expense of \$153,851 or 15.4%.

Solid Waste Fund:

- Trash and recycling collection services increased revenues in the current fiscal year by \$26,903 or 3.8% compared to the previous fiscal year.
- Trash and recycling expenses increased in fiscal year 2019 by \$68,477 or 10.0% compared to fiscal year 2018 primarily due to increased fees and additional users on the system.

Storm water Fund:

- In fiscal year 2019, revenues decreased \$5,985 or 1.8% from the previous fiscal year due to limited newly completed developments, while the expenses increased \$30,105 or 9.8% due to increases in Drainage and Street Repairs & Maintenance.

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

As noted earlier, the Town of Fairview uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds.** The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town'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.

At the end of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$10,430,840, a decrease of \$1,571,339 in comparison with the prior year. Of this total amount, 49.1%, or \$5,121,777, constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is: 1) assigned for technology equipment – \$80,101, 2) assigned for capital \$1,582,560; 3) restricted for: a) for capital projects – \$2,394,383, b) to pay debt service – \$418,130, c) for court – \$208,486, d) for fire use – \$75,191, or e) for development (tax increment reinvestment zone and hotel/motel) – \$549,712; nonspendable for prepaids – \$500.

The general fund is the chief operating fund of the Town of Fairview. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$5,121,777, while total fund balance was \$5,202,378. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 57% of total general fund expenditures, while total fund balance represents 58% of that same amount. Fund balance in the General Fund increased by \$81,354 due to an increase in tax revenue.

The Debt Service Fund has a total fund balance of \$418,130, all of which is restricted for the payment of debt service. The Debt Service fund balance increased by \$122,487 or 41.4%. The Debt service fund had an increase in tax revenue of approximately \$161,000 and a transfer to the Water Fund of \$170,000, down from \$233,581 in FY 2018. Interest expenditures decreased from \$698,904 in FY 2018 to \$670,320 in FY 2019.

The General Capital Projects Fund provides information on capital projects and had an ending fund balance of \$3,976,943. The Capital Projects Fund balance decreased by \$2,166,757 or 35.6% because of expenditures for implementation of a previous bond issuance for capital infrastructure.

### Financial Analysis of the Proprietary Funds

An analysis of the enterprise funds overall is provided in the business-type activities discussion above. In addition, the net position of the water and sewer fund increased by \$282,756, primarily due to an increase in water and sewer rates. The net position of the solid waste fund decreased by \$17,586 due to an increase in fees paid. The net position of the storm water fund decreased by \$21,594 due to an increase in street and drainage repair and maintenance.

### General Fund Budgetary Highlights

During the year, revenues exceeded budget estimates by \$197,250 and expenditures exceeded budget by \$71,944. The budget had called for a \$96,558 increase in fund balance. However, actual fund balance increased by \$81,354 due to property tax, sales tax, franchise fees, charges for services, permits, interest income and miscellaneous income all exceeding budget. The expenditures exceeding budgeted appropriations is disclosed in the footnotes to the financial statements.

**Capital Assets.** The Town's investment in capital assets, for its governmental and business-type activities as of September 30, 2019, amount to \$48,842,281 (net of accumulated depreciation). This investment in capital assets includes land and improvements, buildings, park facilities, vehicles, machinery and equipment, roads, bridges and water and sewer lines. About 70.1% of the capital assets are governmental and 29.9% are business-type activities.

**Table 3**  
**Capital Assets at Year-end**  
**(net of accumulated depreciation)**

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Land	\$ 5,204,969	\$ 5,126,594	\$ 113,384	\$ 113,384	\$ 5,318,353	\$ 5,239,978
Construction in Progress	6,511,111	3,622,063	2,008,300	463,357	8,519,411	4,085,420
Buildings	7,806,185	8,050,837	132,598	151,704	7,938,783	8,202,541
Infrastructure	11,962,064	11,365,901	-	-	11,962,064	11,365,901
Utility Plant	-	-	12,030,005	12,511,866	12,030,005	12,511,866
Machinery and Equipment	2,732,174	2,508,712	321,391	296,025	3,053,565	2,804,737
Total	\$34,216,503	\$30,674,107	\$14,605,678	\$13,536,336	\$ 48,822,181	\$ 44,210,443

The major governmental-type capital improvement projects and acquisitions during the current fiscal year included the following:

- The Public Works department purchased an asphalt roller (\$37,088).
- The Parks department purchased a truck with equipment (\$28,909).
- The Fire department purchased a fire truck (\$723,532).
- The Town continued to move forward with the street and roadway rehabilitation program in fiscal year 2019 with the addition of \$3,104,551 of costs associated with construction in progress with these projects.
- The Town is also completing work on the Sloan Creek trail pedestrian bridge project (\$479,739).

Additional information on the Town’s capital assets can be found in Note 5 on pages 44-45 of this report.

**Debt Administration.** At the end of the current fiscal year, the Town had total bonds outstanding of \$26,310,000. This entire amount represents either tax-supported or combination tax and limited surplus revenue debt.

**Table 4**  
**Outstanding Debt**  
**Outstanding Debt and Long-Term Liabilities**

	Governmental activities		Business-type activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
<b>Gross bonded debt:</b>						
General obligation	\$ 2,036,369	\$ 2,303,644	\$ 3,198,631	\$ 3,736,356	\$ 5,235,000	\$ 6,040,000
Certificates of obligation	15,063,948	16,091,286	6,011,052	538,714	21,075,000	16,630,000
<b>Total bonded debt</b>	<b>17,100,317</b>	<b>18,394,930</b>	<b>9,209,683</b>	<b>4,275,070</b>	<b>26,310,000</b>	<b>22,670,000</b>
<b>Other long-term debt:</b>						
Unamortized premiums	706,987	802,510	640,558	152,372	1,347,545	954,882
Net pension liability	1,289,847	649,036	242,841	130,351	1,532,688	779,387
Net OPEB liability	56,778	56,285	9,967	9,881	66,745	66,166
Compensated absences	597,688	574,252	76,516	68,298	674,204	642,550
Capital lease	959,562	409,140	-	-	959,562	409,140
<b>Total other long-term debt</b>	<b>3,610,862</b>	<b>2,491,223</b>	<b>969,882</b>	<b>360,902</b>	<b>4,580,744</b>	<b>2,852,125</b>
<b>Total</b>	<b>\$ 20,711,179</b>	<b>\$ 20,886,153</b>	<b>\$ 10,179,565</b>	<b>\$ 4,635,972</b>	<b>\$ 30,890,744</b>	<b>\$ 25,522,125</b>

The Town retains strong bond ratings with the most recent upgrade in September 2013 by Standard and Poor’s from an AA- to a rating of AA+ and reaffirmation of Moody’s rating of Aa2. The Town is permitted by Article XI, Section 5, of the State of Texas Constitution to levy taxes up to \$2.50 per \$100 assessed valuation for general governmental services including the payment of principal and interest on general obligation long-term debt. Additional information on the Town’s outstanding debt can be found in Note 7 on pages 46-49 of this report.

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

Fairview is located in one of the fastest growing areas in the state and in Collin County, Texas. With this growth, there are additional revenues to be collected but there is also a mounting list of needs to accommodate the growth and expectations of the community. During the budget process, the Council's philosophy remains to provide the highest level of service at the greatest value. Part of this philosophy and commitment to taxpayer's money included reducing the tax rate to the effective tax rate – a reduction of \$0.01029 per \$100 of assessed valuation, implement water and wastewater rate adjustments as recommended by the water and wastewater rate study, maintain or exceed appropriate fund balances and reserves as required by the Town's financial policies, maintain current pay structure and benefits for employees, and recommend appropriate adjustments in staffing along with consideration of resulting impacts on services levels.

- **Infrastructure**
  - Continue the improvement of roadways throughout the Town
  - Complete utility infrastructure projects
  - Get underway with Fire Station #1 project
  - Reconstruction of East Stacy Road
  - Continued road maintenance plan
  
- **Community Development & Economic Development**
  - Update of retail trade area plan
  - Continuation of concept plan for CPDD
  - Evaluation of economic & community development programs
  - Continuation of marketing plan
  
- **Customer Focus/Citizen Communication**
  - Continue upgrade of the Town and EDC website for improved citizen communication
  
- **Fiscal Responsibility**
  - Implementation of the 10-year capital plan with additions of equipment and infrastructure
  - Continue to grow the TIF fund to assist in financing capital projects
  
- **Public Safety**
  - Addition of police & fire equipment to expand capabilities
  - Get Fire Station #1 construction project started

The fiscal year 2019-2020 budget incorporates a decrease in the property tax rate; the tax rate is \$0.347156 per \$100 valuation. Maintenance and operations tax rate is \$0.230180 while the debt (interest and sinking) rate is \$0.116976.

For fiscal year 2020, the General Fund revenues are budgeted to increase by \$168,896 or 1.8% over the previous fiscal year. General revenues for property taxes are budgeted with a 7.2% increase, while sales taxes are budgeted at \$1,620,000, a \$46,000 decrease from FY 2019 actuals. The fiscal year 2020 operating expenditures budget increased by 6.1% or \$62,654, from fiscal year 2019 actuals. Major increases in operational costs include a merit and market salary adjustments of approximately \$270,000.

For fiscal year 2020, water and sewer rates adopted to cover the budgeted expenses for the fiscal year. Since fiscal year 2007, wholesale water rates from North Texas Municipal Water District (NTMWD) through fiscal year 2018 will have increased by approximately 90%. Correspondingly, during the same period the Town will have raised rates by 76%. Before the start of the 2019 fiscal year, NTMWD changed their pricing structure reducing the increase to the Town. With that, the fiscal year 2020 budget includes a 2.4% increase in water and 6.8% increase in sewer. Major increases in operational costs to the Water and Sewer Fund include market and merit adjustments, facility and capital improvements.

**REQUEST FOR INFORMATION**

This report is designed to provide a general overview of the Town of Fairview's finances. If you have questions about this report or need additional financial information, contact:

Finance Department  
Town of Fairview  
372 Town Place  
Fairview, Texas 75069

# Basic Financial Statements





Town of Fairview, Texas  
Statement of Net Position  
September 30, 2019

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Economic Development	Community Development
<b>ASSETS</b>					
Current assets:					
Cash and cash equivalents	\$ 12,049,975	\$ 9,030,844	\$ 21,080,819	\$ 931,122	\$ 854,934
Restricted cash and cash equivalents	-	165,515	165,515	-	-
Receivables (Net of allowance for uncollectibles):					
Accounts receivable	-	1,759,019	1,759,019	-	-
Property taxes	163,877	-	163,877	-	-
Sales taxes	288,578	-	288,578	134,083	134,083
Franchise taxes	176,397	-	176,397	-	-
Other	160,165	-	160,165	-	-
Prepaid	500	-	500	-	-
Nondepreciable capital assets	11,716,080	2,121,684	13,837,764	-	-
Depreciable capital assets, net	22,500,423	12,483,994	34,984,417	-	-
<b>TOTAL ASSETS</b>	<b>47,055,995</b>	<b>25,561,056</b>	<b>72,617,051</b>	<b>1,065,205</b>	<b>989,017</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	17,659	26,008	43,667	-	-
Deferred outflows - pensions	768,784	144,005	912,789	-	-
Deferred outflows - OPEB	3,901	684	4,585	-	-
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>790,344</b>	<b>170,697</b>	<b>961,041</b>	<b>-</b>	<b>-</b>
<b>LIABILITIES</b>					
Accounts payable	1,429,051	898,390	2,327,441	99	356
Accrued wages payable	108,196	17,042	125,238	-	-
Accrued interest payable	84,790	89,431	174,221	-	-
Customer deposits	58,806	165,515	224,321	-	-
Developer escrow	435,420	-	435,420	-	-
Non-current liabilities:					
Due within one year	2,166,271	771,162	2,937,433	-	-
Due in more than one year	18,544,908	9,408,403	27,953,311	-	-
<b>TOTAL LIABILITIES</b>	<b>22,827,442</b>	<b>11,349,943</b>	<b>34,177,385</b>	<b>99</b>	<b>356</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred inflows - pensions	74,833	14,037	88,870	-	-
Deferred inflows - OPEB	8,571	1,504	10,075	-	-
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>83,404</b>	<b>15,541</b>	<b>98,945</b>	<b>-</b>	<b>-</b>
<b>NET POSITION</b>					
Net investment in capital assets	17,536,732	10,745,654	28,282,386	-	-
Restricted:					
Debt service	395,183	-	395,183	-	-
Capital	2,394,383	419,272	2,813,655	-	-
Court	208,486	-	208,486	-	-
Fire	75,191	-	75,191	-	-
Development	549,712	-	549,712	-	-
Unrestricted	3,775,806	3,201,343	6,977,149	1,065,106	988,661
<b>TOTAL NET POSITION</b>	<b>\$ 24,935,493</b>	<b>\$ 14,366,269</b>	<b>\$ 39,301,762</b>	<b>\$ 1,065,106</b>	<b>\$ 988,661</b>

The Notes to the Basic Financial Statements are an integral part of this statement.

**Town of Fairview, Texas**  
Statement of Activities  
For the Fiscal Year Ended September 30, 2019

	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government:</b>				
Functions/Programs:				
Governmental activities:				
General government	\$ 2,841,588	\$ 460,168	\$ 600	\$ -
Public safety	6,091,495	414,080	158,364	-
Public works	956,956	650,493	300,000	1,199,959
Inspections	223,748	-	-	-
Municipal court	180,284	-	-	-
Parks and recreation	287,646	48,871	-	-
Interest and fiscal charges	574,917	-	-	-
Total governmental activities	<u>11,156,634</u>	<u>1,573,612</u>	<u>458,964</u>	<u>1,199,959</u>
Business-type activities:				
Water and sewer	5,884,117	6,834,030	-	-
Storm water	416,157	324,566	-	-
Solid waste	754,440	736,854	-	-
Total business-type activities	<u>7,054,714</u>	<u>7,895,450</u>	<u>-</u>	<u>-</u>
Total primary government	<u>\$ 18,211,348</u>	<u>\$ 9,469,062</u>	<u>\$ 458,964</u>	<u>\$ 1,199,959</u>
<b>Component units:</b>				
Economic Development Corporation	\$ 823,590	\$ -	\$ -	\$ -
Community Development Corporation	1,020,801	-	-	-
Total component units	<u>\$ 1,844,391</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

General revenues:  
Property taxes  
Sales taxes  
Franchise taxes  
Other taxes  
Interest earnings  
Miscellaneous  
Transfers in (out)  
**Total general revenues and transfers**

Change in net position  
Net position at beginning of year  
Net position, end of year

The Notes to the Basic Financial Statements are an integral part of this statement.

**Net (Expense) Revenue and Changes in Net Position**

Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Economic Development	Community Development
\$ (2,380,820)	\$ -	\$ (2,380,820)	\$ -	\$ -
(5,519,051)	-	(5,519,051)	-	-
1,193,496	-	1,193,496	-	-
(223,748)	-	(223,748)	-	-
(180,284)	-	(180,284)	-	-
(238,775)	-	(238,775)	-	-
(574,917)	-	(574,917)	-	-
<u>(7,924,099)</u>	<u>-</u>	<u>(7,924,099)</u>	<u>-</u>	<u>-</u>
-	949,913	949,913	-	-
-	(91,591)	(91,591)	-	-
-	(17,586)	(17,586)	-	-
<u>-</u>	<u>840,736</u>	<u>840,736</u>	<u>-</u>	<u>-</u>
<u>\$ (7,924,099)</u>	<u>\$ 840,736</u>	<u>\$ (7,083,363)</u>	<u>\$ -</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ (823,590)	\$ -
-	-	-	-	(1,020,801)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (823,590)</u>	<u>\$ (1,020,801)</u>
\$ 6,928,965	-	6,928,965	-	-
1,666,322	-	1,666,322	833,161	833,161
686,910	-	686,910	-	-
283,595	-	283,595	-	-
306,768	56,121	362,889	23,494	26,686
171,010	-	171,010	-	-
653,281	(653,281)	-	-	-
<u>10,696,851</u>	<u>(597,160)</u>	<u>10,099,691</u>	<u>856,655</u>	<u>859,847</u>
2,772,752	243,576	3,016,328	33,065	(160,954)
22,162,741	14,122,693	36,285,434	1,032,041	1,149,615
<u>\$ 24,935,493</u>	<u>\$ 14,366,269</u>	<u>\$ 39,301,762</u>	<u>\$ 1,065,106</u>	<u>\$ 988,661</u>



**Town of Fairview, Texas**

Balance Sheet  
 Governmental Funds  
 September 30, 2019

	General Fund	Debt Service	Capital Projects	Non-major Governmental Funds	Total
<b>ASSETS</b>					
Cash and cash equivalents	\$ 5,356,888	\$ 420,680	\$ 5,277,000	\$ 816,732	\$ 11,871,300
Receivables, net of allowance					
Property taxes	102,034	61,843	-	-	163,877
Sales taxes	288,578	-	-	-	288,578
Franchise taxes	176,397	-	-	-	176,397
Other	143,508	-	-	16,657	160,165
Prepaid items	500	-	-	-	500
<b>Total assets</b>	<b>\$ 6,067,905</b>	<b>\$ 482,523</b>	<b>\$ 5,277,000</b>	<b>\$ 833,389</b>	<b>\$ 12,660,817</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable	\$ 561,864	\$ 2,550	\$ 864,637	\$ -	\$ 1,429,051
Accrued wages payable	108,196	-	-	-	108,196
Customer deposits	58,806	-	-	-	58,806
Developer escrow	-	-	435,420	-	435,420
<b>Total liabilities</b>	<b>728,866</b>	<b>2,550</b>	<b>1,300,057</b>	<b>-</b>	<b>2,031,473</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues - property taxes	136,661	61,843	-	-	198,504
<b>Total deferred inflows of resources</b>	<b>136,661</b>	<b>61,843</b>	<b>-</b>	<b>-</b>	<b>198,504</b>
<b>FUND BALANCES</b>					
Nonspendable:					
Prepaid items	500	-	-	-	500
Restricted:					
Court	-	-	-	208,486	208,486
Fire	-	-	-	75,191	75,191
Development	-	-	-	549,712	549,712
Debt service	-	418,130	-	-	418,130
Capital	-	-	2,394,383	-	2,394,383
Assigned:					
Capital	-	-	1,582,560	-	1,582,560
Technology	80,101	-	-	-	80,101
Unassigned	5,121,777	-	-	-	5,121,777
<b>Total fund balances</b>	<b>5,202,378</b>	<b>418,130</b>	<b>3,976,943</b>	<b>833,389</b>	<b>10,430,840</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 6,067,905</b>	<b>\$ 482,523</b>	<b>\$ 5,277,000</b>	<b>\$ 833,389</b>	<b>\$ 12,660,817</b>

The Notes to the Basic Financial Statements are an integral part of this statement.

## Town of Fairview, Texas

### Reconciliation of the Governmental Funds Balance Sheet To the Statement of Net Position September 30, 2019

Total governmental fund balances	\$ 10,430,840
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the governmental funds financial statements.	34,216,503
Accrued interest on governmental activities debt is not reported in the governmental funds financial statements until paid.	(84,790)
Revenues earned but not available within sixty days of fiscal year-end are not recognized as revenue in the governmental funds financial statements.	198,504
For debt refundings, the difference between the acquisition price and the net carrying amount of the debt has been deferred and amortized in the government-wide financial statements.	17,659
Deferred outflows of resources (\$772,685) and deferred inflows of resources (\$83,404) related to the Town's net pension and OPEB liabilities result in an increase in net position in the government-wide financial statements. This is the net amount of the deferred outflows and inflows.	689,281
Premium on bond issuance for governmental activities debt is recorded as a liability and amortized over the life of the debt in the government-wide financial statements.	(706,987)
Compensated absences are not due and payable in the current period and, therefore, are not reported in the governmental funds financial statements.	(597,688)
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.	(19,406,504)
Internal service funds are used by management to charge the costs of vehicle replacement to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net position.	178,675
<b>NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<b>\$ 24,935,493</b>

The Notes to the Basic Financial Statements are an integral part of this statement.

# Town of Fairview, Texas

## Statement of Revenues, Expenditures, and Changes in Fund Balance

### Governmental Funds

For the Fiscal Year Ended September 30, 2019

	General Fund	Debt Service	Capital Projects	Non-major Governmental Funds	Total
<b>Revenues:</b>					
Taxes:					
Property	\$ 4,288,020	\$ 2,430,531	\$ -	\$ 289,805	\$ 7,008,356
Sales	1,666,322	-	-	-	1,666,322
Franchise	686,910	-	-	-	686,910
Other	73,450	-	-	210,145	283,595
Charges for services	350,311	-	-	-	350,311
Permits	419,955	-	-	-	419,955
Fines and forfeitures	374,117	-	-	21,288	395,405
Intergovernmental	121,926	-	1,475,836	-	1,597,762
Interest income	237,014	-	69,754	-	306,768
Miscellaneous revenues	302,501	-	-	37,038	339,539
Street impact fees	-	-	315,601	-	315,601
Park fees	-	-	24,123	-	24,123
Total revenues	<u>8,520,526</u>	<u>2,430,531</u>	<u>1,885,314</u>	<u>558,276</u>	<u>13,394,647</u>
<b>Expenditures:</b>					
Current:					
General government	2,452,099	-	-	-	2,452,099
Public safety	5,543,564	-	-	5,745	5,549,309
Public works	427,198	-	74,777	-	501,975
Inspections	221,430	-	-	-	221,430
Municipal court	177,161	-	-	430	177,591
Parks and recreation	185,313	-	-	-	185,313
Development	-	-	-	10,424	10,424
Debt service:					
Principal retirement	-	1,467,724	-	-	1,467,724
Interest and fiscal charges	-	670,320	-	-	670,320
Capital outlay	65,997	-	4,880,618	-	4,946,615
Total expenditures	<u>9,072,762</u>	<u>2,138,044</u>	<u>4,955,395</u>	<u>16,599</u>	<u>16,182,800</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(552,236)</u>	<u>292,487</u>	<u>(3,070,081)</u>	<u>541,677</u>	<u>(2,788,153)</u>
<b>Other financing sources (uses):</b>					
Transfers in	880,712	-	179,791	-	1,060,503
Transfers out	(247,122)	(170,000)	-	(150,100)	(567,222)
Proceeds from capital lease	-	-	723,533	-	723,533
Total other financing sources (uses)	<u>633,590</u>	<u>(170,000)</u>	<u>903,324</u>	<u>(150,100)</u>	<u>1,216,814</u>
Net change in fund balances	81,354	122,487	(2,166,757)	391,577	(1,571,339)
<b>Fund balance at beginning of year</b>	<u>5,121,024</u>	<u>295,643</u>	<u>6,143,700</u>	<u>441,812</u>	<u>12,002,179</u>
<b>Fund balance, end of year</b>	<u>\$ 5,202,378</u>	<u>\$ 418,130</u>	<u>\$ 3,976,943</u>	<u>\$ 833,389</u>	<u>\$ 10,430,840</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

## Town of Fairview, Texas

### Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance to Statement of Activities For the Fiscal Year Ended September 30, 2019

Net change in fund balances - total governmental funds	\$ (1,571,339)
Amounts reported for governmental activities in the statement of activities are different because:	
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.	(79,391)
Capital outlays and other capital asset adjustments are reported as expenditures in governmental funds. However, in the statement of activities, the cost of those assets is capitalized.	4,957,886
Depreciation is not recognized as an expenditure in governmental funds since it does not require the use of current financial resources. The effect of recording depreciation expense is to decrease net position.	(1,338,989)
Amortization of deferred refunding amounts is not recognized in the governmental funds. The effect of recording current year's amortization is to decrease net position.	(2,464)
Implementation of GASB 68 and 75 requires certain expenditures to be de-expended and recorded as deferred. The following is the net effect of current year pension and OPEB expense, amortization of prior deferred pension and OPEB inflows and outflows, and contributions made after the measurement date.	(113,747)
Current year long-term debt principal payments on contractual obligations and bonds payable are expenditures in the fund financial statements, but are shown as reductions of long-term debt in the government-wide financial statements.	1,467,724
Proceeds from the sale of capital assets are other financing sources in the fund financial statements, but are shown as a gain or loss in the government-wide financial statements. This amount represents the related reduction in capital assets.	(76,501)
Capital lease proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position.	(723,533)
Premiums and discounts are recognized in the fund financial statements as other financing sources or uses, but they are amortized over the term of the bonds in the government-wide financial statements. This amount represents amortization of premiums.	95,523
Changes in compensated absences liabilities are not reported in the fund financial statements. The net effect of the current year increase is to decrease net position.	(23,436)
Current year changes in accrued interest payable do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	2,344
Internal service funds are used by management to charge the costs of vehicle replacement to individual funds. The net expenses of certain activities of internal service funds are reported within governmental activities.	178,675
<b>CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<u><u>\$ 2,772,752</u></u>

The Notes to the Basic Financial Statements are an integral part of this statement.



Town of Fairview, Texas  
Statement of Net Position  
Proprietary Funds  
September 30, 2019

	Business-type Activities Enterprise funds			Governmental Activities	
	Water and Sewer	Solid Waste	Storm Water	Total	Internal Service Fund
<b>ASSETS</b>					
Current assets:					
Cash and cash equivalents	\$ 8,054,392	\$ 18,486	\$ 957,966	\$ 9,030,844	\$ 178,675
Restricted cash and cash equivalents	165,515	-	-	165,515	-
Receivables (net of allowance for uncollectibles)	1,623,235	98,875	36,909	1,759,019	-
Total current assets	9,843,142	117,361	994,875	10,955,378	178,675
Noncurrent assets:					
Nondepreciable capital assets	2,121,684	-	-	2,121,684	-
Depreciable capital assets, net	12,381,580	-	102,414	12,483,994	-
Total noncurrent assets	14,503,264	-	102,414	14,605,678	-
Total assets	24,346,406	117,361	1,097,289	25,561,056	178,675
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	26,008	-	-	26,008	-
Deferred outflows - pensions	113,090	-	30,915	144,005	-
Deferred outflows - OPEB	541	-	143	684	-
Total deferred outflows of resources	139,639	-	31,058	170,697	-
Total assets and deferred outflows of resources	\$ 24,486,045	\$ 117,361	\$ 1,128,347	\$ 25,731,753	\$ 178,675
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION</b>					
Current liabilities:					
Accounts payable	\$ 837,149	\$ 61,115	\$ 126	\$ 898,390	\$ -
Accrued wages payable	13,513	-	3,529	17,042	-
Compensated absences - current portion	59,318	-	17,198	76,516	-
Accrued interest payable	89,431	-	-	89,431	-
Customer deposits	165,515	-	-	165,515	-
Current portion of long-term debt	694,646	-	-	694,646	-
Total current liabilities	1,859,572	61,115	20,853	1,941,540	-
Non-current liabilities:					
Net pension liability	190,267	-	52,574	242,841	-
Net OPEB liability	7,871	-	2,096	9,967	-
Long-term debt	9,155,595	-	-	9,155,595	-
Total noncurrent liabilities	9,353,733	-	54,670	9,408,403	-
Total liabilities	11,213,305	61,115	75,523	11,349,943	-
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred inflows - pensions	11,089	-	2,948	14,037	-
Deferred inflows - OPEB	1,188	-	316	1,504	-
Total deferred inflows of resources	12,277	-	3,264	15,541	-
<b>Net position:</b>					
Net investment in capital assets	10,643,240	-	102,414	10,745,654	-
Restricted for:					
Capital projects	419,272	-	-	419,272	-
Unrestricted	2,197,951	56,246	947,146	3,201,343	178,675
Total net position	13,260,463	56,246	1,049,560	14,366,269	178,675
Total liabilities, deferred inflows of resources and net position	\$ 24,486,045	\$ 117,361	\$ 1,128,347	\$ 25,731,753	\$ 178,675

The Notes to the Basic Financial Statements are an integral part of this statement.

## Town of Fairview, Texas

### Statement of Revenues, Expenses and Changes in Fund

#### Net Position – Proprietary Funds

For the Fiscal Year Ended September 30, 2019

	Business-type Activities Enterprise funds			Total	Governmental- Activities
	Water and Sewer	Solid Waste	Storm Water		Internal Service Fund
<b>Operating revenues:</b>					
Charges for services	\$ 6,834,030	\$ 736,854	\$ 324,566	\$ 7,895,450	\$ 18,675
Total operating revenues	6,834,030	736,854	324,566	7,895,450	18,675
<b>Operating expenses:</b>					
Water purchases	2,636,799	-	-	2,636,799	-
Personnel services	783,780	-	186,751	970,531	-
Repairs and maintenance	186,129	-	75,372	261,501	-
Operations	1,588,674	754,440	17,247	2,360,361	-
Depreciation	561,950	-	6,190	568,140	-
Total operating expenses	5,757,332	754,440	285,560	6,797,332	-
Operating income (loss)	1,076,698	(17,586)	39,006	1,098,118	18,675
<b>Non-operating revenues (expenses):</b>					
Interest income	56,121	-	-	56,121	-
Interest expense	(122,832)	-	-	(122,832)	-
Bond issuance costs	(134,550)	-	-	(134,550)	-
Total non-operating revenue (expenses)	(201,261)	-	-	(201,261)	-
Income (loss) before transfers	875,437	(17,586)	39,006	896,857	18,675
<b>Transfers</b>					
Transfers in	190,000	-	-	190,000	160,000
Transfers out	(782,681)	-	(60,600)	(843,281)	-
Total transfers	(592,681)	-	(60,600)	(653,281)	160,000
Change in net position	282,756	(17,586)	(21,594)	243,576	178,675
Net position at beginning of year	12,977,707	73,832	1,071,154	14,122,693	-
Net position, end of year	\$ 13,260,463	\$ 56,246	\$ 1,049,560	\$ 14,366,269	\$ 178,675

The Notes to the Basic Financial Statements are an integral part of this statement.

Town of Fairview, Texas  
Statement of Cash Flows  
Proprietary Funds  
For the Fiscal Year Ended September 30, 2019

	Business-type Activities Enterprise Funds			Governmental- Activities	
	Water and Sewer	Solid Waste	Storm Water	Total	Internal Service Fund
<b>Cash flow from operating activities:</b>					
Receipts from customers and users	\$ 6,303,907	\$ 742,397	\$ 328,408	\$ 7,374,712	\$ 18,675
Payments to suppliers for goods and services	(3,829,547)	(755,551)	(69,227)	(4,654,325)	-
Payments to employees for services	(853,322)	-	(201,600)	(1,054,922)	-
Net cash provided by (used in) operating activities	1,621,038	(13,154)	57,581	1,665,465	18,675
<b>Cash flow from noncapital financing activities:</b>					
Transfers from other funds	190,000	-	-	190,000	160,000
Transfers to other funds	(782,681)	-	(60,600)	(843,281)	-
Net cash provided by (used in) noncapital financing activities	(592,681)	-	(60,600)	(653,281)	160,000
<b>Cash flow from capital financing activities:</b>					
Proceeds from long-term debt	6,058,186	-	-	6,058,186	-
Acquisition of capital assets	(1,637,482)	-	-	(1,637,482)	-
Principal paid on capital debt	(635,387)	-	-	(635,387)	-
Interest paid on capital debt	(181,324)	-	-	(181,324)	-
Net cash provided by capital financing activities	3,603,993	-	-	3,603,993	-
<b>Cash flow from investing activities:</b>					
Interest revenue	56,121	-	-	56,121	-
Net cash provided by investing activities	56,121	-	-	56,121	-
Net increase (decrease) in cash and cash equivalents	4,688,471	(13,154)	(3,019)	4,672,298	178,675
Cash and cash equivalents, beginning of year	3,531,436	31,640	960,985	4,524,061	-
Cash and cash equivalents, end of the year	\$ 8,219,907	\$ 18,486	\$ 957,966	\$ 9,196,359	\$ 178,675
<b>Reconciliation to statement of net position</b>					
Cash and cash equivalents	\$ 8,054,392	\$ 18,486	\$ 957,966	\$ 9,030,844	\$ 178,675
Restricted cash and cash equivalents	165,515	-	-	165,515	-
	\$ 8,219,907	\$ 18,486	\$ 957,966	\$ 9,196,359	\$ 178,675
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:</b>					
Operating income (loss)	\$ 1,076,698	\$ (17,586)	\$ 39,006	\$ 1,098,118	18,675
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation	561,950	-	6,190	568,140	-
Effects of changes in assets and liabilities:					
Accounts receivable	(556,211)	(1,111)	3,842	(553,480)	-
Decrease (increase) in due from other funds	6,755	-	1,086	7,841	-
Accounts payable	487,920	5,543	(945)	492,518	-
Accrued wages	(1,525)	-	(420)	(1,945)	-
Compensated absences	3,595	-	4,623	8,218	-
Customer and escrow deposits	26,088	-	-	26,088	-
Net pension liability and OPEB obligation	15,768	-	4,199	19,967	-
Net cash provided by (used in) operating activities	\$ 1,621,038	\$ (13,154)	\$ 57,581	\$ 1,665,465	\$ 18,675

The Notes to the Basic Financial Statements are an integral part of this statement.



## Town of Fairview, Texas

### Notes to the Basic Financial Statements

#### Note 1. Summary of Significant Accounting Policies

The Town of FairviewTown of Fairview, Texas (the Town) was incorporated in 1958, under the provisions of Chapter 11, Title 28, Texas Revised Civil Statutes of 1925. In 2006, the Town adopted a charter making it a home-rule Town operating under a Council-Manager form of government. The Town provides such services as authorized by its charter to advance the welfare, health, comfort, safety and convenience of its inhabitants. The Town is a municipal corporation governed by an elected mayor and six-member Town Council.

The accounting and reporting policies of the Town conform to accounting principles generally accepted in the United States of America (GAAP) as 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. Management uses estimates and assumptions in preparing financial statements in accordance with GAAP. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues, expenditures, and expenses. Actual results could vary from the estimates that are used. The more significant accounting policies of the Town are described below.

##### A. Financial Statement Presentation

The basic financial statements are prepared in conformity with GASB Statement No. 34, which requires the government-wide financial statements to be 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 Town's governmental activities, business-type activities and activities of its discretely presented component units on the statement of net position and statement of activities. Significantly, the Town's statement of net position includes both noncurrent assets and noncurrent liabilities of the Town. In addition, the government-wide statement of activities reflects depreciation expenses on the Town's capital assets, including infrastructure.

In addition to the government-wide financial statements, the Town has prepared fund financial statements, which use the modified accrual basis of accounting and the current financial resources measurement focus for the governmental funds. The accrual basis of accounting is utilized by proprietary funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

##### Required Supplementary Information (RSI)

The Town also presents Management's Discussion and Analysis, which includes an analytical overview of the Town's financial activities. In addition, a budgetary comparison schedule is presented that compares the original adopted and final amended General Fund budget with actual results. The TMRS Required Supplementary Information shows the net pension liability calculation for the Town, as well as the Town's required annual contributions compared to actual contributions remitted.

##### B. Financial Reporting Entity

The Town's basic financial statements include the accounts of all Town operations. In evaluating how to define the government for financial reporting purposes, management has considered all entities for which the Town is considered to be financially accountable. As required by GAAP, these financial statements present the Town and its component units, entities for which the Town is considered to be financially accountable.

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

The Town is financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization's resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization.

Some organizations are included as component units because of their fiscal dependency on the primary government. An organization is fiscally dependent on the primary government if it is unable to adopt a budget, levy taxes, set rates or charges, or issue bonded debt without approval by the primary government.

The following entities were found to be component units of the Town and are included in the basic financial statements:

#### Discretely Presented Component Units:

- Fairview Economic Development Corporation (FEDC) – The FEDC is responsible for aiding, promoting and furthering economic development within the Town.
- Fairview Community Development Corporation (FCDC) – The FCDC is responsible for all of the functions of the FEDC as well as supporting the improvements in community parks and recreation, and special events.

The members of both the FEDC's and FCDC's Board of Directors are appointed by the Town Council. Both the FEDC and FCDC are fiscally dependent upon the Town as the Town Council approves their budgets and must approve any debt issuance. However, the component units do not qualify for blending because the component services directly benefit the community rather than the Town itself. The FEDC and FCDC are discretely presented as governmental fund types and do not issue separate financial statements.

The discretely presented component units' financial statements are included with the financial statements of the Town. The discretely presented component units are reported in separate columns in the government-wide financial statements to emphasize that they are legally separate from the Town.

#### Blended Component Unit:

- Tax Increment Reinvestment Zone (TIRZ) – The TIRZ serves to facilitate development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the designated zone located between U.S. 75 and SH 5.

The Town Council appoints four out of the five Board of Directors members for the TIRZ and the Town Council must approve all project and financing plans for the TIRZ. The TIRZ is considered a blended component unit and is presented as a Special Revenue Fund in the Town's financial statements.

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

#### **C. Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide (based on the Town as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on the primary government and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely on fees and charges for support. Additionally, the primary government is reported separately from the legally separate component units for which the primary government is financially accountable.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category (Public Safety, Public works, etc.) or program are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or program. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program, b) grants and contributions that are restricted to meeting the operational requirements of a particular function or program, or c) grants and contributions that are restricted to meeting the capital requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenues. Internally dedicated resources are also reported as general revenues rather than as program revenues.

Separate fund financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The major governmental funds are the general fund, the debt service fund, and the capital projects fund. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses of either fund category for the governmental and enterprise combined) for the determination of major funds. The non-major funds are combined in a column in the fund financial statements. The non-major funds are detailed in the combining section of the financial statements.

As a general rule, 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 process of consolidation.

Proprietary funds distinguish operating revenues and expenses from non-operating 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. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

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

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

Governmental fund level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town 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. The governmental fund financial statements follow the accounting set forth by the Governmental Accounting Standards Board.

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

### Fund Accounting

The following major funds are used by the Town:

#### 1. Governmental Funds:

Governmental Funds are those through which most governmental functions of the Town are financed. The acquisition, use and balances of the Town's expendable financial resources and the related liabilities (except those accounted for in proprietary funds) are accounted for through governmental funds. The measurement focus is on determination of changes in financial position, rather than on net income determination. The following is a description of the major Governmental Funds of the Town:

- a) The **General Fund** is the Town's primary operating fund. This fund is used to account for all financial resources of the general government, except those required to be accounted for in other funds.
- b) The **Debt Service Fund** is used to account for the accumulation of financial resources for the payment of principal, interest and related costs on general obligation long-term debt paid from taxes levied by the Town.
- c) The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities and improvements except those being financed by proprietary funds.

The Town reports the following non-major governmental funds.

- a) The **Court Fund** accounts for fines and forfeitures assessed which are restricted for court technology and security disbursements.
- b) The **Fire Donations Fund** accounts for funds provided by private donors or donations from the \$1 fire donation selection on each utility customer's monthly bill to assist in the purchase of fire department equipment and related expenses.
- c) The **Tax Increment Reinvestment Zone** accounts for property taxes on improvements in the Town's Tax Increment Reinvestment Zone Number One. These funds may only be used for capital improvements within the zone.
- d) The **Hotel/Motel Fund** accounts for hotel/motel taxes from the Town's two hotels. These funds may only be used for development costs within the town.

Governmental funds with legally adopted annual budgets include the General Fund.



## Town of Fairview, Texas

### Notes to the Basic Financial Statements

#### 2. Proprietary Funds:

Proprietary Funds are accounted for using an economic resources measurement focus. The accounting objectives are a determination of net income, financial position, and changes in cash flows. All assets and liabilities associated with a proprietary fund's activities are included on its statement of net position.

The proprietary funds are financed and operated in a manner similar to private business enterprise. The costs (expenses including depreciation on capital assets) of providing goods or services to the general public on a continuing basis are financed or recovered primarily through user charges. Periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The following is a description of the major enterprise funds of the Town:

The **Water and Sewer Fund** is used to account for the operations of providing water and sewer services to residential and commercial customers.

The **Solid Waste Fund** is used to account for the collection of trash and recyclables from residential users.

The **Stormwater Fund** is used to account for the operations of the stormwater drainage system.

The Town also created an internal service fund (a vehicle replacement fund) during fiscal year 2019. The **Internal Service Fund** is used to account for the financing of vehicles provided by one department to other departments of the Town, generally on a cost-reimbursement basis.

#### E. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity date within three months of the date acquired by the Town. Because the Town at its option can withdraw funds within a twenty-four hour period, deposits with the local government investment pools i.e. (TexPool, LoneStar, and TexStar) are considered to be cash equivalents.

The Town may invest in certificates of deposit, authorized investment pools and funds, U.S. and State of Texas Government Securities, and repurchase agreements. Investments purchased with pooled cash, as well as separate investments, are recorded at fair value. The fair value is based on the market price. The fair value of the local government investment pools are the same as the fair value of the pool shares.

#### F. Accounts Receivable

Accounts receivable consist primarily of amounts due from citizens for various services provided by the Town as well as property taxes and sales taxes receivable. Management evaluates the adequacy of the allowance for doubtful accounts based on a review of the aging of accounts and other specific information known by management.

#### G. Restricted Assets

Certain resources set aside for the repayment of bonds are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants or contractual agreements. When the Town incurs an expense for which it may use either restricted or unrestricted assets, it uses restricted assets first.

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**H. Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities acquired with tax-exempt debt is included as part of the capitalized value of the assets constructed.

Capital assets are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	40
System Infrastructure	30 - 40
Equipment	5 - 10
Vehicles	5

**I. Interfund Transactions**

During the course of normal operations, the Town has transactions between funds for goods provided or services rendered. "Services rendered" are primarily to allocate the overhead costs of administering the Town Administrators and Financial staff. This may include unallocated portions of salary expenses for Administrative and Financial staff as well as other costs such as facility, copiers, and office equipment costs. Transfers from impact fee funds are simply to move funds from revenue tracking funds to expense/construction funds.

**J. Compensated Absences**

It is the Town's policy to permit employees to accumulate earned but unused "paid time off" which can be used for illness, disability, vacations or other absences. All time is accrued when incurred in the government-wide and proprietary fund financial statements.

**K. Long-term Obligations**

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

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

Long-term obligations such as the net pension liability and the other post-employment benefits (OPEB) obligation are liquidated with expendable resources in the General Fund.

#### L. Pensions and Other Postemployment Benefits (OPEB)

For purposes of measuring the net pension and total OPEB liabilities, pension and OPEB related deferred outflows and inflows of resources and pension and OPEB expense, Town specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from the Town's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the Town's Total Pension and OPEB Liabilities is obtained from TMRS through a report prepared for the Town by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions* and GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

#### M. Deferred Inflows / Outflows of Resources

In addition to assets and liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows and deferred inflows of resources. Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town has the following items that qualify for reporting as deferred outflows:

**Deferred Loss on Refunding** – these deferred outflows result from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**Pensions and OPEB** – these deferred outflows result from pension and OPEB contributions after the measurement date (deferred and recognized in the following fiscal year) and/or differences between expected and actual economic experience on pension assets (deferred and amortized over a closed five year period), as well as changes in assumptions on the OPEB plan.

Deferred inflows of resources represent the acquisition of net position/fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Town reports certain deferred inflows related to pensions on the government-wide statement of net position and unavailable tax revenues at the fund level.

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

#### N. Fund Equity

The Town has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions*. The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are Nonspendable, Restricted, Committed, Assigned, and Unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements.

Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

In accordance with GASB 54, the Town classifies governmental fund balances as follows:

*Nonspendable*: includes amounts that are not in a spendable form or are legally or contractually required to be maintained intact.

*Restricted*: includes amounts that can be spent only for the specific purposes stipulated by external resource providers either constitutionally or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

*Committed*: includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision making authority, which is the Town Council. The formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is an ordinance adopted by the Town Council. The ordinance must either adopt or rescind the commitment, as applicable, prior to the last day of the fiscal year for which the commitment is made. The amount subject to the constraint may be determined in the subsequent period.

*Assigned*: includes amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used by the Town for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. The Town Council has authorized the Town Manager or his or her designee as the official authorized person to assign fund balance to a specific purpose as approved by the fund balance policy.

*Unassigned*: the residual classification of the general fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

**Order of Expenditure of Funds** – When multiple categories of fund balance are available for expenditure, the Town will start with the most restricted category and spend those funds first before moving down to the next category with available funds.

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent debt proceeds. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**O. Subsequent Events**

The Town has evaluated all events or transactions that occurred after September 30, 2019 through February 28, 2020, the date the financial statements were issued and has noted no subsequent events required for disclosure.

**Note 2. Cash and Investments**

The Town has adopted an investment policy pursuant to Chapter 2256 of the Texas Government Code, which authorizes the Town's investments in United States government obligations and its agencies, obligations of Texas and its agencies, fully collateralized repurchase agreements, certificates of deposit, government pools, and money market funds. The Town selects its investments based on safety, liquidity, yield, and public trust.

At year end, the carrying amount of the Town's deposits (including those of the component units) was \$4,104,831 and the bank balance was \$4,934,715. The bank balance was completely covered by federal deposit insurance and collateral held by the pledging financial institution in the Town's name.

Cash and investments as of September 30, 2019 consist of and are classified in the accompanying financial statements as follows:

Primary government:	
Cash and cash equivalents	\$ 21,080,819
Restricted cash and cash equivalents	165,515
Component units:	
Cash and cash equivalents	1,786,056
Total cash and investments	<u>\$ 23,032,390</u>
Cash on hand	\$ 1,100
Carrying amount of deposits	4,104,831
Carrying amount of investments	18,926,459
Total cash and investments	<u>\$ 23,032,390</u>

The table below identifies the investment types that are authorized for the Town by the Public Funds Investment Act. (Government Code Chapter 2256) The table also identifies certain provisions of the Town's investment policy that address interest rate risk, credit risk, and concentration of credit risk.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment In One Issuer
U.S. Treasury obligations	2 years	None	None
U.S. Agency obligations	2 years	None	None
Certificates of deposit	2 years	None	None
Direct repurchase agreements	90 days	10%	None
No-load money market mutual funds	60 days	None	None
Direct obligations of State of Texas	2 years	80%	None
Direct obligations of United States of America	5 years	80%	None
Investment pools	1 year	None	None

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. GASB Statement No. 72, *Fair Value Measurement and Application*, provides a framework for measuring fair value which establishes a three-level fair value hierarchy that describes the inputs that are used to measure assets and liabilities.

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs—other than quoted prices included within Level 1—that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

The Town's investments are measured as presented in the table below. The Town's investment balances, weighted average maturity, and credit risk of such investments are as follows:

	September 30, 2019	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Weighted Average Maturity	Minimum Legal Rating	Rating as of Year End
Investments Measured at Amortized Cost:							
Investment Pools:							
TexPool	\$ 12,177,835	\$ -	\$ -	\$ -	34 days	AAAm	AAAm
LoneStar	708,386	-	-	-	32 days	AAA	AAA
TexStar	6,040,238	-	-	-	22 days	AAAm	AAAm
Investment Pools Total	<u>\$ 18,926,459</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>			

The TexPool, Lone Star, and TexStar investment pools are external investment pools measured at amortized cost to report net position to compute share prices. Accordingly, the fair value of the position in these pools is the same as the value of the shares in each pool. In order to meet the criteria to be recorded at amortized cost, investment pools must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity and diversification requirements within the investment pool. The investment pools transact at a net asset value of \$1.00 per share, have weighted average maturity of 60 days or less and weighted average life of 120 days or less, investments held are highly rated by nationally recognized statistical rating organization, have no more than 5% of portfolio with one issuer (excluding US government securities), and can meet reasonably foreseeable redemptions. TexPool, Lone Star, and TexStar have a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

## **Town of Fairview, Texas**

### Notes to the Basic Financial Statements

These local government investment pools operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. The Texas Local Government Investment Pool (TexPool), Lone Star Investment Pool, and Texas Short Term Asset Reserve Program (TexStar) are organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code.

The Texas Comptroller of Public Accounts is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company, which is authorized to operate TexPool. In addition, the TexPool Advisory Board advises on TexPool's Investment Policy. This Board is composed equally of participants in TexPool and other persons who do not have a business relationship with TexPool who are qualified to advise TexPool. The Town is a voluntary participant in TexPool. The fair value of the position in TexPool is the same as the value of TexPool shares.

Lone Star Investment Pool is administered by First Public which is a wholly-owned subsidiary of the Texas Association of School Boards (TASB). First Public is also a registered broker-dealer with the Securities and Exchange Commission. The Pool is governed by an 11 member Board of Trustees, consisting of individuals representing entities participating in the Pool. The fair value of the Town's position in the Pool is the same as the value of the Pool shares.

Section 2256.016(g)(1) of the Public Funds Investment Act requires TexStar to establish and maintain an advisory board composed of Participants in TexStar and other persons who do not have a business relationship with TexStar. Members are appointed and serve at the will of the Board. The fair value of the Town's position in TexStar is the same as the value of the TexStar shares.

#### **Disclosures Relating to Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates.

In accordance with its investment policy, the Town manages its exposure to declines in fair value by limiting the weighted average maturity of its non-bond proceed investments to less than one year from the time of purchase.

#### **Disclosures Relating to Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the Public Funds Investment Act, the Town's investment policy, or debt agreements, and the actual rating as of year-end for each investment type.

#### **Concentration of Credit Risk**

The Town's investment policy is to avoid a concentration of assets in a specific maturity, a specific issue, or a specific class of investments.

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

#### **Custodial Credit Risk**

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The Public Funds Investment Act does not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The Public Funds Investment Act requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The fair value of the pledged securities in the collateral pool must equal at least the bank balance less the FDIC insurance at all times.

The Town requires all deposits to be covered by Federal Depository Insurance Corporation (FDIC) insurance and/or collateralized by qualified securities pledged by the Town's depository in the Town's name and held by the depository's agent.

As of September 30, 2019 the Town deposits with financial institutions in excess of federal depository insurance limits were fully collateralized.

#### **Note 3. Property Taxes**

Taxes are levied on October 1 and are payable until February 1 without penalty. Property taxes attach as an enforceable lien on property as of February 1. The total net taxable assessed value upon which the fiscal 2019 levy was based was \$1,944,912,802. Such assessed value was computed based on 100% appraised values.

Article XI, Section 5 of the Texas Constitution allows a tax rate up to \$2.50 per \$100 valuation. The combined tax rate to finance general governmental service and debt service for the year ended September 30, 2019 was \$0.349709 per \$100 of assessed valuation. Current tax collections for the year ended September 30, 2019 were approximately 99% of the tax levy.



**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**Note 4. Receivables**

Receivables as of year-end for the government's individual major funds, non-major funds in the aggregate and discretely presented component units, including the applicable allowances for uncollectible accounts as of September 30, 2019 are as follows:

	Governmental Funds			
	General	Debt Service	Nonmajor Funds	Total
Property taxes	\$ 102,034	\$ 61,843	\$ -	\$ 163,877
Sales taxes	288,578	-	-	288,578
Franchise taxes	176,397	-	-	176,397
Hotel/motel taxes	-	-	13,884	13,884
Other	182,594	-	2,705	185,299
Gross receivables	<u>749,603</u>	<u>61,843</u>	<u>16,589</u>	<u>828,035</u>
Less: allowances	<u>(39,086)</u>	<u>-</u>	<u>68</u>	<u>(39,018)</u>
Net total receivables	<u>\$ 710,517</u>	<u>\$ 61,843</u>	<u>\$ 16,657</u>	<u>\$ 789,017</u>

	Enterprise Funds			
	Water and Sewer	Solid Waste	Storm Water	Total
Utility bills	\$ 1,623,235	\$ 98,875	\$ 36,909	\$ 1,759,019
Total receivables	<u>\$ 1,623,235</u>	<u>\$ 98,875</u>	<u>\$ 36,909</u>	<u>\$ 1,759,019</u>

	Component Units		
	EDC	CDC	Total
Sales taxes	\$ 134,083	\$ 134,083	\$ 268,166
Total receivables	<u>\$ 134,083</u>	<u>\$ 134,083</u>	<u>\$ 268,166</u>

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**Note 5. Capital Assets**

Capital asset activity for the year ended September 30, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Adjustments/ Transfers	Ending Balance
Governmental activities:					
Capital assets not being depreciated:					
Land	\$ 5,126,594	\$ 78,375	\$ -	\$ -	\$ 5,204,969
Construction in progress	3,622,063	3,977,552	-	(1,088,504)	6,511,111
Total capital assets, not being depreciated	<u>8,748,657</u>	<u>4,055,927</u>	<u>-</u>	<u>(1,088,504)</u>	<u>11,716,080</u>
Capital assets being depreciated:					
Infrastructure	15,580,770	95,000	-	1,088,504	16,764,274
Buildings and improvements	10,540,456	17,430	-	-	10,557,886
Furniture and equipment	4,037,074	760,620	-	-	4,797,694
Vehicles	1,412,919	28,909	(150,075)	-	1,291,753
Total capital assets being depreciated	<u>31,571,219</u>	<u>901,959</u>	<u>(150,075)</u>	<u>1,088,504</u>	<u>33,411,607</u>
Less accumulated depreciation for:					
Infrastructure	4,214,869	587,341	-	-	4,802,210
Buildings and improvements	2,489,619	262,082	-	-	2,751,701
Furniture and equipment	1,898,047	375,221	-	-	2,273,268
Vehicles	1,043,234	114,345	(73,574)	-	1,084,005
Total accumulated depreciation	<u>9,645,769</u>	<u>1,338,989</u>	<u>(73,574)</u>	<u>-</u>	<u>10,911,184</u>
Total capital assets being depreciated, net	<u>21,925,450</u>	<u>(437,030)</u>	<u>(76,501)</u>	<u>1,088,504</u>	<u>22,500,423</u>
Governmental activities capital assets, net	<u>\$ 30,674,107</u>	<u>\$ 3,618,897</u>	<u>\$ (76,501)</u>	<u>\$ -</u>	<u>\$ 34,216,503</u>
	Beginning Balance	Increases	Decreases	Adjustments/ Transfers	Ending Balance
Business-type activities:					
Capital assets not being depreciated:					
Land	\$ 113,384	\$ -	\$ -	\$ -	\$ 113,384
Construction in progress	463,357	1,622,706	-	(77,763)	2,008,300
Total capital assets, not being depreciated	<u>576,741</u>	<u>1,622,706</u>	<u>-</u>	<u>(77,763)</u>	<u>2,121,684</u>
Capital assets being depreciated:					
Utility Plant	19,097,585	-	-	-	19,097,585
Buildings and improvements	203,323	-	-	-	203,323
Furniture and equipment	521,681	14,776	-	77,763	614,220
Vehicles	212,387	-	-	-	212,387
Total capital assets being depreciated	<u>20,034,976</u>	<u>14,776</u>	<u>-</u>	<u>77,763</u>	<u>20,127,515</u>
Less accumulated depreciation for:					
Utility Plant	6,585,719	481,861	-	-	7,067,580
Buildings and improvements	57,107	13,618	-	-	70,725
Furniture and equipment	296,837	41,770	-	-	338,607
Vehicles	135,718	30,891	-	-	166,609
Total accumulated depreciation	<u>7,075,381</u>	<u>568,140</u>	<u>-</u>	<u>-</u>	<u>7,643,521</u>
Total capital assets being depreciated, net	<u>12,959,595</u>	<u>(553,364)</u>	<u>-</u>	<u>77,763</u>	<u>12,483,994</u>
Business-type activities capital assets, net	<u>\$ 13,536,336</u>	<u>\$ 1,069,342</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,605,678</u>

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

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

Depreciation by function:	
Governmental activities:	
General government	\$ 255,961
Public safety	455,306
Public works	527,984
Parks and recreation	99,738
	<u>1,338,989</u>
Business-type activities:	
Water and Sewer	\$ 561,950
Stormwater	6,190
	<u>568,140</u>

**Note 6. Interfund Transactions**

Transfers between funds during the year were as follows:

Transfer Out	Transfer In	Amount	Purpose
Debt Service Fund	Water and Sewer Fund	\$ 170,000	To subsidize the water and sewer debt payments
Storm Water Fund	General Fund	3,000	To fund information technology expenses
Water and Sewer Fund	General Fund	5,012	To fund information technology expenses
Non-major Governmental Fund	General Fund	5,100	To fund information technology expenses
Storm Water Fund	General Fund	37,600	Cost allocation for administrative costs
General Fund	Capital Projects Fund	147,122	Cost allocation for street repairs
Non-major Governmental Fund	General Fund	15,000	Cost allocation for court operations
Non-major Governmental Fund	General Fund	130,000	Cost allocation for marketing costs
Storm Water Fund	Water and Sewer Fund	20,000	Cost allocation for billing costs
Water and Sewer Fund	Capital Projects Fund	32,669	To pay for sewer easement
Water and Sewer Fund	General Fund	685,000	Cost allocation for administrative costs
General Fund	Internal Service Fund	100,000	Set up Vehicle Replacement Fund
Water and Sewer Fund	Internal Service Fund	60,000	Set up Vehicle Replacement Fund
		<u>\$ 1,410,503</u>	

Transfers are used to provide funds for debt service, contributions for capital construction, cost allocations and other operational costs as determined by the Town’s annual budget.

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**Note 7. Long-Term Debt**

The Town issues general obligation bonds and certificates of obligation and revenue bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. The Town also issues combination tax and limited surplus certificates of obligation that are secured by ad valorem taxes as well as a limited pledge of the surplus net revenues of the Town's waterworks and sewer system.

The following is a summary of changes in long-term debt for the year ended September 30, 2019:

	Beginning Balance	Additions	Retired or Refunded	Ending Balance	Amount Due within One year
<b>Governmental activities:</b>					
General obligation bonds	\$ 2,303,644	\$ -	\$ (267,275)	\$ 2,036,369	\$ 274,317
Certificates of obligation	16,091,286	-	(1,027,338)	15,063,948	1,091,038
Unamortized bond premium	802,510	-	(95,523)	706,987	-
Net pension liability	649,036	640,811	-	1,289,847	-
Net OPEB liability	56,285	493	-	56,778	-
Compensated absences	574,252	597,688	(574,252)	597,688	597,688
Capital Lease	409,140	723,533	(173,111)	959,562	203,228
	<u>20,886,153</u>	<u>1,962,525</u>	<u>(2,137,499)</u>	<u>20,711,179</u>	<u>2,166,271</u>
<b>Business-type activities:</b>					
General obligation bonds	3,736,356	-	(537,725)	3,198,631	550,684
Certificates of obligation	538,714	5,570,000	(97,662)	6,011,052	143,962
Unamortized bond premium	152,372	557,597	(69,411)	640,558	-
Net pension liability	130,351	112,490	-	242,841	-
Net OPEB liability	9,881	86	-	9,967	-
Compensated absences	68,298	76,516	(68,298)	76,516	76,516
	<u>4,635,972</u>	<u>6,316,689</u>	<u>(773,096)</u>	<u>10,179,565</u>	<u>771,162</u>
Total Primary Government	<u>\$ 25,522,125</u>	<u>\$ 8,279,214</u>	<u>\$ (2,910,595)</u>	<u>\$ 30,890,744</u>	<u>\$ 2,937,433</u>

# Town of Fairview, Texas

## Notes to the Basic Financial Statements

Long-term debt of the Town is comprised of the following individual issues as of September 30, 2019.

Purpose	Original Amount	Year of Issue	Final Maturity	Interest Rates	Balance 9/30/2019
<b>General Obligation Bonds:</b>					
Improvements	\$ 2,830,000	2007	2027	4.00% - 4.25%	\$ 645,000
Improvements	658,172	2013	2025	2.00% - 3.00%	390,791
Improvements	1,161,898	2016	2027	2.00% - 4.00%	1,000,578
Total General Obligation Bonds					<u>2,036,369</u>
<b>Certificates of Obligation:</b>					
Improvements	1,129,780	2007	2027	4.00% - 4.25%	258,948
Improvements	3,435,000	2008	2028	3.00% - 4.35%	1,885,000
Improvements	3,300,000	2009	2029	2.50% - 4.30%	1,945,000
Improvements	3,100,000	2010	2030	2.00% - 4.00%	1,950,000
Improvements	1,665,000	2012	2032	0.5% - 3.815%	1,180,000
Improvements	3,565,000	2013	2028	2.00% - 4.00%	2,315,000
Improvements	5,840,000	2016	2036	2.00% - 4.00%	5,530,000
Total Certificates of Obligation					<u>15,063,948</u>
Total Governmental Activities Debt					<u>\$ 17,100,317</u>
<b>General Obligation Bonds:</b>					
Improvements	\$ 2,325,000	2012	2022	2.09%	\$ 1,095,000
Improvements	1,101,828	2013	2025	2.00% - 3.00%	654,209
Improvements	1,683,102	2016	2027	2.00% - 4.00%	1,449,422
Total General Obligation Bonds					<u>3,198,631</u>
<b>Certificates of Obligation:</b>					
Improvements	1,930,220	2007	2027	4.00% - 4.25%	441,052
Improvements	5,570,000	2019	2039	3.00% - 5.00%	5,570,000
Total Certificates of Obligation					<u>6,011,052</u>
Total Business-Type Activities Debt					<u>\$ 9,209,683</u>

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

The annual aggregate maturities for each bond type are as follows:

General Obligation Bonds and Certificates of Obligation:

Fiscal Year Ending September 30,	Governmental Activities			Business Activities		
	Principal	Interest	Total	Principal	Interest	Total
2020	\$ 1,365,355	\$ 607,280	\$ 1,972,635	\$ 694,645	\$ 357,417	\$ 1,052,062
2021	1,420,944	562,604	1,983,548	759,056	296,403	1,055,459
2022	1,463,727	515,000	1,978,727	786,273	274,549	1,060,822
2023	1,502,446	465,588	1,968,034	547,554	248,708	796,262
2024	1,458,648	418,367	1,877,015	651,352	228,951	880,303
2025-2029	6,649,197	1,261,899	7,911,096	2,200,803	807,474	3,008,277
2030-2034	2,385,000	380,875	2,765,875	1,640,000	430,450	2,070,450
2035-2039	855,000	34,500	889,500	1,930,000	148,050	2,078,050
Total	<u>\$ 17,100,317</u>	<u>\$ 4,246,113</u>	<u>\$ 21,346,430</u>	<u>\$ 9,209,683</u>	<u>\$ 2,792,002</u>	<u>\$ 12,001,685</u>

On May 7, 2019, the Town issued "Town of Fairview, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation Bonds, Series 2019," totaling \$5,570,000 to acquire, construct and equip a water storage and pump station. These bonds incur an average cost over the life of the bonds at a rate of 3.00-5.00% and mature annually with semi-annual interest payments. The bonds will fully mature in 2039.

**Compensated Absences**

Substantially all vacation and sick leave is paid by the General Fund. Accrued vacation and sick pay are reported in governmental funds only if termination has occurred and the balance is due.

**Capital Leases**

On November 21, 2014, the Town entered into an agreement with BB&T to purchase two ambulances. The agreement is for an approximate five-year term based on delivery of the equipment and expires on November 26, 2019. Payments are \$79,780 annually and carry an effective interest rate of 1.64%.

On June 14, 2017, the Town entered into an agreement with BB&T to purchase various communications equipment for the Police and Fire departments. The agreement is for an approximate 5 year term and expires June 1, 2022. Payments are \$67,238 annually and carry an effective interest rate of 2.08%.

On April 2, 2019, the Town entered into an agreement with BB&T to purchase a firetruck. The agreement is for an approximate 10 year term and expires February 15, 2029. Payments are \$84,495 annually and carry an effective interest rate of 3.09%.

The assets acquired through capital leases are as follows as of September 30, 2019:

Asset:	Governmental Activities
Motor vehicles	\$ 1,086,631
Communications equipment	294,407
Less: accumulated depreciation	(607,968)
Total	<u>\$ 773,070</u>

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

Pursuant to the terms of the capital lease agreements, the following schedule represents the net present value of these minimum lease payments as of September 30:

Year Ending September 30,	Governmental Activities
2020	\$ 229,408
2021	151,733
2022	151,733
2023	84,496
2024	84,496
Thereafter	378,762
Total minimum lease payments	1,080,628
Less: amount representing interest	(121,066)
Present value of minimum lease payments	<u>\$ 959,562</u>

#### Note 8. Pension Plan

##### A. Plan Description

The Town participates as one of 887 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at [www.tmr.com](http://www.tmr.com).

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

##### B. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the town, within the options available in the state statutes governing TMRS. At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options.

Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Members can retire at ages 60 and above with 5 or more years of service or with 20 years of service. A member is vested after 5 years. The plan provisions are adopted by the governing body of the Town, within the options available in the state statutes governing TMRS and within the actuarial constraints of the statutes.

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**Employees covered by benefit terms**

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

Inactive employees or beneficiaries currently receiving benefits	6
Inactive employees entitled to but not yet receiving benefits	44
Active employees	71
Total	<u>121</u>

**C. Contributions**

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

Employees for the Town of Fairview were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the Town of Fairview were 10.98% and 10.82% in calendar years 2018 and 2019, respectively. The Town's contributions to TMRS for the year ended September 30, 2019, were \$561,809, and were equal to the required contributions.

**D. Net Pension Liability**

The Town's Net Pension Liability (NPL) was measured as of December 31, 2018, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

**Actuarial Assumptions**

The Total Pension Liability in the December 31, 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 Table, 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. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% 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 3% floor.



## Town of Fairview, Texas

### Notes to the Basic Financial Statements

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. 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, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2019 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equity	17.5%	4.30%
International Equity	17.5%	6.10%
Core Fixed Income	10.0%	1.00%
Non-Core Fixed Income	20.0%	3.39%
Real Return	10.0%	3.78%
Real Estate	10.0%	4.44%
Absolute Return	10.0%	3.56%
Private Equity	5.0%	7.75%
Total	100.0%	

#### Discount Rate

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

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**Allocations**

The Town's net pension liability, pension expense, and deferred outflows of resources related to TMRS have been allocated between governmental activities and the business-type activities using a contribution-based method.

**Changes in the Net Pension Liability**

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2017	\$ 7,942,200	\$ 7,162,813	\$ 779,387
Changes for the year:			
Service cost	809,957	-	809,957
Interest	560,442	-	560,442
Changes of benefit terms	-	-	-
Difference between expected and actual experience	48,823	-	48,823
Changes of assumptions	-	-	-
Contributions - employer	-	537,652	(537,652)
Contributions - employee	-	347,834	(347,834)
Net investment income	-	(215,203)	215,203
Benefit payments, including refunds of employee contributions	(88,670)	(88,670)	-
Administrative expense	-	(4,147)	4,147
Other changes	-	(215)	215
Net Changes	<u>1,330,552</u>	<u>577,251</u>	<u>753,301</u>
Balance at December 31, 2018	<u>\$ 9,272,752</u>	<u>\$ 7,740,064</u>	<u>\$ 1,532,688</u>

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

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

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net Pension Liability	\$3,051,133	\$1,532,688	\$304,530

**Town of Fairview, Texas**  
Notes to the Basic Financial Statements

**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 at [www.tmr.com](http://www.tmr.com).

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

For the year ended September 30, 2019, the Town recognized pension expense of \$676,406. At September 30, 2019, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 52,657	\$ (88,870)
Changes in actuarial assumptions	55,439	-
Difference between projected and actual investment earnings	376,042	-
Contributions subsequent to the measurement date	428,651	-
Total	<u>\$ 912,789</u>	<u>\$ (88,870)</u>

The \$428,651 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date and will reduce the net pension liability during the year ending September 30, 2020. Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended September 30,	
2020	\$ 124,039
2021	65,949
2022	58,813
2023	136,285
2024	8,004
Thereafter	2,178
	<u>\$ 395,268</u>

**Note 9. Other Post-Employment Benefits (OPEB) Plan**

**A. Plan Description**

Texas Municipal Retirement System (TMRS) administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active member, including or not including retirees. Employers may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1. The Town has elected to participate in the SDBF for its active members including retirees. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded single-employer OPEB plan (i.e. no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75) for Town reporting.

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

#### B. 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). The death benefit for retirees is considered an other postemployment benefit (OPEB) and is a fixed amount of \$7,500.

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

Inactive employees currently receiving benefits	4
Inactive employees entitled to but not yet receiving benefits	2
Active employees	71
	<hr/>
	77

#### C. Contributions

The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

Contributions are made monthly based on the covered payroll of employee members of the participating member city. The contractually required contribution rate is determined annually for each city. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the city. There is a one-year delay between the actuarial valuation that serves as the basis for the employer contribution rate and the calendar year when the rate goes into effect. The funding policy of the plan is to assure that adequate resources are available to meet all death benefit payments for the upcoming year.

The retiree portion of contribution rates to the SDBF for the City was 0.01% in both calendar years 2018 and 2019. The Town's contributions to the SDBF for the year ended September 30, 2019 were \$517, and were equal to the required contributions.

#### D. Total OPEB Liability

The Town's Total OPEB Liability (TOL) was measured as of December 31, 2018 and was determined by an actuarial valuation as of that date.

#### E. Actuarial Assumptions

The Total OPEB Liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Salary increases	3.5% to 10.5% including inflation
Discount rate	3.71%
Retiree's share of benefit-related costs	0.00%

## Town of Fairview, Texas

### Notes to the Basic Financial Statements

Salary increases were based on a service-related table. Mortality rates for service retirees were based on the RP2000 Combined Mortality Table with Blue Collar Adjustment 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. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males 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 by scale BB to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions used in the December 31, 2018, valuation were developed primarily from an actuarial experience study of the four-year period from December 31, 2010 through December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, TMRS adopted the Entry Age Normal Actuarial Cost Method.

The discount rate used to measure the Total OPEB Liability was 3.71% and was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2018.

#### F. Changes in Total OPEB Liability

	Total OPEB Liability
Balance at December 31, 2017	\$ 66,166
Changes for the year	
Service Cost	9,937
Interest on Total OPEB Liability	2,346
Changes of Benefit terms	-
Differences between expected and actual experience	(6,594)
Changes in assumptions or other inputs	(4,613)
Benefit payments	(497)
Net changes	579
Balance at December 31, 2018	\$ 66,745

#### G. Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Town, calculated using the discount rate of 3.71%, as well as what the Town's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (2.71%) or 1 percentage-point higher (4.71%) than the current rate:

	1% Decrease (2.71%)	Current Discount Rate (3.71%)	1% Increase (4.71%)
Total OPEB Liability	\$ 79,037	\$ 66,745	\$ 56,958

**Town of Fairview, Texas**

Notes to the Basic Financial Statements

**H. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

For the year ended September 30, 2019, the Town recognized pension expense of \$11,682. At September 30, 2019, the Town reported deferred outflows of resources related to OPEB from the following sources. There were no deferred inflows of resources related to OPEB in the current fiscal year.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ -	\$ 5,928
Changes in actuarial assumptions	4,189	4,147
Contributions subsequent to the measurement date	396	-
	<u>\$ 4,585</u>	<u>\$ 10,075</u>

The \$396 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will reduce the Total OPEB Liability during the year ending September 30, 2020. The other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows.

Fiscal Year Ended	
2020	\$ (602)
2021	(602)
2022	(602)
2023	(602)
2024	(602)
Thereafter	(2,876)
	<u>\$ (5,886)</u>

**Note 10. Risk Management**

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; injuries to employees; and natural disasters. The Town is a participant in the Texas Municipal League Workers' Compensation Joint Insurance Fund (WC Fund) and the Texas Municipal League Joint Self-Insurance Fund (Property-Liability Fund), a public entity risk pool operated by the Texas Municipal League Board for the benefit of 1,115 individual governmental units located within Texas. The Town pays an annual premium to the funds for its workers' compensation and property and liability insurance coverage. The WC Fund and Property-Liability Fund are considered self-sustaining risk pools that provide coverage for its members for up to \$1,000,000 per occurrence with a \$2,000,000 annual aggregate. There is a deductible of \$5,000 due from the Town per claim for errors and omissions liability claims and a \$2,500 deductible for general liability.

There were no reductions in insurance coverage and the Town had not been declined coverage for any exposures or limits of liability and/or scheduled covered amounts from the previous year. Settled claims for risks have not exceeded insurance coverage for the past three years.

## **Town of Fairview, Texas**

### Notes to the Basic Financial Statements

#### **Note 11. Tax Abatements**

The Town enters into economic development agreements authorized under Chapter 380 of the Texas Local Government Code. These agreements are planning tools designed to stimulate economic activity, redevelopment, community improvement, and provide a return on investment for the community. These programs abate or rebate on sales taxes and may include other incentive payments such as fee reductions or construction costs reimbursements. Economic development agreements are considered on a case by case basis by the Town Council and generally contain recapture provisions, which may require repayment or termination if recipients do not meet the required provisions of the economic incentives.

Chapter 380 of the Texas Local Government Code allows the Town to provide grants for the purpose of promoting local economic development. These grants are based on a percentage of property and/or sales tax received by the Town. For the fiscal year ending September 30, 2019, the Town rebated \$469,100 in sales taxes.

#### **Note 12. Excess Expenditures over Appropriations**

The Town exceeded budgeted appropriations in the general fund by \$71,943.





## **Required Supplementary Information**



## Town of Fairview, Texas

### Schedule of Revenues, Expenditures and Changes In Fund Balances – Budget (GAAP Basis) and Actual – General Fund For the Fiscal Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget
<b>Revenues:</b>				
Property taxes	\$ 4,168,500	\$ 4,278,000	\$ 4,288,020	\$ 10,020
Sales taxes	1,600,000	1,620,000	1,666,322	46,322
Franchise taxes	670,000	670,000	686,910	16,910
Mixed beverage taxes	70,000	75,000	73,450	(1,550)
Charges for services	235,900	311,800	350,311	38,511
Permits	343,700	382,600	419,955	37,355
Fines and forfeitures	421,170	406,200	374,117	(32,083)
Intergovernmental	219,700	121,926	121,926	-
Interest Income	110,000	200,000	237,014	37,014
Miscellaneous	118,700	257,750	302,501	44,751
	<u>7,957,670</u>	<u>8,323,276</u>	<u>8,520,526</u>	<u>197,250</u>
<b>Expenditures:</b>				
Current:				
General government	2,349,130	2,397,831	2,452,099	(54,268)
Public safety	5,446,991	5,500,910	5,543,564	(42,654)
Public works	616,555	451,154	427,198	23,956
Inspections	226,892	213,997	221,430	(7,433)
Municipal court	183,086	174,479	177,161	(2,682)
Parks and recreation	187,451	179,437	185,313	(5,876)
Capital outlay	84,300	83,010	65,997	17,013
	<u>9,094,405</u>	<u>9,000,818</u>	<u>9,072,762</u>	<u>(71,944)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,136,735)</u>	<u>(677,542)</u>	<u>(552,236)</u>	<u>125,306</u>
Other financing sources (uses):				
Transfers in	1,069,700	880,600	880,712	112
Transfers out	-	(106,500)	(247,122)	(140,622)
Total other financing sources (uses)	<u>1,069,700</u>	<u>774,100</u>	<u>633,590</u>	<u>(140,510)</u>
Net change in fund balance	(67,035)	96,558	81,354	(15,204)
Fund balance at beginning of year	5,121,024	5,121,024	5,121,024	-
Fund balance, end of year	<u>\$ 5,053,989</u>	<u>\$ 5,217,582</u>	<u>\$ 5,202,378</u>	<u>\$ (15,204)</u>

## **Town of Fairview, Texas**

Notes to the Budgetary Comparison Schedule  
For the Fiscal Year Ended September 30, 2019

### **Stewardship, Compliance, and Accountability**

#### **A. Budgetary Information**

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. An annual appropriated budget is legally adopted for the general fund. All annual appropriations lapse at fiscal year-end.

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

1. Prior to September 1, the Town Council prepares a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally enacted through the passage of an ordinance, and can be amended by the Council.
4. The Town Manager is authorized to transfer budgeted amounts between departments within any fund. Any revisions that alter the total expenditures of any fund must be approved by the Town Council.
5. Formal budgetary integration, using the modified accrual basis, is employed as a management control device during the year for the general fund.

**Town of Fairview, Texas**  
Texas Municipal Retirement System  
Schedule of Changes in Net Pension Liability and Related Ratios  
For the Fiscal Year Ended September 30, 2019

	Measurement Year				
	2018	2017	2016	2015	2014
Total pension liability:					
Service cost	\$ 809,957	\$ 775,570	\$ 654,747	\$ 591,290	\$ 503,147
Interest (on the Total Pension Liability)	560,442	479,376	413,636	362,744	304,442
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	48,823	1,978	(83,513)	(107,256)	38,408
Change in assumptions	-	-	-	143,787	-
Benefit payments, including refunds of employee contributions	(88,670)	(57,621)	(85,073)	(67,750)	(46,631)
Net change in total pension liability	1,330,552	1,199,303	899,797	922,815	799,366
Total pension liability - beginning	7,942,200	6,742,897	5,843,100	4,920,285	4,120,919
Total pension liability - ending (a)	9,272,752	7,942,200	6,742,897	5,843,100	4,920,285
Plan fiduciary net position:					
Contributions - employer	537,652	512,655	385,302	339,813	276,717
Contributions - employee	347,834	340,274	281,871	263,130	233,376
Net investment income	(215,203)	776,920	318,080	6,143	200,316
Benefit payments, including refunds of employee contributions	(88,670)	(57,621)	(85,073)	(67,750)	(46,631)
Administrative expense	(4,147)	(4,019)	(3,586)	(3,739)	(2,090)
Other	(215)	(202)	(194)	(185)	(172)
Net change in plan fiduciary net position	577,251	1,568,007	896,400	537,412	661,516
Plan fiduciary net position - beginning	7,162,813	5,594,806	4,698,406	4,160,994	3,499,478
Plan fiduciary net position - ending (b)	7,740,064	7,162,813	5,594,806	4,698,406	4,160,994
<b>Net pension liability - ending (a) - (b)</b>	<b>\$1,532,688</b>	<b>\$ 779,387</b>	<b>\$ 1,148,091</b>	<b>\$ 1,144,694</b>	<b>\$ 759,291</b>
Plan fiduciary net position as a percentage of total pension liability	83.47%	90.19%	82.97%	80.41%	84.57%
Covered payroll	\$4,969,059	\$ 4,740,656	\$ 4,026,734	\$ 3,758,998	\$ 3,333,941
Net pension liability as a percentage of covered payroll	30.84%	16.44%	28.51%	30.45%	22.77%

Note: Only five years of data is presented in accordance with GASB #68, paragraph 138. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

**Town of Fairview, Texas**  
Texas Municipal Retirement System  
Schedule of Pension Contributions  
Last Ten Fiscal Years  
(Unaudited)

	Fiscal Year				
	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 561,809	\$ 535,533	\$ 508,156	\$ 385,928	\$ 330,951
Contributions in relation of the actuarially determined contribution	561,809	535,533	508,156	385,928	330,951
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 5,174,388	\$ 4,904,537	\$ 4,613,774	\$ 4,026,859	\$ 3,680,512
Contributions as a percentage of covered payroll	10.86%	10.92%	11.01%	9.58%	8.99%

Note: GASB #68, paragraph 81.2.b requires that the data in this schedule be presented as of the Town's fiscal year as opposed to the time period covered by the measurement date.

Note: Only five years of data is presented in accordance with GASB #68, paragraph 138. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

## Town of Fairview, Texas

Texas Municipal Retirement System

Schedule of Changes in Total OPEB Liability and Related Ratios

Last Ten Measurement Years

(Unaudited)

	Measurement year	
	2018	2017
Total OPEB Liability:		
Changes for the year		
Service Cost	\$ 9,937	\$ 8,533
Interest on Total OPEB Liability	2,346	2,072
Changes of benefit terms	-	-
Differences between expected and actual experience	(6,594)	-
Changes in assumptions or other inputs	(4,613)	5,252
Benefit payments	(497)	(473)
Net change in total OPEB liability	579	15,384
Total OPEB Liability - beginning	66,166	50,782
Total OPEB Liability - ending	<u>\$ 66,745</u>	<u>\$ 66,166</u>
Covered payroll	\$ 4,969,059	\$ 4,740,656
Total OPEB Liability as a percentage of covered payroll	1.34%	1.40%

Note: Only two years of data is presented in accordance with GASB #75. Additional years' information will be displayed as it becomes available.

The TMRS Supplemental Death Benefit Fund (SDBF) is considered to be an unfunded OPEB Plan; therefore, no plan fiduciary net position and related ratios are reported in the above schedule.

**Town of Fairview, Texas**  
Texas Municipal Retirement System  
Schedule of OPEB Contributions  
Last Ten Fiscal Years  
(Unaudited)

	Fiscal Year	
	2019	2018
Actuarially determined contribution	\$ 517	\$ 490
Contributions in relation to the actuarially determined contribution	(517)	(490)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 5,174,388	\$ 4,904,537
Contributions as a percentage of covered payroll	0.01%	0.01%

Note: GASB #75, paragraph 57 requires that the data in this schedule be presented as of the City's fiscal year as opposed to the time period covered by the measurement date.

Note: Only two years of data is presented in accordance with GASB #75. Additional years' information will be displayed as it becomes available.



## Town of Fairview, Texas

Notes to the Texas Municipal Retirement System  
Required Supplementary Information  
For the Fiscal Year Ended September 30, 2019

### 1. Pension Plan

#### Valuation Date:

Actuarial determined contribution rates are calculated as of December 31 each year 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	27 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 Town's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010 – 2014
Mortality	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

#### Other information:

There were no benefit changes during the year.



# **Combining and Individual Fund Financial Statements and Schedules**

## Listing of Non-Major Governmental Funds

### Special Revenue Fund

**Court Fund** – Accounts for fines and forfeitures assessed which are restricted for court technology and security disbursements.

**Fire Donations Fund** – Accounts for funds provided by private donors or donations from the \$1 fire donation selection on each utility customer's monthly bill to assist in the purchase of fire department equipment and related expenses.

**Tax Increment Reinvestment Zone** – Accounts for property taxes on improvements in the Town's Tax Increment Reinvestment Zone Number One. These funds may only be used for capital improvements within the zone.

**Hotel/Motel Fund** – Accounts for hotel/motel taxes from the Town's two hotels. These funds may only be used for development costs within the town.

Town of Fairview, Texas  
Combining Balance Sheet  
Non-Major Governmental Funds  
September 30, 2019

	Court	Fire Donations	Tax Increment Reinvestment Zone	Hotel/Motel	Total Non-major Governmental Funds
<b>ASSETS</b>					
Cash and cash equivalents	\$ 208,486	\$ 72,418	\$ 472,045	\$ 63,783	\$ 816,732
Other receivables	-	2,773	-	13,884	16,657
Total assets	<u>\$ 208,486</u>	<u>\$ 75,191</u>	<u>\$ 472,045</u>	<u>\$ 77,667</u>	<u>\$ 833,389</u>
<b>FUND BALANCES</b>					
Fund balances:					
Restricted					
Fire	\$ -	\$ 75,191	\$ -	\$ -	\$ 75,191
Court	208,486	-	-	-	208,486
Development	-	-	472,045	77,667	549,712
Total fund balance	<u>208,486</u>	<u>75,191</u>	<u>472,045</u>	<u>77,667</u>	<u>833,389</u>
Total liabilities and fund balances	<u>\$ 208,486</u>	<u>\$ 75,191</u>	<u>\$ 472,045</u>	<u>\$ 77,667</u>	<u>\$ 833,389</u>

## Town of Fairview, Texas

Combining Statement of Revenues, Expenditures and  
Changes in Fund Balance – Non-Major Governmental Funds  
For the Fiscal Year Ended September 30, 2019

	Court	Fire Donations	Tax Increment Reinvestment Zone	Hotel/Motel	Total Non-major Governmental Funds
<b>Revenues:</b>					
Taxes:					
Property taxes	\$ -	\$ -	\$ 289,805	\$ -	\$ 289,805
Other	-	-	-	210,145	210,145
Fines and forfeitures	21,288	-	-	-	21,288
Miscellaneous	-	37,038	-	-	37,038
Total revenues	21,288	37,038	289,805	210,145	558,276
<b>Expenditures:</b>					
Current:					
Municipal court	430	-	-	-	430
Public safety	-	5,745	-	-	5,745
Development	-	-	-	10,424	10,424
Total expenditures	430	5,745	-	10,424	16,599
Excess (deficiency) of revenues over (under) expenditures	20,858	31,293	289,805	199,721	541,677
Other financing sources (uses):					
Transfers out	(20,100)	-	-	(130,000)	(150,100)
Total other financing sources (uses)	(20,100)	-	-	(130,000)	(150,100)
Net change in fund balance	758	31,293	289,805	69,721	391,577
Fund balance at beginning of year	207,728	43,898	182,240	7,946	441,812
Fund balance, end of year	\$ 208,486	\$ 75,191	\$ 472,045	\$ 77,667	\$ 833,389

# Statistical Section





# Town of Fairview, Texas

## Statistical Section

### Table of Contents

## Statistical Section

This part of the Town of Fairview's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, notes disclosures, and required supplementary information says about the Town's overall financial health. This information has not been audited by the independent auditor.

<b>Contents</b>	<b>Table #s</b>
<b>Financial Trends</b> These tables contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.	A-1 to A-4
<b>Revenue Capacity</b> These tables contain information to help the reader assess the Town's two most significant local revenue sources, the property and sales taxes.	B-1 to B-5
<b>Debt Capacity</b> These tables present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.	C-1 to C-5
<b>Economic and Demographic Information</b> These tables offer economic and demographic indicators to help the reader understand the environment within which the Town's financial activities take place.	D-1 to D-2
<b>Operating Information</b> These tables contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town	E-1 to E-3

**Source:** Unless otherwise noted, the information in these tables is derived from the comprehensive annual financial reports for the relevant year. The Town implemented GASB Statement 34 in fiscal year 2004: tables presenting government-wide information include information beginning in that year.

## Town of Fairview, Texas

### Net Position by Component

Last Ten Fiscal Years (Unaudited)

(Accrual Basis of Accounting) – Amounts Expressed in Thousands

	Fiscal Year			
	2010	2011	2012	2013
Governmental activities				
Net investment in capital assets	\$ 7,104	\$ 8,608	\$ 9,526	\$ 9,946
Restricted	2,118	2,805	2,478	507
Unrestricted	5,907	4,598	4,567	3,954
<b>Total governmental activities net position</b>	<b>\$ 15,129</b>	<b>\$ 16,011</b>	<b>\$ 16,571</b>	<b>\$ 14,407</b>
Business-type activities				
Net investment in capital assets	\$ 4,228	\$ 4,885	\$ 5,112	\$ 6,482
Restricted	147	-	-	-
Unrestricted	5,952	7,075	7,574	6,345
<b>Total business-type activities net position</b>	<b>\$ 10,327</b>	<b>\$ 11,960</b>	<b>\$ 12,686</b>	<b>\$ 12,827</b>
Primary government				
Net investment in capital assets	\$ 11,332	\$ 13,493	\$ 14,638	\$ 16,428
Restricted	2,265	2,805	2,478	507
Unrestricted	11,859	11,673	12,141	10,299
<b>Total primary governmental net position</b>	<b>\$ 25,456</b>	<b>\$ 27,971</b>	<b>\$ 29,257</b>	<b>\$ 27,234</b>

Source: Comprehensive Annual Financial Report

Table A-1

Fiscal Year					
2014	2015	2016	2017	2018	2019
\$ 8,831	\$ 8,453	\$ 10,294	\$ 12,253	\$ 14,073	\$ 17,537
763	964	1,122	3,336	3,448	3,623
4,314	5,212	5,105	2,975	4,642	3,775
<u>\$ 13,908</u>	<u>\$ 14,629</u>	<u>\$ 16,521</u>	<u>\$ 18,564</u>	<u>\$ 22,163</u>	<u>\$ 24,935</u>
\$ 6,895	\$ 7,130	\$ 7,701	\$ 8,335	\$ 9,139	\$ 10,746
428	433	182	92	328	419
4,779	4,416	4,419	4,251	4,656	3,202
<u>\$ 12,102</u>	<u>\$ 11,979</u>	<u>\$ 12,302</u>	<u>\$ 12,678</u>	<u>\$ 14,123</u>	<u>\$ 14,367</u>
\$ 15,726	\$ 15,583	\$ 17,995	\$ 20,588	\$ 23,212	\$ 28,283
1,191	1,397	1,304	3,428	3,776	4,042
9,093	9,628	9,524	7,226	9,298	6,977
<u>\$ 26,010</u>	<u>\$ 26,608</u>	<u>\$ 28,823</u>	<u>\$ 31,242</u>	<u>\$ 36,286</u>	<u>\$ 39,302</u>

## Town of Fairview, Texas

### Changes in Net Position

Last Ten Fiscal Years (Unaudited)

(Accrual Basis of Accounting) – Amounts Expressed in Thousands

	Fiscal Year			
	2010	2011	2012	2013
<b>Expenses</b>				
Governmental activities:				
General government	\$ 1,452	\$ 1,870	\$ 1,404	\$ 2,746
Public safety	2,626	3,235	3,520	3,631
Municipal court	124	132	127	129
Public works	886	1,097	1,213	567
Parks and recreation	77	84	84	99
Inspections	-	-	-	100
Economic development	-	-	-	-
Interest and fiscal charges	464	531	505	698
Total governmental activities expenses	5,629	6,949	6,853	7,970
Business-type activities:				
Water and sewer	3,102	3,212	3,837	4,195
Solid waste	-	-	-	-
Stormwater	-	-	-	-
Total business-type activities expenses	3,102	3,212	3,837	4,195
Total primary government expenses	\$ 8,731	\$ 10,161	\$ 10,690	\$ 12,165
<b>Program Revenues</b>				
Governmental activities:				
Charges for Services:				
General government	\$ 298	\$ 88	\$ 100	\$ 295
Public safety	323	338	267	302
Public works	1,052	1,226	985	291
Parks and recreation	-	-	-	11
Non-departmental	-	-	-	432
Debt service	-	-	-	239
Operating grants and contributions	55	85	153	107
Capital grants and contributions	74	65	176	-
Total governmental activities program revenues	1,802	1,802	1,681	1,677
Business-type activities:				
Charges for services:				
Water and sewer	3,205	4,110	4,015	4,157
Solid waste	-	-	-	-
Stormwater	-	-	-	-
Capital grants and contributions	-	-	-	-
Total business-type activities program revenues	3,205	4,110	4,015	4,157
Total primary government program revenues	\$ 5,007	\$ 5,912	\$ 5,696	\$ 5,834

**Source:** Comprehensive Annual Financial Report

Table A-2 (Continued)

		Fiscal Year									
		2014	2015	2016	2017	2018	2019				
\$	2,789	\$	2,156	\$	2,863	\$	2,945	\$	3,309	\$	2,842
	3,955		4,354		4,625		5,314		5,442		6,091
	159		182		173		189		182		180
	1,202		574		660		913		790		957
	162		156		221		267		264		287
	103		96		204		138		183		224
	-		-		-		-		-		-
	778		674		728		704		593		575
	9,148		8,192		9,474		10,470		10,763		11,156
	4,211		4,584		4,824		5,044		5,423		5,884
	615		581		616		659		686		754
	195		357		316		224		248		416
	5,021		5,522		5,756		5,927		6,357		7,054
\$	14,169	\$	13,714	\$	15,230	\$	16,397	\$	17,120	\$	18,210
\$	297	\$	376	\$	450	\$	433	\$	399	\$	460
	388		436		424		448		419		414
	290		272		695		641		574		650
	48		49		49		49		48		49
	-		-		-		-		-		-
	241		243		243		77		-		-
	230		52		55		58		119		459
	77		243		1,786		1,264		3,073		1,200
	1,571		1,671		3,702		2,970		4,632		3,232
	3,742		4,904		5,053		5,557		7,221		6,834
	607		616		625		673		710		737
	295		301		308		319		331		324
	-		-		-		110		-		-
	4,644		5,821		5,986		6,659		8,262		7,895
\$	6,215	\$	7,492	\$	9,688	\$	9,629	\$	12,894	\$	11,127

## Town of Fairview, Texas

Changes in Net Position – Continued

Last Ten Fiscal Years (Unaudited)

(Accrual Basis of Accounting) – Amounts Expressed in Thousands

	Fiscal Year			
	2010	2011	2012	2013
<b>Net (Expenses) Revenue</b>				
Governmental activities	\$ (3,827)	\$ (5,147)	\$ (5,172)	\$ (6,293)
Business-type activities	103	898	178	(38)
<b>Total primary government</b>	<b>\$ (3,724)</b>	<b>\$ (4,249)</b>	<b>\$ (4,994)</b>	<b>\$ (6,331)</b>
<b>General Revenues and other Changes in Net Position</b>				
Governmental activities:				
Taxes:				
Property taxes	\$ 3,857	\$ 4,146	\$ 4,282	\$ 4,279
Sales taxes	939	2,608	2,767	1,448
Franchise taxes	458	605	608	563
Mixed beverage taxes	-	-	67	69
Unrestricted investment earnings	36	31	25	19
Miscellaneous	91	179	93	162
Gains on sale of assets	313	-	-	-
Transfers	(586)	(741)	(518)	(262)
<b>Total governmental activities</b>	<b>5,108</b>	<b>6,828</b>	<b>7,324</b>	<b>6,278</b>
Business-type activities:				
Unrestricted investment earnings	12	3	3	3
Transfers	587	741	518	262
<b>Total business-type activities</b>	<b>599</b>	<b>744</b>	<b>521</b>	<b>265</b>
<b>Total primary government</b>	<b>\$ 5,707</b>	<b>\$ 7,572</b>	<b>\$ 7,845</b>	<b>\$ 6,543</b>
<b>Change in Net Position</b>				
Governmental activities	\$ 1,281	\$ 1,681	\$ 2,152	\$ (15)
Business-type activities	702	1,642	699	227
<b>Total primary government</b>	<b>\$ 1,983</b>	<b>\$ 3,323</b>	<b>\$ 2,851</b>	<b>\$ 212</b>

Source: Comprehensive Annual Financial Report

Table A-2 (Concluded)

		Fiscal Year									
		2014	2015	2016	2017	2018	2019				
\$	(7,577)	\$	(6,521)	\$	(5,772)	\$	(7,500)	\$	(6,131)	\$	(7,924)
	(377)		299		230		732		1,905		841
\$	(7,954)	\$	(6,222)	\$	(5,542)	\$	(6,768)	\$	(4,226)	\$	(7,083)
\$	4,509	\$	4,886	\$	5,297	\$	5,811	\$	6,484	\$	6,929
	1,453		1,519		1,626		1,577		1,552		1,666
	649		669		647		657		684		687
	77		77		83		73		220		284
	23		25		32		66		210		307
	16		63		70		1,000		161		171
	-		-		-		-		-		-
	349		354		(91)		359		462		653
	7,076		7,593		7,664		9,543		9,773		10,697
	1		-		1		4		8		56
	(349)		(354)		91		(359)		(462)		(653)
	(348)		(354)		92		(355)		(454)		(597)
\$	6,728	\$	7,239	\$	7,756	\$	9,188	\$	9,319	\$	10,100
\$	(501)	\$	1,072	\$	1,892	\$	2,043	\$	3,642	\$	2,773
	(725)		(55)		322		377		1,451		244
\$	(1,226)	\$	1,017	\$	2,214	\$	2,420	\$	5,093	\$	3,017

**Town of Fairview, Texas**

Fund Balances, Governmental Funds

Last Ten Fiscal Years (Unaudited)

(Modified Accrual Basis of Accounting) – Amounts Expressed in Thousands

	Fiscal Year				
	2010	2011	2012	2013	2014
General Fund					
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ 1
Assigned	-	-	-	-	78
Unassigned	6,065	4,628	4,198	4,158	3,878
<b>Total general fund</b>	<b>\$ 6,065</b>	<b>\$ 4,628</b>	<b>\$ 4,198</b>	<b>\$ 4,158</b>	<b>\$ 3,957</b>
All Other Governmental Funds					
Restricted	\$ 302	\$ 430	\$ 4,457	\$ 1,736	\$ 2,425
Assigned	-	-	-	66	726
Unassigned	-	-	-	-	-
<b>Total all other governmental funds</b>	<b>\$ 302</b>	<b>\$ 430</b>	<b>\$ 4,457</b>	<b>\$ 1,802</b>	<b>\$ 3,151</b>

**Source:** Comprehensive Annual Financial Report



Table A-3

Fiscal Year					
2015	2016	2017	2018	2019	
\$ 3	\$ 5	\$ 1	\$ 1	\$ 1	
63	96	223	183	80	
4,056	4,913	4,783	4,937	5,121	
<u>\$ 4,122</u>	<u>\$ 5,014</u>	<u>\$ 5,007</u>	<u>\$ 5,121</u>	<u>\$ 5,202</u>	
\$ 1,712	\$ 5,595	\$ 3,378	\$ 3,440	\$ 3,646	
1,379	914	1,952	3,441	1,582	
-	-	-	-	-	
<u>\$ 3,091</u>	<u>\$ 6,509</u>	<u>\$ 5,330</u>	<u>\$ 6,881</u>	<u>\$ 5,228</u>	

## Town of Fairview, Texas

### Changes in Fund Balances, Governmental Funds

Last Ten Fiscal Years (Unaudited)

(Modified Accrual Basis of Accounting) – Amounts Expressed in Thousand

	Fiscal Year			
	2010	2011	2012	2013
<b>REVENUES</b>				
Taxes	\$ 5,254	\$ 6,055	\$ 6,308	\$ 6,386
Licenses and permits	527	726	417	295
Intergovernmental revenue and grants	52	54	133	75
Charges for services	824	588	668	904
Fines and forfeitures	323	338	267	301
Interest earnings	39	33	25	19
Other revenue	77	95	196	70
Miscellaneous	91	179	126	194
Total revenues	7,187	8,068	8,140	8,244
<b>EXPENDITURES</b>				
General government	1,011	1,681	1,184	2,491
Public safety	2,379	2,945	3,235	3,248
Public works	695	687	770	207
Parks and recreation	60	70	75	89
Inspections	413	129	108	98
Municipal court	125	131	127	127
Economic development	30	-	-	-
Capital outlay	7,867	4,965	2,132	3,130
Debt service				
Principal retirement	519	579	597	785
Interest and fiscal charges	439	574	525	655
Total expenditures	13,538	11,761	8,753	10,830
Excess (deficiency) of revenues over (under) expenditures	(6,351)	(3,693)	(613)	(2,586)
<b>OTHER FINANCING SOURCES (USES)</b>				
Proceeds from bonds	-	3,100	4,730	-
Proceeds from sale of capital assets	332	-	-	-
Payment to refunded bond escrow agent	-	-	-	-
Proceeds from capital lease obligation	-	-	-	-
Premium (cost) on bonds issued	-	71	(94)	-
Transfer from other funds	696	2,047	1,199	905
Transfer to other funds	(1,283)	(2,788)	(1,744)	(1,167)
Total other financing sources (uses)	(255)	2,430	4,091	(262)
<b>NET CHANGE IN FUND BALANCES</b>	<b>\$ (6,606)</b>	<b>\$ (1,263)</b>	<b>\$ 3,478</b>	<b>\$ (2,848)</b>
Debt service as a percentage of noncapital expenditures	20.3%	20.4%	20.4%	23.0%

Source: Comprehensive Annual Financial Report

Table A-4

Fiscal Year						
2014	2015	2016	2017	2018	2019	
\$ 6,622	\$ 7,116	\$ 7,686	\$ 8,029	\$ 8,843	\$ 9,645	
269	368	433	402	372	420	
258	86	272	22	83	1,598	
289	391	529	482	399	350	
388	436	424	448	419	395	
23	25	32	66	210	307	
242	97	615	608	175	340	
138	192	200	363	3,312	340	
8,229	8,711	10,191	10,420	13,813	13,395	
2,167	1,801	2,496	2,185	2,212	2,452	
3,576	3,962	4,168	4,774	5,125	5,549	
1,168	231	258	785	389	502	
97	91	151	176	173	185	
103	96	202	134	185	221	
159	181	171	185	184	177	
-	-	-	-	-	10	
2,129	1,239	3,022	2,324	2,478	4,947	
1,032	1,041	1,149	3,682	1,281	1,468	
793	697	826	797	707	672	
11,224	9,339	12,443	15,042	12,734	16,183	
(2,995)	(628)	(2,252)	(4,622)	1,079	(2,788)	
4,223	-	7,002	-	-	-	
4	74	-	2,762	125	-	
(687)	-	(1,264)	-	-	-	
-	380	-	316	-	724	
253	-	915	-	-	-	
839	1,043	1,069	3,308	1,232	1,060	
(489)	(690)	(1,160)	(2,949)	(771)	(567)	
4,143	807	6,562	3,437	586	1,217	
\$ 1,148	\$ 179	\$ 4,310	\$ (1,185)	\$ 1,665	\$ (1,571)	
20.1%	21.5%	21.0%	35.2%	19.4%	19.0%	

**Town of Fairview, Texas**  
**Appraised Value of Property**  
**Last Ten Fiscal Years (Unaudited)**

**Table B-1**

Fiscal Year	Tax Year	Market Valuation		Less: Tax-Exempt Property, Productivity Loss, and Value Caps	Total Taxable Assessed Value	Total Direct Tax Rate
		Real Property	Personal Property			
2010	2009	1,211,614,266	8,838,553	166,323,319	1,054,129,500	0.365000
2011	2010	1,282,635,299	22,576,547	173,400,355	1,131,811,491	0.365000
2012	2011	1,310,018,060	49,458,016	174,547,123	1,184,928,953	0.360000
2013	2012	1,339,593,650	50,432,177	185,602,810	1,204,423,017	0.360000
2014	2013	1,396,288,609	47,135,219	198,868,444	1,244,555,384	0.360000
2015	2014	1,525,690,616	44,701,224	229,755,027	1,340,636,813	0.359999
2016	2015	1,680,650,568	41,697,451	281,645,477	1,440,702,542	0.359999
2017	2016	1,848,561,560	54,464,236	315,382,802	1,587,642,994	0.359999
2018	2017	2,021,168,624	56,972,758	309,645,998	1,768,495,384	0.359999
2019	2018	2,199,818,981	57,240,785	312,146,964	1,944,912,802	0.349709

**Source:** Collin Central Appraisal District

## Town of Fairview, Texas

**Table B-2**

Direct and Overlapping Property Tax Rates (Per \$100 of Assessed Value)  
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Town Direct Rates			Overlapping Rates <sup>a</sup>			Total Direct and Overlapping Rates
	Operating Rate	Debt Service Rate	Total Town Rate	Lovejoy Independent School District	Collin College	Collin County	
2010	0.174010	0.190990	0.365000	1.535000	0.086300	0.242500	2.228800
2011	0.176163	0.188837	0.365000	1.535000	0.086300	0.240000	2.226300
2012	0.183263	0.176737	0.360000	1.535000	0.086300	0.240000	2.221300
2013	0.199606	0.160394	0.360000	1.535000	0.086300	0.240000	2.221300
2014	0.216291	0.143709	0.360000	1.535000	0.083600	0.237500	2.216100
2015	0.221733	0.138266	0.359999	1.560000	0.081960	0.235000	2.236959
2016	0.225858	0.134141	0.359999	1.560000	0.081960	0.225000	2.226959
2017	0.227856	0.132143	0.359999	1.670000	0.081222	0.208395	2.319616
2018	0.231409	0.128590	0.359999	1.670000	0.079810	0.192246	2.302055
2019	0.227424	0.122285	0.349709	1.670000	0.081222	0.180785	2.281716

<sup>a</sup> Overlapping rates are those of local and county governments that apply to property owners within the Town of Fairview. A typical property tax bill would consist of the Town, School District, College District and County taxes.

**Source:** Town of Fairview, Lovejoy ISD, Collin College and Collin County

**Note:** Tax rates are applied on each \$100 of assessed value and are levied on 100% of assessed value.

**Town of Fairview, Texas**  
Principal Property Tax Payers  
Current Year and Nine Years Ago (Unaudited)

**Table B-3**

FY 2018-2019  
(2018 Certified Tax Roll)

Taxpayer	Taxable Assessed Value	Percentage of Total Town Taxable Assessed Value
Village FV LTD	\$ 56,921,587	2.93%
Lantower Management Services LP	46,018,581	2.37%
Azure Fairview LP	42,446,067	2.18%
Carrington Fairview Partners LLC	31,856,120	1.64%
CRP-GREP Overture Fairview Owner LP	30,629,615	1.57%
Macys Retail Holdings Inc	12,430,980	0.64%
Dillard's Properties Inc	11,400,000	0.59%
JC Penney Properties, Inc.	7,796,793	0.40%
Lowen Fairview LP	7,300,000	0.38%
Liberty Bankers Life Insurance Co.	7,259,958	0.37%
<b>Total</b>	<b>\$ 254,059,701</b>	<b>13.06%</b>
<b>Total Assessed Valuation</b>	<b>\$ 1,944,912,802</b>	<b>100.00%</b>

FY 2009-2010  
(2009 Certified Tax Roll)

Taxpayer	Taxable Assessed Value	Percentage of Total Town Taxable Assessed Value
The Village at Fairview LP	\$ 77,793,109	7.38%
Macys Retail Holdings Inc	19,490,042	1.85%
Fairfield Fairview I LP	17,461,228	1.66%
Dillard's Properties Inc	14,178,943	1.35%
JC Penney Properties, Inc.	10,411,873	0.99%
VF Residential LLC	7,052,703	0.67%
VF Peripheral LLC	6,995,218	0.66%
VFWFM LP	5,908,784	0.56%
Carrington Fairview Partners LLC	3,444,212	0.33%
VP Associates LTD	3,400,780	0.32%
<b>Total</b>	<b>\$ 166,136,892</b>	<b>15.76%</b>
<b>Total Assessed Valuation</b>	<b>\$ 1,054,129,500</b>	<b>100.00%</b>

**Source:** Collin Central Appraisal District

**Note:** Property is assessed as of January 1 and certified to the town by July 25 for taxable values

**Town of Fairview, Texas**  
**Property Tax Levies And Collections**  
**Last Ten Fiscal Years (Unaudited)**

**Table B-4**

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	3,923,243	3,859,866	98.38%	8,297	3,868,163	98.60%
2011	4,114,783	4,092,313	99.45%	22,470	4,114,783	100.00%
2012	4,253,982	4,231,752	99.48%	22,152	4,253,904	100.00%
2013	4,306,718	4,285,020	99.50%	21,698	4,306,718	100.00%
2014	4,466,998	4,431,527	99.21%	27,546	4,459,073	99.82%
2015	4,808,574	4,781,860	99.44%	26,543	4,808,403	100.00%
2016	5,185,376	5,155,710	99.43%	28,494	5,184,204	99.98%
2017	5,715,499	5,677,241	99.33%	-	5,677,241	99.33%
2018	6,365,557	6,322,106	99.32%	33,198	6,355,304	99.84%
2019	6,771,928	6,728,795	99.36%	-	6,728,795	99.36%

**Source:** Collin Central Appraisal District

**Town of Fairview, Texas**

**Table B-5**

General Government Tax Revenues by Source

Last Ten Fiscal Years (Unaudited) – Amounts Expressed in Thousands

Fiscal Year Ended Sept 30,	Total Collected	1.00% City	% of Ad Valorem Tax Levy	(\$) Equivalent of Ad Valorem Tax Rate	0.50% 4A EDC	0.50% 4B CDC
2010	1,850,016	925,008	23.58%	0.08606	462,504	462,504
2011	2,538,014	1,269,007	30.90%	0.11280	634,504	634,504
2012	2,767,151	1,383,576	32.52%	0.11709	691,788	691,788
2013	2,896,796	1,448,398	33.76%	0.12153	724,199	724,199
2014	2,906,820	1,453,410	33.88%	0.12195	726,705	726,705
2015	3,038,075	1,519,038	31.59%	0.11372	759,519	759,519
2016	3,252,461	1,626,231	31.36%	0.11290	813,115	813,115
2017	3,138,188	1,569,094	28.33%	0.10199	784,547	784,547
2018	3,069,724	1,534,862	24.38%	0.08779	767,431	767,431
2019	3,332,644	1,666,322	24.93%	0.08717	833,161	833,161

Source: Texas Comptroller of Public Affairs Website (<http://www.window.state.tx.us/taxinfo/sales>)



**Town of Fairview, Texas**

Ratio of Outstanding Bonded Debt By Type

Last Ten Fiscal Years (Unaudited) – Amounts Expressed in Thousands

**Table C-1**

Fiscal Year	Governmental Activities			Business-Type Activities			Total Primary Government	Percentage of Personal Income <sup>b</sup>	Per Capita <sup>b</sup>
	General Obligation Bonds <sup>a</sup>	Notes	Capital Leases	General Obligation Bonds <sup>a</sup>	Notes	Capital Leases			
	2010	\$ 11,106	\$ -	15	\$ 10,739	\$ -			
2011	13,631	-	10	10,079	-	-	23,720	6.52%	3,117
2012	17,770	-	5	9,456	-	-	27,231	7.20%	3,441
2013	16,990	-	-	8,715	-	-	25,705	6.71%	3,205
2014	19,734	-	-	7,963	-	-	27,697	6.98%	3,333
2015	18,662	-	380	7,159	-	-	26,201	6.51%	3,112
2016	24,153	-	304	6,307	-	-	30,764	6.59%	3,473
2017	20,442	-	546	5,378	-	-	26,366	5.44%	2,894
2018	19,197	-	409	4,427	-	-	24,033	4.58%	2,538
2019	17,807	-	960	9,850	-	-	28,617	5.00%	2,978

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

<sup>a</sup> Includes General Obligation Bonds and Certificates of Obligation Bonds

<sup>b</sup> See Table D-1 for personal income and population data.

**Town of Fairview, Texas**

**Table C-2**

Ratio of Net General Bonded Debt to Assessed Value  
 And Net Value Bonded Per Capita  
 Last Ten Fiscal Years (Unaudited) – Amounts Expressed in Thousands

Fiscal Year	General Obligation Bonds	Less: Available Debt Service Funds	Net General Bonded Debt	Percentage of Actual Taxable Value of Property <sup>a</sup>	Per Capita <sup>b</sup>
2010	\$ 21,845	\$ 377	\$ 21,468	2.04%	2,962
2011	23,710	365	23,345	2.06%	3,067
2012	27,226	381	26,845	2.27%	3,392
2013	25,705	384	25,321	2.10%	3,157
2014	27,697	383	27,314	2.19%	3,287
2015	25,821	504	25,317	1.89%	3,007
2016	30,460	176	30,284	2.10%	3,419
2017	25,820	247	25,573	1.61%	2,807
2018	23,624	296	23,328	1.32%	2,463
2019	27,657	418	27,239	1.40%	2,834

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

<sup>a</sup> See Table B-1 for property value data.

<sup>b</sup> See Table D-1 for population data.

<sup>c</sup> This does not include Certificates of Obligations from Business-Type Activities.

See Table C-1 for Business-Type Activities revenue based ratios.

**Town of Fairview, Texas**  
 Direct and Overlapping Debt  
 Last Ten Years (Unaudited) – Amounts Expressed in Thousands

**Table C-3**

Governmental Unit	As of	Bonded Debt Principal	Percentage of Debt Applicable to Area <sup>d</sup>	Town of Fairview Share of Overlapping Debt <sup>c</sup>
<b>Debt repaid with property taxes</b>				
Lovejoy I.S.D.	09/30/19	\$ 166,105	68.66%	\$ 114,040
Collin College	09/30/19	239,445	1.38%	3,295
Collin County	09/30/19	392,565	1.41%	5,516
Subtotal, overlapping debt		798,115		122,851
<b>Town of Fairview Direct Debt <sup>a</sup></b>	09/30/19	18,767	100.00%	18,767
<b>Total direct and overlapping debt</b>				<b>\$ 141,618</b>
Ratio of direct and overlapping debt principal to taxable values <sup>b</sup>				7.28%
Ratio of direct and overlapping debt principal to actual market values <sup>b</sup>				6.27%

**Source:** Municipal Advisory Council of Texas

**Notes:** <sup>a</sup> Includes Governmental Activities debt

<sup>b</sup> See Table B-1 for property value data.

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

<sup>d</sup> The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the various government's taxable assessed value that is within the government's boundaries and dividing it by the total taxable assessed value.

**Town of Fairview, Texas**

Legal Debt Margin Information

Last Ten Years (Unaudited) – Amounts Expressed in Thousands

**Table C-4**

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Debt limit	\$ 121,581	\$ 127,416	\$ 130,625	\$ 137,330	\$ 123,964	\$ 133,538	\$ 164,278	\$ 190,303	\$ 176,850	\$ 194,491
Total net debt applicable to limit	21,845	23,710	27,226	25,321	27,314	25,729	30,643	31,012	19,310	18,349
Legal debt margin	\$ 99,736	\$ 103,706	\$ 103,399	\$ 112,009	\$ 96,650	\$ 107,809	\$ 133,635	\$ 159,291	\$ 157,540	\$ 176,142
Total net debt applicable to the limit as a percentage of debt limit	17.97%	18.61%	20.84%	18.44%	22.03%	19.27%	18.65%	16.30%	10.92%	9.43%

**Note:** Under state finance law, the Town of Fairview's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

**Legal Debt Margin Calculation for Fiscal Year 2019**

Assessed value	<u>\$ 1,944,913</u>
Debt limit (10% of total assessed value)	<u>194,491</u>
Debt applicable to limit:	
General obligation bonds	18,767
Less: amounts set aside for repayment of general obligation debt	<u>(418)</u>
Total net debt applicable to limit	<u>18,349</u>
<b>Legal debt margin</b>	<u><b>\$ 176,142</b></u>

Town of Fairview, Texas

Table C-5

Pledged-Revenue Coverage

Last Ten Fiscal Years (Unaudited) – Amounts Expressed In Thousands

Water and Sewer System Revenue Bonds					
Fiscal Year	Total Revenues <sup>a</sup>	Less: Operating Expenses <sup>b</sup>	Net Available Revenue	Annual Requirement <sup>c</sup>	Times Coverage
2010	\$ 4,304	\$ 3,141	\$ 1,163	\$ 1,100	1.06
2011	5,134	3,054	2,080	1,098	1.89
2012	4,863	3,765	1,098	970	1.13
2013	4,422	3,870	552	1,065	0.52
2014	3,744	3,392	352	794	0.44
2015	4,904	3,810	1,094	892	1.23
2016	5,054	4,044	1,010	898	1.12
2017	5,560	4,358	1,202	921	1.31
2018	7,229	4,745	2,484	635	3.91
2019	6,890	5,195	1,695	695	2.44

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

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

<sup>c</sup> Includes annual debt service requirements for all bonds paid from system revenues

**Town of Fairview, Texas**  
 Demographic and Economic Statistics  
 Last Ten Calendar Years (Unaudited)

**Table D-1**

Fiscal Year	(1)	Personal Income	(2)	(2)	(3)	(4)
	Estimated Population		Per Capita Personal Income	Median Age	School Enrollment	Unemployment Rate
2010	7,248	346,338	47,784	54.5	1,830	7.1%
2011	7,611	363,684	47,784	54.5	1,918	7.1%
2012	7,914	378,163	47,784	54.5	1,957	5.7%
2013	8,020	383,228	47,784	54.5	1,457	5.5%
2014	8,310	397,085	47,784	54.5	1,442	4.6%
2015	8,420	402,341	47,784	54.5	1,456	3.5%
2016	8,858	466,967	52,717	54.5	1,432	3.8%
2017	9,110	484,963	53,234	51.5	1,489	3.0%
2018	9,470	524,495	55,094	53.1	1,492	3.2%
2019	9,610	571,958	59,517	49.0	1,251	3.0%

(1) North Central Texas Council of Governments (NCTCOG) & US Census Fact Finder

(2) US Census Bureau and US Census Fact Finder

(3) Lovejoy ISD

(4) [www.homefacts.com/unemployment/Texas/Collin-County/Fairview.html](http://www.homefacts.com/unemployment/Texas/Collin-County/Fairview.html)

**Town of Fairview, Texas**  
 Principal Employers  
 Current Year and Nine Years Ago (Unaudited)

**Table D-2**

2019		
Employer	Employees	Percentage of Total City Employment
JC Penney	200	10.99%
Whole Foods	180	9.89%
Macy's	130	7.14%
Dillard's	103	5.66%
Heritage Ranch	80	4.40%
iPic	75	4.12%
Town of Fairview	75	4.12%
Glorias	61	3.35%
Old Navy	60	3.30%
Wild Salsa	30	1.65%
<b>Total</b>	<b>994</b>	<b>54.62%</b>
<b>Total Fairview Daytime Employees</b>	<b>1,820</b>	

**Source:** Top ten employers and employee count provided by Fairview Economic Development Corporation.

**Note:** The data for nine years ago is not available. Additional years comparison will not be added until ten years are reported.

**Town of Fairview, Texas**

**Table E-1**

Full-Time Equivalent Government Employees by Function/Program  
Last Ten Fiscal Years (Unaudited)

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General government	14	12	12	13	13	13.5	14.5	14.5	14.5	14.5
Public safety										
Police:										
Officers	10	13	14	15	15	17.0	17.0	18.0	18.0	18.0
Fire <sup>a</sup>	9	10	11	11	13	19.0	20.0	22.0	25.0	25.0
Streets	2	2	2	2	2	2.0	2.0	2.0	2.0	2.0
Parks and recreation	1	1	1	1	1	1.0	1.0	1.0	1.0	1.0
Water	5	5	5	8	9	8.0	11.0	12.0	13.0	13.0
Sewer	1	1	1	2	1	1.0	1.0	1.0	1.0	1.0
<b>Total</b>	<b>42.0</b>	<b>44.0</b>	<b>46.0</b>	<b>52.0</b>	<b>54.0</b>	<b>61.5</b>	<b>66.5</b>	<b>70.5</b>	<b>74.5</b>	<b>74.5</b>

Source: Town Departments

<sup>a</sup> Full-time equivalent = 1/4 time, 1/2 time and full-time





**Town of Fairview, Texas**  
 Operating Indicators by Function/Program  
 Last Ten Fiscal Years (Unaudited)

Function/Program	Fiscal Year			
	2010	2011	2012	2013
<b>Public Safety</b>				
Police				
Number of police stations	1	1	1	1
Number of patrol units	9	10	10	10
Physical arrests	131	92	108	111
Service calls	3,031	3,907	4,032	4,793
Citations	3,007	2,689	2,390	2,826
Fire				
Number of fire stations	1	1	1	2
Number of calls answered	671	750	750	766
Inspections	548	483	644	476
<b>Highway and Streets</b>				
Streets (miles)	42.11	42.11	42.43	44.49
Street reconstruction (miles)	0.00	2.27	0.92	0.68
Street resurfacing (miles)	0.00	0.00	1.54	2.03
<b>Cultural and Recreational</b>				
Parks and recreation				
Park acreage	216.8	216.8	216.8	216.8
Number of parks	9	9	9	9
<b>Water and Sewer</b>				
Water				
Number of new water connections	63	34	50	67
Number of water main breaks	0	5	6	11
Average daily water consumption <sup>a</sup>	2,108	2,108	1,952	1,980
Water main (miles)	74.45	75.13	75.41	75.72
Fire hydrants	655	669	673	702
Maximum daily capacity <sup>a</sup>	7.3 MGD	7.3 MGD	7.3 MGD	7.3 MGD
Sewer				
Sanitary sewer (miles)	24.75	25.23	25.54	26.48

**Source:** Town Departments

**Notes:** <sup>a</sup> Stated in thousands of gallons

Table E-2

Fiscal Year					
2013	2014	2015	2016	2017	2018
1	1	1	1	1	1
10	10	11	10	12	12
111	132	132	97	123	84
4,793	8,793	8,856	8,315	8,277	8,969
2,826	4,055	3,849	3,881	3,986	3,128
2	2	2	2	2	2
766	725	821	903	977	1,136
476	548	449	424	507	567
44.49	44.49	44.90	45.04	45.94	50.49
0.68	0.00	0.00	0.37	0.00	1.33
2.03	0.00	0.00	0.98	1.03	0.00
216.8	216.8	216.8	244.8	272.7	272.7
9	9	9	9	10	10
67	56	40	62	98	85
11	8	15	12	7	5
1,980	1,964	2,115	2,808	2,109	2
75.72	76.65	75.30	76.61	83.78	84.82
702	730	731	789	819	820
7.3 MGD	7.3 MGD	7.3 MGD	7.3 MGD	7.3 MGD	7.3MGD
26.48	25.94	22.20	22.62	27.13	26.21

**Town of Fairview, Texas**

Capital Asset Statistics by Function/Program  
Last Ten Fiscal Years (Unaudited)

**Table E-3**

FUNCTION	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Public Safety</b>										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	9	10	10	10	10	10	10	12	12	12
Fire stations	2	2	2	2	2	2	2	2	2	2
<b>Highway and Streets</b>										
Streets (miles)	42.11	42.11	42.43	44.49	44.49	44.90	45.04	45.94	50.49	50.56
<b>Culture &amp; Recreation</b>										
Parks acreage	216.8	216.8	216.8	216.8	216.8	216.8	244.8	272.7	272.7	272.7
Parks	9	9	9	9	9	9	10	10	10	10
<b>Water</b>										
Water mains (miles)	74.45	75.13	75.41	75.72	76.65	75.30	76.61	83.78	84.82	85.1
Fire hydrants	655	669	673	702	730	731	789	819	820	847
Maximum daily capacity (thousands of gallons)	7.3MGD	7.3MGD	7.3MGD	7.3MGD	7.3MGD	7.3MGD	7.3MGD	7.3MGD	7.3MGD	7.3MGD
<b>Sewer</b>										
Sanitary sewers (miles)	24.75	25.23	25.54	26.48	25.94	22.20	22.62	27.13	26.21	26.09

Source: Various Government Departments