

**City of Newberg, Oregon
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2021**

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CITY OF NEWBERG, OREGON

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Year Ended June 30, 2021

Prepared by:

Kady Strode, Finance Manager
Dan Keuler, Senior Accountant

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CITY OF NEWBERG, OREGON

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FISCAL YEAR ENDED JUNE 30, 2021

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INTRODUCTORY SECTION

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March 21, 2022

To the Honorable Mayor, City Councilors, and Citizens of the City of Newberg, Oregon

The Annual Comprehensive Financial Report (ACFR) of the City of Newberg, Oregon (the City) for the fiscal year ended June 30, 2021 is hereby submitted.

State law requires that local governments publish, within six months of the close of each fiscal year, a complete set of audited financial statements. This report is published to fulfill that requirement and presents the financial position of the City as of June 30, 2021 and the results of its government-wide operations as well as the cash flows for its proprietary fund types for the year then ended. The financial statements and supporting schedules have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) and meet the requirements of the standards as prescribed by the Secretary of the State of Oregon. We believe the data, as presented, is accurate in all material respects and presented in a manner designed to comply with reporting requirements.

Management assumes full responsibility for the completeness and reliability of the information presented in this report, based upon a comprehensive framework of internal controls that it has established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

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

The City of Newberg's financial statements have been audited by SingerLewak LLP, a firm of licensed certified public accountants. They have issued an unmodified opinion on the City of Newberg's financial statements for the fiscal year ended June 30, 2021. The independent auditor's report is located at the front of the financial section of this report, beginning with page A.

Governmental Structure

The City of Newberg was incorporated in 1889. The City is located 23 miles southwest of Portland, Oregon's largest city, and lies on the main east-west route between Portland and the central Oregon coast. It is the second largest city in Yamhill County. Yamhill County is part of the Portland-Vancouver metropolitan statistical area. The City currently has an incorporated land area of 5.93 square miles and an estimated 2021 population of 25,138. The City has the authority to extend its corporate limits by annexation. During the 2020-21 fiscal year the City annexed one property for a total of approximately 0.41 acres.

The City operates under a Council-Manager form of government. Policy making and legislative authority are vested in the Mayor and City Council, which is composed of six members. Each council member represents a City district and is elected at large. Mayor and Council members are non-partisan and serve four-year terms. Terms are staggered with three positions being appointed every other year. The City Manager is appointed by the Council and is responsible for carrying out the policies of the Council, overseeing the day-to-day operations and appointing department heads. Other positions appointed by the City Council are the City Attorney and Municipal Judge.

The City Council is required to adopt a final budget by resolution before July 1. This annual budget serves as the foundation of the City of Newberg's financial planning and control. Totals by program (ex. general government, police, etc.), transfers and debt service are levels of control established by the resolution. Appropriations lapse as of the year-end. The City Council may change the budget throughout the year by transferring appropriations between levels of control and by adopting supplemental budgets as authorized by the Oregon Revised Statutes.

The City provides a full range of services. These services include police protection; 911 emergency telephone center for the cities of Newberg and Dundee police; municipal court; library services; land use planning; building inspection; economic development; engineering; the construction and maintenance of streets and related infrastructure; and the water, wastewater treatment and stormwater systems. The City has no component unit governmental entities. Overlapping local governments, which includes Yamhill County, Chehalem Park & Recreation District, Newberg School District, Tualatin Valley Fire & Rescue, and others, are not included in this report.

Economic Condition and Outlook

It should be noted that with the passing of Measure 50 in May of 1997, the State no longer imposes property taxes based on real market value. Instead, the voters approved a measure that bases taxation on a value that rolled back assessed values to 90% of the 1995-96 real market value of the property. The annual growth rate is capped at 3% with greater increases allowed for major remodeling and new construction.

In addition, taxes on any individual property may not exceed Measure 5 tax limits of \$5 per \$1,000 of real market value for schools and \$10 per \$1,000 for general government, like the City and other special districts. These districts include: Chehalem Park & Recreation District, Tualatin Valley Fire & Rescue, Yamhill County, Yamhill County Extension Service and Yamhill County Soil & Water. Voter approved bonds may exceed the Measure 5 limits, but other temporary levies may not. The City has a permanent tax rate of \$4.3827 per \$1,000 of assessed value. Assessed values and market values are set at 12:01 a.m. of each January 1st for taxes levied for the following fiscal year.

What properties are subject to property taxation? The majority of taxable property in Newberg is residential, with some commercial and multi-housing property, and a small amount of industrial properties. There are quite a few non-taxable properties within the City limits such as churches, higher education, K-12 schools, government buildings and the hospital.

Between 2019-20 and 2020-21, the City's assessed value increased 4.9% and the market value also increased 6.6%. The difference between market value and assessed value has widened to \$1,653 million compared to \$1,518 million the prior year.

Table 1
City of Newberg Assessed and Market Values

| | <u>2017-18</u> | <u>2018-19</u> | <u>2019-20</u> | <u>2020-21</u> |
|----------------|------------------|------------------|------------------|------------------|
| Assessed Value | \$ 1,855,195,227 | \$ 1,904,718,781 | \$ 2,037,958,279 | \$ 2,137,960,474 |
| Percent Change | 4.2% | 2.7% | 7.0% | 4.9% |
| Market Value | \$ 2,885,994,061 | \$ 3,124,480,898 | \$ 3,555,696,446 | \$ 3,790,598,046 |
| Percent Change | 21.2% | 8.3% | 13.8% | 6.6% |

Source: Yamhill County Assessor's Office

During fiscal year 2020-2021, the building fund saw an increase of 101% in total value of constructed residential and 0% change in commercial value from the prior fiscal year. This translated to an overall increase of 105% in permits and fees revenue from FY 2019-2020 to FY 2020-21. The number of new residential units went from 65 in FY 2019-2020 to 133 in FY 2020-2021. The fund also saw an increase in total inspections. The increase is attributed to addition residential development activity. Permit and fee revenues in 2021-2022 are expected to be above FY 2020-2021 due to an increase in residential and commercial development activity.

The City benefits from its proximity to the Portland Metropolitan Area. The diversified economy of the Tri-county area (Multnomah, Washington, and Clackamas counties) and Yamhill County help the City to maintain a relatively stable economic condition. Agriculture dominates economic activities outside the urban area, particularly nurseries, vineyards and wineries. The City also benefits from A-dec, a family-owned dental manufacturer inside the City. Major employers also include Providence Newberg Medical Center, George Fox University, Fred Meyer, the Allison Inn, Friendsview Retirement Community, the Newberg School District and the City of Newberg. The unemployment rates in the area had been declining at an equal pace with the State of Oregon as well as nationwide, until April of 2020 when the Covid-19 world-wide pandemic forced temporary business shutdowns and high levels of unemployment. The unemployment rates for the past four years were the following:

Unemployment Rates (seasonally adjusted as of June):

| | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> |
|-----------------|-------------|-------------|-------------|-------------|
| Yamhill County | 3.6% | 3.5% | 9.0% | 5.4% |
| State of Oregon | 3.9% | 3.7% | 10.3% | 5.6% |
| National USA | 4.0% | 3.6% | 11.1% | 5.9% |

Sources: State of Oregon Employment Department at <https://www.qualityinfo.org/home>

Note: The prior years' rates have been restated as sources' statistics are subject to change over time.

Rising retirement costs continue to be an economic challenge. Oregon PERS rates are set for a two-year period. The rates for the 2021-2023 biennium are 22.49% for Tier 1/Tier 2 employees, 15.07% for OPSRP general employees, and 19.43% for OPSRP public safety employees. The Newberg Employees Retirement Plan rates are set annually. The 2020-21 rate was 44.28% and 2021-22 rate will be 46.19%.

Relevant Financial Policies

Fund Reserves. The General Fund target cash reserve, which includes contingency and unappropriated fund balance, is 16-18% of current budget operating expenditures. All other operating funds reliant on user fees or monthly intergovernmental revenues shall maintain 60-90 days cash.

Non-recurring Revenues. The City's general guideline is to use non-recurring revenue for non-recurring expenditures.

Cash Management. In order to maximize interest income in conformance with the City's investment policy, cash in all City funds, with the exception of restricted funds, is pooled and invested in instruments as allowed by Oregon Revised Statutes. Earnings are distributed to each fund on a pro rata basis by the balance in each fund.

Risk Management. City of Newberg's risk management program includes various risk control techniques, including employee accident prevention training, and has third party coverage for all lines of insurance, which includes workers' compensation.

Major Activities and Accomplishments

For the Year. The City had a number of citizen groups working on various issues during the year, in addition to the normal, routine citizens groups such as the Planning Commission, Traffic Safety Committee, Library Board, Budget Committee, and the Citizens Rate Review Committee.

During the 2020-21 fiscal year, the City of Newberg experienced unexpected turnover in the Finance Department. The Finance Director Matt Zook and the Assistant Finance Director Caleb Lippard left employment with the City on December 25th and January 8th, respectively. The City hired Merina and Company to serve as a temporary consultant and Senior Accountant Dan Keuler served as Interim Finance Manager until the City hired Kady Strode as a permanent Finance Manager.

The Newberg-Dundee area ranked as the 5th safest city in Oregon according to safewise.com. The Newberg-Dundee Police Department boasted approximately 1.2 violent crimes per 1,000 persons and 13.9 property crimes per 1,000 persons, approximately half of the Oregon average in both categories. The City's rates also both decreased from the previous year.

In March of 2020, the City operations pivoted in nature with the declaration of a national emergency due to the world-wide COVID-19 pandemic. All departments saw changes in how they went about daily responsibilities with many employees working remotely along with changes in workspaces to meet social distancing standards recommended by advising health agencies such as the CDC and OSHA. Stringent cleaning and sanitizing policies were put in place in all departments. The municipal court and public library had temporary closures initially to provide these departments who deal with the public to sanitize and institute proper public health standards and protocols. The City was awarded a Coronavirus Relief Fund grant from the State of Oregon for the reimbursement of eligible COVID-19 related costs up to \$859,246. This grant is funded by the Federal CARES ACT and funds different costs of the City including costs including PPE, telework capabilities, COVID-19 related sick leave, disinfecting of facilities, and payroll expenses related to responding to COVID-19. The City also used this money to fund the Newberg Business Emergency Relief Grants which amounted to approximately \$105,000 to 62 local small businesses effected negatively by the pandemic. The COVID-19 pandemic also put a halt to travel habits, which in turn resulted in a sharp decrease in City transient lodging tax revenue. The City also created a new position to assist the community in navigating the pandemic titled the Economic Health Manager.

Due to a wide variety of department head departures over the previous year, the City saw a slew of incoming leadership joining the City. In the Fiscal year 2020-21, the City hired major positions such as a new Public Works Maintenance Superintendent, a Finance Manager and promoted Captain Jeff Kosmicki to Police Chief. Additionally, the City transitioned from an in-house City Attorney position to outside contracted legal services.

For the Future. In September 2017, City Council took the initial steps in approving the City's commitment to the Emergency Communications System upgrade project in partnership with Washington County Consolidated Communications Agency (WCCCA). The City has partnered with WCCCA since 2009, allowing the City access to WCCCA's 800 MHz Public Safety Voice and Data Communications System rather than operating an independent, standalone system. WCCCA has identified the need for replacements and upgrades to their overall system, including a portion of the system that involves the direct benefit to the City and also requires the City's contribution. Clackamas C800 Radio Group (C800) is also a partner in the upgrade project. The primary scope of the overall project is to replace/upgrade/expand the infrastructure, communication towers, radios and other equipment. The overall project is estimated at \$124 million, with the City's portion as approximately \$3.1 million. The City completed financing of the project through a financing agreement executed in June of 2018. The project is nearing completion and is anticipated to be completed and system operational in early 2022.

In September 2020 the long-anticipated sale of the former WestRock paper mill, which closed in 2015, was announced. The property was sold to a commercial development company who will clear out and clean up the property which is expected to pave the way for major redevelopment and opportunity as laid out in the Riverfront Maser Plan recently completed by the planning department and related committees and participants. Of this purchased acreage, the City was able to negotiate and purchase 4.4 acres of this land which it will plan to build a new Water Treatment Plant as the current plant is reaching the end of its useful life.

In 2020-21 the City continued work towards looking into the creation of an Urban Renewal Agency, which included preparing a draft Urban Renewal Feasibility Study for an area encompassing 599.73 acres with guidance from a citizens committee to address blighted areas within the downtown and riverfront within the city.

In the Fall of 2021, the Assistant City Manager and the City Manager both left the City. The Library Director Will Worthey was appointed as the Interim City Manager to serve until a new City Manager can be hired. The Council determined that it will perform an in house search for a new City Manager in 2022.

In August 2021, the City received \$2.7 million, the first half of the \$5.3 million American Rescue Plan Act (ARPA) funds granted to the City of Newberg, to be distributed over a two year period. These funds are being allocated to a variety of City and Community projects and purchases. Among these projects includes the purchase of new Finance Software.

Awards and Acknowledgements

Awards. Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Newberg for its annual comprehensive financial report for the fiscal year ended June 30, 2020. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. The Certificate of Achievement is valid for only one year. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments. The preparation of the annual comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Additionally, we would like to express our appreciation to all other departments who contributed information and statistics used for the preparation of this report.

Finally, the Finance Department staff would like to thank the Mayor, City Councilors and the City Manager for their support and commitment to maintaining the highest standards of professionalism in the management of the City of Newberg's finances.

Respectfully submitted,



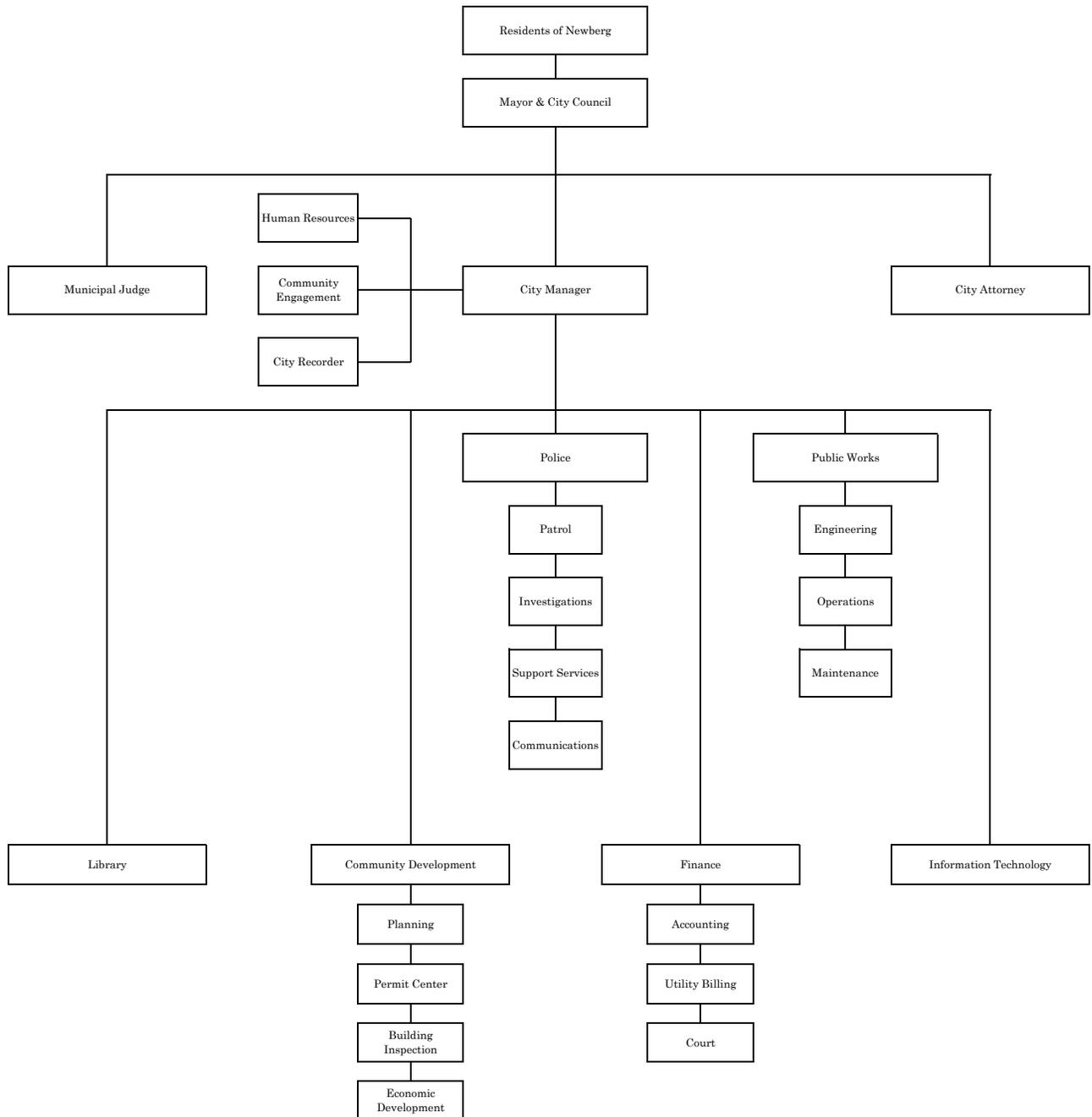
Kady Strode
Finance Manager



Will Worthey
City Manager, Pro Tem

City of Newberg, Oregon

Organizational Chart



CITY OF NEWBERG

OFFICERS AND MEMBERS OF THE GOVERNING BODY

June 30, 2021

CITY MANAGER

Dan Weinheimer

MUNICIPAL JUDGE

Larry Blake Jr.

MAYOR

Rick Rogers
PO Box 970
Newberg, OR 97132

TERM EXPIRATION

December 31, 2022

COUNCIL MEMBERS

Bryce Coefield
PO Box 970
Newberg, OR 97132

December 31, 2022

Denise Bacon
PO Box 970
Newberg, OR 97132

December 31, 2024

Elise Yarnell Hollamon
PO Box 970
Newberg, OR 97132

December 31, 2024

Julia Martinez Plancarte
PO Box 970
Newberg, OR 97132

December 31, 2022

Mike McBride
PO Box 970
Newberg, OR 97132

December 31, 2024

Stephanie Findley
PO Box 970
Newberg, OR 97132

December 31, 2022



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Newberg
Oregon**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2020

Christopher P. Morill

Executive Director/CEO

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FINANCIAL SECTION

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INDEPENDENT AUDITOR'S REPORT

Mayor and City Council
City of Newberg
Newberg, Oregon

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Newberg (the "City") as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Newberg as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparisons for the General, Street, and Building Inspection funds 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 on pages *a - p* and Pension and OPEB Information on pages 77 – 85 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

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

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

The introductory section, other financial schedules, and the statistical section 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 it.

Mayor and City Council
City of Newberg
Newberg, Oregon
Independent Auditor's Report

Report on Other Legal and Regulatory Requirements

Other Reporting Required by Oregon State Regulations

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated March 21, 2022, on our considerations of the City's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not provide an opinion on compliance.

Singer Lewak LLP

March 21, 2022

By:



Brad Bingenheimer, CPA, Partner

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CITY OF NEWBERG, OREGON

Management's Discussion and Analysis

For the Year Ended June 30, 2021

The management of the City of Newberg, Oregon (City) presents this narrative overview and analysis to facilitate both a short and a long-term analysis of the financial activities of the City for the fiscal year ended June 30, 2021. This Management's Discussion and Analysis (MD&A) is based on currently known facts, decisions, and conditions that existed as of the date of the independent auditor's report.

FINANCIAL HIGHLIGHTS

- Total assets and deferred outflow of resources exceeded liabilities and deferred inflows of resources by \$168.3 million. Of this amount, \$11.8 million is reported as unrestricted net position, amounts which are available for use to meet the City's on-going obligations to citizens and creditors.
- The net position of the City increased by \$10.1 million, or 6.4%. A significant cause of this increase relates to an unexpected spike in development activity resulting in \$2.3 million of Wastewater System Development Charges due to large development activity that was not spent in the current year as many projects were put on hold due to effects from COVID-19. Additionally, this local development caused an increase in licenses and permits and Street SDC revenue for another \$1.7 million.
- Revenue from property taxes levied for general purposes increased \$0.5 million or 9.0% during the fiscal year due to 1) an increase in the tax assessed value of properties of approximately 3%, 2) an increase in the City's levy rate of 3%, and 3) increases resulting from new developments added to the tax roll.
- Depreciation expense for 2020-21 was \$6,613,478.
- Total cost of all programs was \$36.3 million, a decrease of \$0.4 million from the prior year. Through the COVID-19 pandemic the City saw additional grant expenditures related to the CARES Act, but also felt the affects of some difficulties to fill vacancies or complete all of the budgeted capital infrastructure projects.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's annual financial report consists of several sections. The components of the report include the following:

Management's Discussion and Analysis. This section of the report provides financial highlights, overview and economic factors affecting the City.

Basic Financial Statements. These statements include the government-wide statements, fund financial statements, and the notes to the financial statements.

CITY OF NEWBERG, OREGON

Management's Discussion and Analysis

For the Year Ended June 30, 2021

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. Within this view, all City operations are categorized and reported as either governmental or business-type activities and are presented using the full accrual basis of accounting. Governmental activities include basic services such as public safety, library, community development and general government administration. Business-type activities are water, wastewater, and stormwater services. The government-wide statements include the Statement of Net Position and the Statement of Activities.

Fund Financial Statements. Fund financial statements focus separately on major governmental funds and proprietary funds. Governmental funds are used to account for activities where the emphasis is placed on available financial resources, rather than upon net income determination. Therefore, unlike the government-wide financial statements, governmental fund financial statements focus on the acquisition and use of current available resources, as well as on balances of current resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term requirements.

Due to the fact that the focus of the 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 further understand the long-term impact of the government's near-term financial decisions.

Governmental Funds. The City maintains 14 individual governmental funds. Information is presented separately in the Governmental Funds Balance Sheet and the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances for those funds that are considered significant (major) to the City taken as a whole. These financial statements report four major funds: General Fund, Street Fund, Street System Development Fund, and Building Inspection Fund. Data from the other 10 governmental funds are combined into a single, aggregated presentation. For each major fund, a separate Statement (or Schedule) of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual is presented. Information on non-major funds can be found in the Combining and Individual Fund Financial Statements and Schedules section of this report.

Proprietary Funds. This type of fund is used to account for activities where the emphasis is placed on net income determination. The City maintains two different types of proprietary funds – enterprise funds and internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, wastewater, and stormwater operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for facilities and fleet services, information systems, finance, legal, administration, human resources, vehicle/equipment replacement, and risk

CITY OF NEWBERG, OREGON
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management activities. The assets and liabilities of the internal service funds have been allocated among the governmental and business-type activities.

The enterprise funds, all of which are considered to be major funds (on a consolidated basis) of the City, are reported separately on the proprietary fund financial statements in the basic financial statements. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided as other supplementary information in the Combining and Individual Fund Financial Statement and Schedules section of this report.

Fiduciary Funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the City of Newberg's own programs. The accounting used for fiduciary funds is similar to the treatment used for proprietary funds. The City has two fiduciary funds: Employee Pension Trust Fund and the Bail Fund.

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. This section also includes capital asset, long-term debt, and other financial schedules.

Required Supplementary Information. This section relates to the adoption of GASB Statements 67 and 68 as well as GASB Statements 74 and 75, which require information related to the two pension plans and other postemployment benefits in which the City participates.

Other Supplementary Information. This section, titled Combining and Individual Fund Financial Statements and Schedules, includes combining statements for the non-major governmental funds, combining statements by fund type, and budgetary comparison schedules. The combining internal service fund statements are also included in this section.

Other Financial Schedules. This section includes financial schedules related to taxes and outstanding debt.

Statistical Section. This section includes historical trend information and demographics.

Reports of Independently Certified Public Accountants Required by Statutes. Supplemental communication on City compliance and internal controls as required by Oregon statutes.

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GOVERNMENT-WIDE FINANCIAL ANALYSIS

STATEMENT OF NET POSITION

Net position serves as a useful indicator of a government's financial position especially when viewed over time. In the case of the City, assets exceed liabilities by \$168.3 million at the close of the most recent fiscal year. This represents a \$10.1 million increase over the prior fiscal year.

The following table reflects the condensed Statement of Net Position compared to prior year.

TABLE 1
NET POSITION AT YEAR END
(in millions)

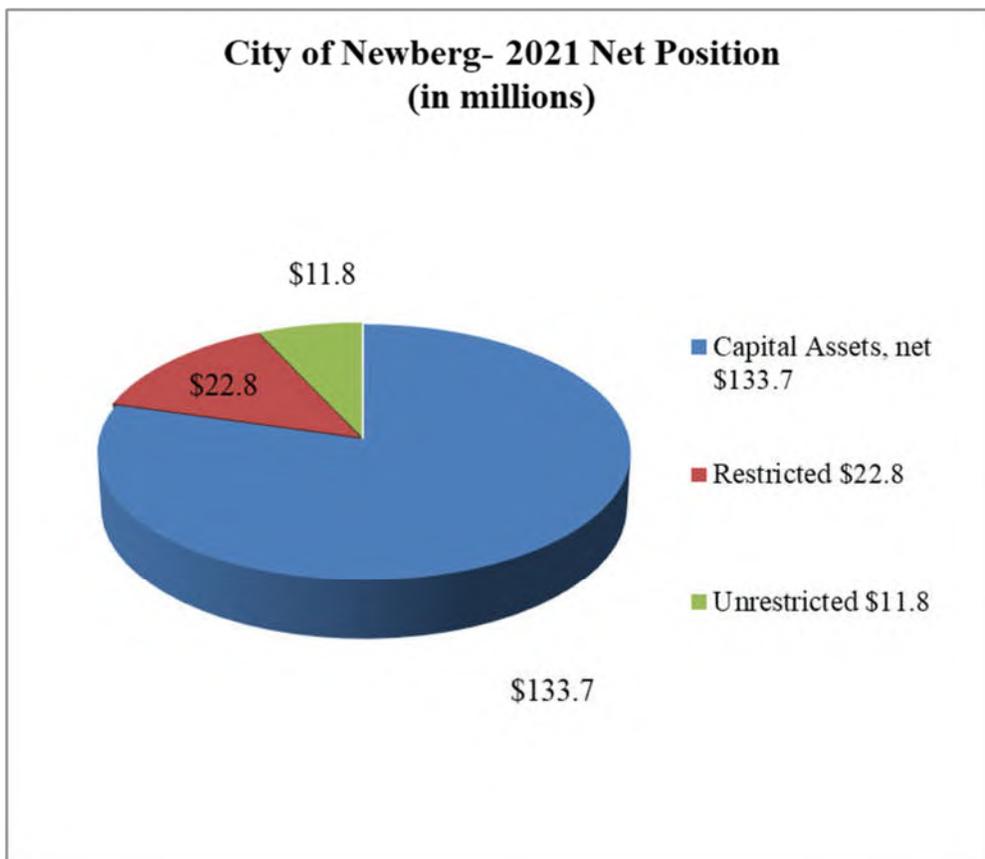
| | Governmental Activities | | Business-type Activities | | Total Government | |
|--------------------------------------|------------------------------------|----------------|-------------------------------------|----------------|-----------------------------|-----------------|
| | 2021 | 2020 | 2021 | 2020 | 2021 | 2020 |
| Cash and investments | \$ 20.8 | \$ 16.1 | \$ 40.5 | \$ 35.4 | \$ 61.3 | \$ 51.5 |
| Other assets | 1.7 | 0.7 | 3.0 | 2.9 | 4.7 | 3.6 |
| Capital assets | 77.8 | 76.9 | 85.1 | 86.1 | 162.9 | 163.0 |
| Total assets | <u>100.3</u> | <u>93.7</u> | <u>128.6</u> | <u>124.4</u> | <u>228.9</u> | <u>218.1</u> |
| Deferred Outflows of resources | | | | | | |
| Pension related items | 6.4 | 5.0 | 2.2 | 2.4 | 8.6 | 7.4 |
| Postemployment benefit related items | 0.4 | 0.1 | 0.1 | - | 0.5 | 0.1 |
| Deferred refunding charge | - | - | 0.2 | 0.2 | 0.2 | 0.2 |
| Total deferred outflows of resources | <u>6.8</u> | <u>5.1</u> | <u>2.5</u> | <u>2.6</u> | <u>9.3</u> | <u>7.7</u> |
| Long-term obligations | 25.6 | 22.8 | 36.0 | 38.0 | 61.6 | 60.8 |
| Other liabilities | 3.8 | 2.0 | 0.9 | 0.6 | 4.7 | 2.6 |
| Total liabilities | <u>29.4</u> | <u>24.8</u> | <u>36.9</u> | <u>38.6</u> | <u>66.3</u> | <u>63.4</u> |
| Deferred inflows of resources | | | | | | |
| Pension related items | 2.3 | 3.1 | 0.8 | 1.0 | 3.1 | 4.1 |
| Postemployment benefit related items | 0.3 | 0.1 | 0.1 | - | 0.4 | 0.1 |
| Total deferred inflows of resources | <u>2.6</u> | <u>3.2</u> | <u>0.9</u> | <u>1.0</u> | <u>3.5</u> | <u>4.2</u> |
| Net position: | | | | | | |
| Net investment in capital assets | 75.5 | 74.2 | 58.2 | 56.8 | 133.7 | 131.0 |
| Restricted | 12.5 | 9.1 | 10.3 | 7.4 | 22.8 | 16.5 |
| Unrestricted | (13.0) | (12.4) | 24.8 | 23.1 | 11.8 | 10.7 |
| Total net position | <u>\$ 75.0</u> | <u>\$ 70.9</u> | <u>\$ 93.3</u> | <u>\$ 87.3</u> | <u>\$ 168.3</u> | <u>\$ 158.2</u> |

By far, the largest portion of the City of Newberg's net position (\$133.7 million, or 79.5%) is investment in capital assets (land, building, equipment, infrastructure, net of depreciation and any related outstanding debt used to acquire those capital assets). The City uses these capital assets to provide services to citizens and consequently, they are not available for future spending. Although the City of Newberg's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves can't be used to liquidate these liabilities.

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An additional portion of the City of Newberg's net position represents resources that are subject to external restrictions on how they may be used. Restricted net position totals \$22.8 million or 13.5%, and represent cash and investments that are legally restricted for capital expansion or debt service. The remaining balance of unrestricted net position totaling \$11.8 million, or 7.0%, may be used to meet the City's ongoing obligations.

At the end of the current fiscal year, the City of Newberg is able to report positive balances in most of the reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The sole exception is unrestricted net position in governmental activities, primarily due to the inclusion of net pension liability and related items. The same situation held true for the prior fiscal year.



CITY OF NEWBERG, OREGON
Management's Discussion and Analysis
For the Year Ended June 30, 2021

STATEMENT OF ACTIVITIES

The following table reflects the condensed Statement of Activities and Changes in Net Position compared to prior year.

TABLE 2
ACTIVITIES FOR FISCAL YEARS ENDING JUNE 30, 2021 and 2020
(in millions)

| | Governmental | | Business-type | | Total | |
|------------------------------------|---------------------|----------------|----------------------|----------------|-------------------|-----------------|
| | Activities | | Activities | | Government | |
| | 2021 | 2020 | 2021 | 2020 | 2021 | 2020 |
| Revenues | | | | | | |
| Charges for services | \$ 7.7 | \$ 5.8 | \$ 18.1 | \$ 16.6 | 25.8 | 22.4 |
| Operating grants and contributions | 2.5 | 2.0 | 0.1 | 0.1 | 2.6 | 2.1 |
| Capital grants and contributions | 3.4 | 2.1 | 5.0 | 2.5 | 8.4 | 4.6 |
| Taxes | 9.2 | 8.8 | - | - | 9.2 | 8.8 |
| Interest | 0.1 | 0.4 | 0.3 | 0.7 | 0.4 | 1.1 |
| Miscellaneous | - | 0.1 | - | - | - | 0.1 |
| Gain on sale of assets | - | - | - | - | - | - |
| Total revenues | <u>22.9</u> | <u>19.2</u> | <u>23.5</u> | <u>19.9</u> | <u>46.4</u> | <u>39.1</u> |
| Expenses | | | | | | |
| General government | 0.8 | 1.1 | - | - | 0.8 | 1.1 |
| Public safety | 10.8 | 10.2 | - | - | 10.8 | 10.2 |
| Library | 1.8 | 2.0 | - | - | 1.8 | 2.0 |
| Community development | 5.2 | 7.0 | - | - | 5.2 | 7.0 |
| Interest on long-term debt | 0.2 | 0.2 | - | - | 0.2 | 0.2 |
| Water | - | - | 5.7 | 5.5 | 5.7 | 5.5 |
| Wastewater | - | - | 9.9 | 9.0 | 9.9 | 9.0 |
| Stormwater | - | - | 1.9 | 1.8 | 1.9 | 1.8 |
| Total expenses | <u>18.8</u> | <u>20.5</u> | <u>17.5</u> | <u>16.3</u> | <u>36.3</u> | <u>36.8</u> |
| Increase (decrease) in net assets | | | | | | |
| before transfers and special items | 4.1 | (1.3) | 6.0 | 3.6 | 10.1 | 2.3 |
| Transfers | - | - | - | - | - | - |
| Changes in net position | <u>4.1</u> | <u>(1.3)</u> | <u>6.0</u> | <u>3.6</u> | <u>10.1</u> | <u>2.3</u> |
| Beginning net position | 70.9 | 72.2 | 87.3 | 83.7 | 158.2 | 155.9 |
| Ending net position | <u>\$ 75.0</u> | <u>\$ 70.9</u> | <u>\$ 93.3</u> | <u>\$ 87.3</u> | <u>\$ 168.3</u> | <u>\$ 158.2</u> |

CITY OF NEWBERG, OREGON
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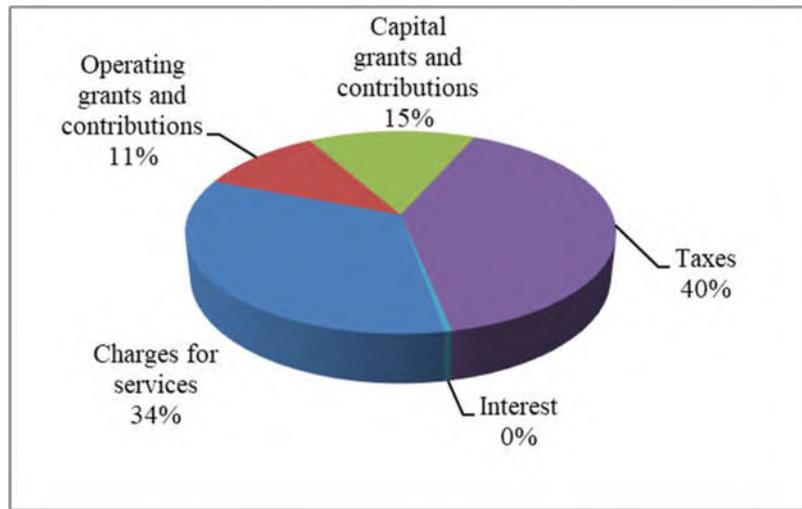
Governmental Activities

During the current fiscal year, the net position for governmental activities increased \$4.1 million from the prior fiscal year for an ending balance of \$75.0 million. An analysis of the revenues and expenses follows:

- Charges for services – These are revenues that arise from charges to customers, applicants, or others who purchase, use or directly benefit from the goods, services, or privileges provided, or are otherwise directly affected by the services. This category also includes municipal court revenues from issuance of traffic citations. Charges for services increased over the prior year by \$1.9 million, primarily due to permits and fees revenue within the community development department because of increases in development work done compared to the prior year due to a few very large projects coming in as well as a resurgence of community development after the initial stall from COVID-19. Additionally, the Construction Excise Tax was initiated in 2020-21.
- Grants and contributions – These are revenues arising from mandatory and voluntary non-exchange transactions with other governments, organizations, or individuals that are restricted for use in a particular program.
 - Operating grants/contributions – These revenues primarily consist of state gas tax disbursed to the City to use for road maintenance. Other small state and private contributions are also included in the operating grant category. These funds go to support specific activities within the City.
 - Capital grants/contributions – These revenues primarily consist of grants, system development charges, and developer infrastructure contributions (e.g. fair market value of subdivision's infrastructure such as streets, roads, and rights-of-way/easements). This category increased by \$1.3 million over the prior year, primarily due to increased street system development charges of \$1.5 million due to increased development activity within the City including very large projects such as the expansion of the Friendsview Retirement Community.
- Taxes – These are revenues that consist primarily of property taxes, transient lodging taxes, and franchise fees based on gross revenues. Overall property taxes increased \$0.5 million or 9.0% over the prior fiscal year due to 1) an increase in the tax assessed value of properties of approximately 3%, 2) an increase in the City's levy rate of 3%, and 3) increases resulting from new developments added to the tax roll.
- Interest – This is revenue derived from the City's investment of cash and reserves. Due to sharp decreases in investment rates of return since the COVID-19 pandemic began in early 2020, the overall investment earnings declined significantly in the 4th quarter of the fiscal year, leaving an overall decrease of \$0.2 million on the year.
- Other - This is miscellaneous revenue not related to services provided.

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Governmental Activities – Revenues by Source



- Programs – These are direct expenses that are specifically associated with a service, program, or department and are clearly identifiable to a particular function. The following table reflects the changes in program expenses:

Table 3
Governmental Activities - Program Expenses
for the fiscal year ended June 30, 2021
(in millions)

| Programs | FY 2020-21 | | Compared to FY 2019-20 | |
|----------------------------|-------------------|-------------------------|-------------------------------|----------------|
| | Amount | Percent of Total | Amount | Percent |
| General government | \$ 0.8 | 4.3% | \$ (0.3) | -27.3% |
| Public safety | 10.8 | 57.4% | 0.6 | 5.9% |
| Library | 1.8 | 9.6% | (0.2) | -10.0% |
| Community development | 5.2 | 27.7% | (1.8) | -25.7% |
| Interest on long-term debt | 0.2 | 1.1% | - | 0.0% |
| Total expenses | \$ 18.8 | 100.0% | \$ (1.7) | |

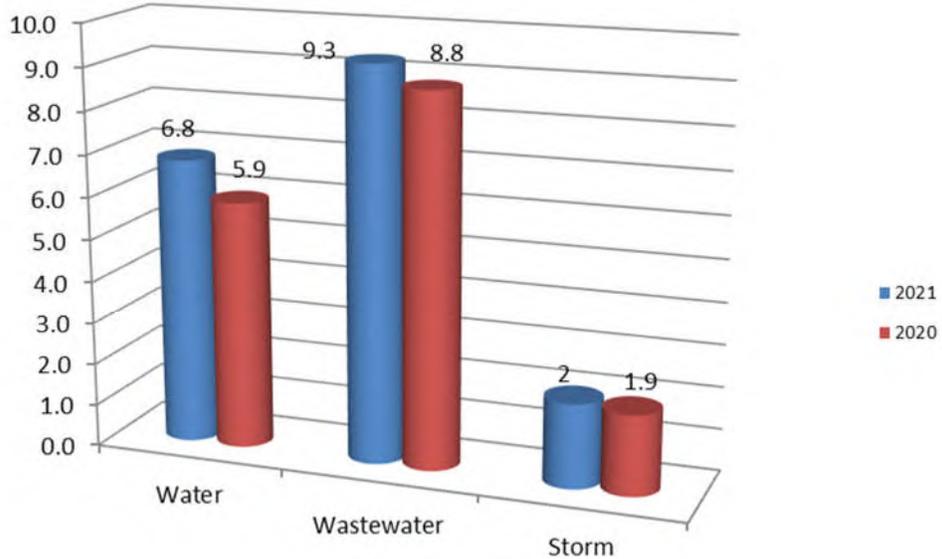
- General government expenses decreased \$0.3 million due to COVID-19 related decreases in transient lodging tax revenue which contractually results in decreases to the amount owed to Visit Newberg by \$0.3 million.
- Public safety consists of police, court, and 911 operations, and the overall expenses increased by \$0.6 million due primarily to expenses related to increasing pension liabilities.
- Library expenses were consistent with the prior fiscal year apart from a decrease of \$0.2 million related to reductions in personnel costs related costs resulting from COVID-19 related closures of the library.
- Community Development expenses decreased by \$1.8 million due to large decreases in non-capitalized pavement preservation corresponding with the transportation utility fee.

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Business-type Activities

During the current fiscal year, the net position for business-type activities increased by \$6.0 million from the prior fiscal year for an ending balance of \$93.3 million. Business-type charges for services experienced revenue growth related to annual utility rate increases and activity. Capital grants and contributions experienced an increase over the prior year due to system development charge increases due to increases in development activity especially relating to a few very large development projects such as the expansion of the Friendsview Retirement Community.

Business-Type Activities – Operating Revenues by Service



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The following table reflects the changes in program expenses for the business-type activities:

Table 4
Business-Type Activities - Program Expenses
for the fiscal year ended June 30, 2021
(in millions)

| Programs | FY 2020-21 | | Compared to FY 2019-20 | |
|-----------------|-------------------|-------------------------|-----------------------------------|----------------|
| | Amount | Percent of Total | Increase/(Decrease) Amount | Percent |
| Water | 5.7 | 32.6% | 0.2 | 3.6% |
| Wastewater | 9.9 | 56.6% | 0.9 | 10.0% |
| Stormwater | 1.9 | 10.9% | 0.1 | 5.6% |
| Total expenses | <u>\$ 17.5</u> | <u>100.0%</u> | <u>\$ 1.2</u> | |

- Water expenses were relatively consistent with prior year.
- Wastewater expenses increased \$0.9 million primarily due to a large increase in expenditures related to sewer infrastructure maintenance and misc repairs such as through the Inflow and Infiltration Program.
- Stormwater program expenses were relatively consistent with prior year.

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FUND-BASED FINANCIAL ANALYSIS

As previously discussed, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of available resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City of Newberg itself or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City of Newberg City Council.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$17.3 million, an increase of \$3.8 million in comparison with the prior year. Approximately 24.7% of this amount (\$4.3 million) constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of the fund balances is either non-spendable, restricted, or committed to indicate that it is 1) not in spendable form (\$0.1 million), 2) restricted for particular purposes (\$12.0 million) or 3) committed for particular purposes (\$0.9 million).

The General Fund is the chief operating fund of the City. The fund balance of the City's General Fund increased by \$0.7 million (21.0%) during the current fiscal year. This change in fund balance occurs follows a decrease experienced in the prior year. Significant changes from the prior year are as follows:

- Property taxes revenues increased \$0.4 million, or 8.4%. This increase relates to the increase in tax assessed values and the increase in the property tax rate levied by 3%.
- Licenses and permits revenue increased by \$0.8 million (177.1%) due to a significant increase in development activity within the City relative to the prior year as well as a few very large development projects including the Friendsview Retirement Community expansion.
- Intergovernmental revenue increased by \$0.3 million, or 25.8%, due in large part to the CARES Act grant revenue.
- Transfers In decreased due to less funds transferring in from the Transient Lodging Tax Fund, which experienced a sharp decline due to the COVID-19 pandemic's impact on tourism.

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The Street Fund ending fund balance increased \$0.9 million (46.0%) primarily due to \$0.9 million of unspent Transportation Utility Fee revenues that the City did not use in the current year.

The Building Inspection Fund ending fund balance increased \$0.8 million due to an increase in permit revenue related to a significant increase in development activity within the City relative to the prior year as well as a few very large development projects including the Friendsview Retirement Community expansion.

The Street System Development Fund ending fund increased \$1.3 million (\$27.9) due to an increase in SDC revenue related to a significant increase in development activity within the City relative to the prior year.

Other governmental fund balances remained relatively consistent with the prior year.

Proprietary Funds

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

The net position of the water utility increased by \$2.3 million (7.0%) over the prior fiscal year. Operating costs remained flat compared to the prior year. Charges for services increased by \$0.9 million due to increases in service volume related to increased commercial activity during the pandemic. Fiscal year 2020-21 also experienced an increase in capital contributions revenue of \$0.2 million.

The net position of the wastewater utility increased by \$3.1 million (7.5%) during fiscal year 2020-21. Charges for services increased by \$0.5 million over the prior year. Operating costs increased by \$0.7 million. Fiscal year 2020-21 also experienced a significant increase in capital contributions revenue of \$2.3 million resulting from a large increase in development.

The net position of the stormwater utility increased by \$0.4 million during fiscal year 2020-21. The fund saw increases in operating revenues related to increases in service rates as well as increases in operational revenues, most of which related to changes in pension related liabilities.

BUDGETARY HIGHLIGHTS

Original budget compared to final budget

The budgetary statements for each fund, shown throughout this report, show the original budget, final budget, actual revenues, expenditures and transfers in and out for the fiscal year ended June 30, 2021. The City executed two supplemental budgets affecting multiple funds to cover minor adjustments for various unanticipated revenues and expenditures within different funds.

CITY OF NEWBERG, OREGON
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General Fund final budget compared to actual results

General fund actual revenues exceeded budget by 6.7%. General fund expenditures were, in aggregate and excluding transfers, 86.8% of budget, with the largest variances in the police and planning categories due to various salaries and operating expenditures. General Fund transfers out was over-expended by \$7,236 resulting from an unexpected expense out of the Governmental Capital Projects Fund Project that was not reimbursable by the related grant funds.

Other final budget compared to actual results

The Transient Lodging Tax Fund expended in excess of appropriations in two occasions related to unexpected TLT revenues. Additionally, the Admin Support Services Fund expended \$24,188 in excess of legal appropriations related to higher than anticipated levels of legal support from the legal council.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets. As of June 30, 2021, the City had invested \$162.9 million in capital assets as reflected in the following table, which represents a net decrease (additions, deductions and depreciation) of \$0.1 million.

TABLE 5
CAPITAL ASSETS AT YEAR END
(NET OF DEPRECIATION)
(in millions)

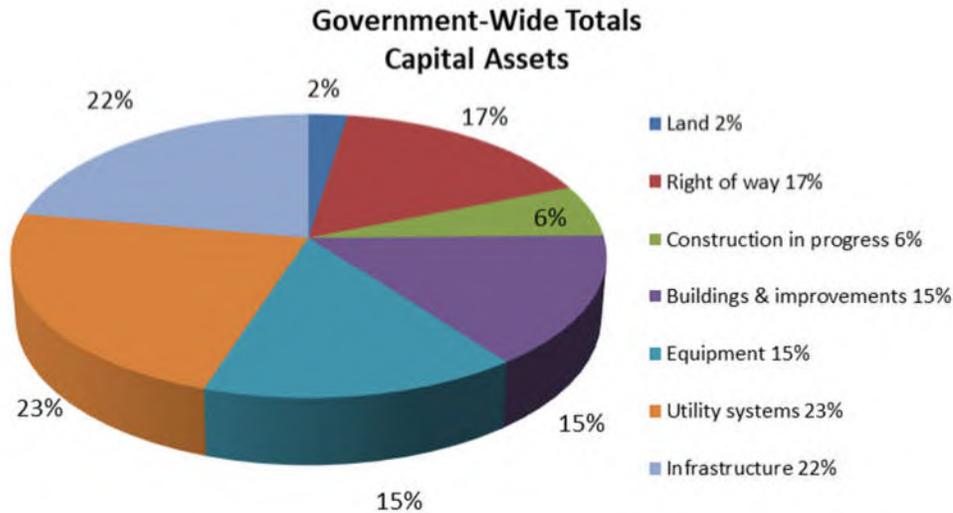
| | Governmental | | Business-type | | Totals | |
|--------------------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
| | Activities | | Activities | | | |
| | 2021 | 2020 | 2021 | 2020 | 2021 | 2020 |
| Land | \$ 1.2 | \$ 1.2 | \$ 2.7 | \$ 2.7 | \$ 3.9 | \$ 3.9 |
| Right of way | 26.8 | 26.8 | - | - | 26.8 | 26.8 |
| Construction in progress | 5.1 | 3.9 | 4.5 | 1.8 | 9.6 | 5.7 |
| Buildings & improvements | 6.1 | 5.6 | 18.4 | 19.8 | 24.5 | 25.4 |
| Equipment | 2.4 | 2.2 | 22.4 | 24.0 | 24.8 | 26.2 |
| Utility systems | - | - | 37.1 | 37.8 | 37.1 | 37.8 |
| Infrastructure | 36.2 | 37.2 | - | - | 36.2 | 37.2 |
| Total | <u>\$ 77.8</u> | <u>\$ 76.9</u> | <u>\$ 85.1</u> | <u>\$ 86.1</u> | <u>\$ 162.9</u> | <u>\$ 163.0</u> |

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

- The City received developer-contributed infrastructure related to one large development, which completed in 2020-21. This developer contributed a total of \$0.8 million of infrastructure in the current year.
- Depreciation expense for 2020-21 was \$6,613,478.
- The City continued work on the Public Safety Communication Upgrade, expending a total of \$0.2 million of the anticipated \$3.1 million total project cost. As of June 30, 2021 the City has expended a total of \$2.8 million of the total \$3.1 million project cost, leaving approximately \$0.3 million to be spent in fiscal year 2021-22.

CITY OF NEWBERG, OREGON
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For the Year Ended June 30, 2021

Additional information on the City’s capital assets can be found in the Notes to the Basic Financial Statements on page 40 of this report.



Debt. As of June 30, 2021, the City had a total long-term debt obligation of \$32.9 million. Of this amount, \$5.6 million represented outstanding bonded indebtedness. Outstanding bonded debt included \$1.7 million to be serviced by internal charges to departments and \$3.9 million serviced by user fees and SDCs. The City is also paying down a private placement bank loan with a remaining balance of \$2.4 million for the public safety communication upgrade projects to be repaid by General Fund revenue. All of these debts are backed by the full faith and credit of the City.

TABLE 6
OUTSTANDING DEBT AT YEAR END
(in millions)

| | Governmental Activities | | Business-type Activities | | Totals | |
|------------------------------|-------------------------|---------------|--------------------------|----------------|----------------|----------------|
| | 2021 | 2020 | 2021 | 2020 | 2021 | 2020 |
| FF&C Bonds-2015 Refunding | \$ - | \$ - | \$ 3.9 | \$ 4.9 | \$ 3.9 | \$ 4.9 |
| FF&C public safety financing | 2.4 | 2.6 | - | - | 2.4 | 2.6 |
| Limited tax bonds | 1.7 | 1.9 | - | - | 1.7 | 1.9 |
| Notes payable | 1.7 | 1.8 | 23.2 | 25.1 | 24.9 | 26.9 |
| Capital leases | - | 0.1 | - | - | - | 0.1 |
| Total | \$ 5.8 | \$ 6.4 | \$ 27.1 | \$ 30.0 | \$ 32.9 | \$ 36.4 |

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The City received an AA credit rating from Standard & Poors on the 2015 Refunding. This is equivalent to a two-notch increase over the rating received by Moody's in 1998. The City's 2004 pension bond was reviewed by Moody's in July 2018 and was upgraded from Aa3 to Aa2.

Additional information on the City's debt and other long-term obligations can be found in the Notes to the Basic Financial Statements on page 43 of this report.

ECONOMIC FACTORS

The following economic factors currently affect the City of Newberg:

- The unemployment rate for Yamhill County is currently 5.4%, which reverses an upward trend from last years spike resulting from shutdowns related to the COVID-19 pandemic. This rate, prior to the COVID-19 shutdowns, had decreased over the eight years after spiking at a high around 13.2% in 2009.
- The City's taxable assessed value (TAV) for 2021-22 increased by \$89 million (4.2%) over the 2020-21 certified tax roll. This growth rate was down from the TAV increase of 4.9% in 2020-21 tax year.
- The City's private retirement plan contribution rate increased for 2020-21 from 37.97% to 44.28%. Additionally, this rate increased to 46.19% for the 2021-22 fiscal year. The rate for 2022-23 will be 46.19%.
- The COVID-19 pandemic had a significant negative impact on the City's Transient Lodging Tax Fund revenues, resulting in a significant reduction of TLT revenues since March 2020. The City anticipates negative effects of the pandemic to be much less significant during fiscal year 2021-22 as restrictions lift and cases decrease.
- Employer contribution rates for Oregon PERS continue to increase. The rates for Oregon PERS increased by an additional 1.67-2.08% of subject payroll for the 2019-21 biennium. The rates for the 2021-23 biennium reflect an additional 0.5-2.97% of subject payroll.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Finance Manager
City of Newberg
PO Box 970
Newberg, OR 97132
(503) 537-1216
www.newbergoregon.gov/finance

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BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

- **Statement of Net Position** - Statement presenting all of the City's assets, net outflows of resources, liabilities, and net inflows of resources, with the difference reported as net position. This statement is split between governmental and business-type activities.
- **Statement of Activities** - Statement reporting the changes in net position of the City's governmental and business-type activities.

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City of Newberg, Oregon

STATEMENT OF NET POSITION

June 30, 2021

| | Governmental Activities | Business-Type Activities | Totals |
|--|----------------------------|-----------------------------|-----------------------|
| <u>ASSETS</u> | | | |
| Cash and cash equivalents | \$ 20,793,230 | \$ 40,482,960 | \$ 61,276,190 |
| Receivables | 1,699,883 | 2,549,403 | 4,249,286 |
| Internal balances | (208,739) | 208,739 | - |
| Inventories | 102,157 | 255,157 | 357,314 |
| Other postemployment benefits asset | 79,119 | 30,857 | 109,976 |
| Capital assets: | | | |
| Land and construction in progress | 33,210,993 | 7,236,630 | 40,447,623 |
| Other capital assets, net of depreciation | 44,652,027 | 77,885,430 | 122,537,457 |
| Total assets | 100,328,670 | 128,649,176 | 228,977,846 |
| <u>DEFERRED OUTFLOWS OF RESOURCES</u> | | | |
| Pension related items | 6,361,309 | 2,238,881 | 8,600,190 |
| Other postemployment benefits related items | 357,133 | 146,083 | 503,216 |
| Deferred refunding charge | 22,574 | 173,328 | 195,902 |
| Total deferred outflows of resources | 6,741,016 | 2,558,292 | 9,299,308 |
| <u>LIABILITIES</u> | | | |
| Accounts payable and accrued liabilities | 3,782,634 | 712,843 | 4,495,477 |
| Deposits | 33,818 | 30,650 | 64,468 |
| Interest payable | 32,842 | 202,359 | 235,201 |
| Long-term obligations: | | | |
| Due within one year | 1,614,138 | 2,870,265 | 4,484,403 |
| Due in more than one year | 24,033,978 | 33,120,153 | 57,154,131 |
| Total liabilities | 29,497,410 | 36,936,270 | 66,433,680 |
| <u>DEFERRED INFLOWS OF RESOURCES</u> | | | |
| Pension related items | 2,260,849 | 803,230 | 3,064,079 |
| Other postemployment benefits related items | 340,171 | 139,148 | 479,319 |
| Total deferred inflows of resources | 2,601,020 | 942,378 | 3,543,398 |
| <u>NET POSITION</u> | | | |
| Net investment in capital assets | 75,517,707 | 58,231,850 | 133,749,557 |
| Restricted for: | | | |
| Capital projects | 6,854,078 | 10,251,390 | 17,105,468 |
| Debt service | 2,229 | - | 2,229 |
| Public safety | 225,668 | - | 225,668 |
| Street maintenance | 2,712,164 | - | 2,712,164 |
| Building Inspection | 2,434,702 | - | 2,434,702 |
| Other purposes | 285,837 | - | 285,837 |
| Unrestricted | (13,061,129) | 24,845,580 | 11,784,451 |
| Total net position | \$ 74,971,256 | \$ 93,328,820 | \$ 168,300,076 |

See accompanying notes

City of Newberg, Oregon

STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2021

| Functions/Programs | Expenses | Program Revenues | | |
|---------------------------------------|----------------------|----------------------------|--|--|
| | | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions |
| <u>Governmental activities:</u> | | | | |
| General government | \$ 806,778 | \$ 1,534,420 | \$ 183,796 | \$ - |
| Public safety | 10,739,693 | 1,620,835 | 63,072 | - |
| Library | 1,789,695 | 94,236 | 6,319 | - |
| Community development | 5,209,991 | 4,424,465 | 2,202,439 | 3,384,153 |
| Interest on long-term obligations | 232,133 | - | - | - |
| <u>Total governmental activities</u> | <u>18,778,290</u> | <u>7,673,956</u> | <u>2,455,626</u> | <u>3,384,153</u> |
| <u>Business-type activities:</u> | | | | |
| Water | 5,690,837 | 6,776,218 | 51,844 | 1,120,090 |
| Wastewater | 9,864,386 | 9,313,034 | 41,686 | 3,582,454 |
| Stormwater | 1,948,402 | 2,030,579 | 11,015 | 255,161 |
| <u>Total business-type activities</u> | <u>17,503,625</u> | <u>18,119,831</u> | <u>104,545</u> | <u>4,957,705</u> |
| Totals | <u>\$ 36,281,915</u> | <u>\$ 25,793,787</u> | <u>\$ 2,560,171</u> | <u>\$ 8,341,858</u> |

General revenues:

 Taxes:

 Property taxes

 Franchise and public service taxes

 Interest and investment earnings

 Miscellaneous

 Gain (loss) on sale of capital assets

Transfers

 Total general revenues and transfers

 Change in net position

Net position--beginning

Net position--ending

See accompanying notes

Net (Expense) Revenue and
Changes in Net Position

| Governmental Activities | Business-Type Activities | Totals |
|----------------------------|-----------------------------|-----------------------|
| \$ 911,438 | \$ - | \$ 911,438 |
| (9,055,786) | - | (9,055,786) |
| (1,689,140) | - | (1,689,140) |
| 4,801,066 | - | 4,801,066 |
| (232,133) | - | (232,133) |
| <u>(5,264,555)</u> | <u>-</u> | <u>(5,264,555)</u> |
| - | 2,257,315 | 2,257,315 |
| - | 3,072,788 | 3,072,788 |
| - | 348,353 | 348,353 |
| - | 5,678,456 | 5,678,456 |
| <u>(5,264,555)</u> | <u>5,678,456</u> | <u>413,901</u> |
| 5,530,579 | - | 5,530,579 |
| 3,652,177 | - | 3,652,177 |
| 130,325 | 259,503 | 389,828 |
| 38,545 | - | 38,545 |
| 39,330 | 26,009 | 65,339 |
| (33,620) | 33,620 | - |
| <u>9,357,336</u> | <u>319,132</u> | <u>9,676,468</u> |
| 4,092,781 | 5,997,588 | 10,090,369 |
| 70,878,475 | 87,331,232 | 158,209,707 |
| <u>\$ 74,971,256</u> | <u>\$ 93,328,820</u> | <u>\$ 168,300,076</u> |

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FUND FINANCIAL STATEMENTS

Governmental Funds

- **General** - accounts for the financial operations of the city that are not required to be accounted for in any other fund. Principal sources of revenue are property taxes, licenses and permits, intergovernmental revenue, and fines and forfeitures.
- **Street** - accounts for revenues received from state gasoline taxes which are to be expended as outlined in the Constitution of the State of Oregon, Article IX, Section 3.
- **Building Inspection** - accounts for fees collected to enforce the state building codes. Fund expenditures are related to the City's building inspection program.
- **Street System Development** - accounts for system development charges charged to new developments which are available for certain future street projects.
- **Nonmajor Funds** - includes six special revenue funds, one debt service fund, and two capital projects funds that are collectively reported as nonmajor funds.

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City of Newberg, Oregon

**BALANCE SHEET
GOVERNMENTAL FUNDS**

June 30, 2021

| | <u>General</u> | <u>Street</u> | <u>Building Inspection</u> | <u>Street System Development</u> | <u>Total Nonmajor Funds</u> | <u>Total Governmental Funds</u> |
|--|---------------------|---------------------|--------------------------------|--|-------------------------------------|---|
| ASSETS | | | | | | |
| Cash and cash equivalents | \$ 5,885,700 | \$ 2,406,804 | \$ 2,503,625 | \$ 6,050,176 | \$ 1,919,091 | \$ 18,765,396 |
| Receivables: | | | | | | |
| Accounts | 349,110 | 280,525 | - | - | 367,147 | 996,782 |
| Loans | - | - | - | 385,337 | 12,500 | 397,837 |
| Assessments | - | - | - | 32,919 | - | 32,919 |
| Taxes | 244,790 | - | - | - | 2,223 | 247,013 |
| Due from other funds | 119,271 | - | - | - | - | 119,271 |
| Inventories | - | 79,082 | - | - | - | 79,082 |
| Total assets | \$ 6,598,871 | \$ 2,766,411 | \$ 2,503,625 | \$ 6,468,432 | \$ 2,300,961 | \$ 20,638,300 |
| LIABILITIES | | | | | | |
| Accounts payable | \$ 1,877,190 | \$ 20,732 | \$ 56,349 | \$ - | \$ 322,326 | \$ 2,276,597 |
| Other accrued liabilities | 197,675 | 10,965 | 12,574 | - | 17,343 | 238,557 |
| Due to other funds | - | - | - | - | 119,271 | 119,271 |
| Deposits | 11,268 | 22,550 | - | - | - | 33,818 |
| Total liabilities | 2,086,133 | 54,247 | 68,923 | - | 458,940 | 2,668,243 |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Unavailable revenue-property taxes | 244,790 | - | - | - | 2,223 | 247,013 |
| Unavailable revenue-loans | - | - | - | 385,337 | 12,500 | 397,837 |
| Unavailable revenue-special assessments | - | - | - | 32,919 | - | 32,919 |
| Total deferred inflows of resources | 244,790 | - | - | 418,256 | 14,723 | 677,769 |
| FUND BALANCES | | | | | | |
| Nonspendable | - | 79,082 | - | - | - | 79,082 |
| Restricted | - | 2,633,082 | 2,434,702 | 6,050,176 | 897,157 | 12,015,117 |
| Committed | - | - | - | - | 930,141 | 930,141 |
| Unassigned | 4,267,948 | - | - | - | - | 4,267,948 |
| Total fund balances | 4,267,948 | 2,712,164 | 2,434,702 | 6,050,176 | 1,827,298 | 17,292,288 |
| Total liabilities, deferred inflows of resources, and fund balances | \$ 6,598,871 | \$ 2,766,411 | \$ 2,503,625 | \$ 6,468,432 | \$ 2,300,961 | \$ 20,638,300 |

See accompanying notes

City of Newberg, Oregon

Reconciliation of the Balance Sheet of Governmental Funds To the Statement of Net Position

June 30, 2021

Amounts reported for governmental activities on the statement of net position are different because:

| | | |
|--|----------------|-------------------|
| Total fund balances - governmental funds | \$ | 17,292,288 |
| The statement of net position reports receivables at their net realizable value. However receivables not available for current-period expenditures are deferred in governmental funds. | | 677,769 |
| Net Other postemployment benefit assets are not financial resources and, therefore, are not reported in funds. | | 60,768 |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. | | 75,328,253 |
| Governmental activities report as deferred outflows of resources payments to refunding bond escrow agent | | 22,574 |
| Governmental activities report as deferred outflows of resources actuarially determined deferred outflows such as changes of assumptions and other actuarially calculated estimates and contributions related to the retirement plans for the year | | 4,865,563 |
| Governmental activities report as deferred outflows of resources an actuarially calculated implicit employer subsidy for postemployment benefits for the year | | 274,709 |
| Long-term obligations are not due and payable in the current period and, therefore, are not reported in the funds: | | |
| Long-term debt | \$ (5,741,850) | |
| Compensated absences | (779,247) | |
| Net pension liability | (12,932,369) | |
| Other postemployment benefits | (803,042) | |
| Accrued interest | (32,842) | (20,289,350) |
| Governmental activities report as deferred inflows the effect of differences between projected and actual earnings and changes in proportionate share of contributions to the retirement plans | | (1,726,378) |
| Governmental activities report as deferred inflows the effect of changes of assumptions and inputs for actuarially calculated other postemployment benefit costs | | (261,441) |
| Internal service funds are proprietary funds and not reported with governmental funds. However, because internal service funds primarily benefit governmental activities, their assets, liabilities, and net position are reported along with governmental activities in the statement of net position | | (1,273,499) |
| Net position of governmental activities | \$ | 74,971,256 |

See accompanying notes

City of Newberg, Oregon

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

For the Year Ended June 30, 2021

| | General | Street | Building Inspection | Street System Development | Total Nonmajor Funds | Total Governmental Funds |
|---|---------------------|---------------------|------------------------|---------------------------------|----------------------------|--------------------------------|
| Revenues | | | | | | |
| Property taxes | \$ 5,551,415 | \$ - | \$ - | \$ - | \$ 300 | \$ 5,551,715 |
| Other taxes | 3,606,399 | - | - | - | 863,263 | 4,469,662 |
| Licenses and permits | 1,288,242 | 102,420 | 1,391,273 | - | 48,400 | 2,830,335 |
| Intergovernmental | 1,409,180 | 1,805,182 | 1,401 | 328,960 | 909,676 | 4,454,399 |
| Charges for services | 112,982 | 1,137,336 | 112,719 | 1,905,724 | 600,007 | 3,868,768 |
| Fines and forfeitures | 434,196 | - | - | - | - | 434,196 |
| Pension bond charge | - | - | - | - | 285,040 | 285,040 |
| Assessments | - | - | - | 4,851 | - | 4,851 |
| Donations | - | - | - | - | 1,000 | 1,000 |
| Interest | 19,409 | 14,369 | 12,644 | 37,799 | 9,598 | 93,819 |
| Miscellaneous | 20,677 | 3,487 | 210 | - | 2,922 | 27,296 |
| Total revenues | 12,442,500 | 3,062,794 | 1,518,247 | 2,277,334 | 2,720,206 | 22,021,081 |
| Expenditures | | | | | | |
| Current: | | | | | | |
| General government | 428,848 | - | - | - | 216,887 | 645,735 |
| Public safety | 8,771,567 | - | - | - | 863,315 | 9,634,882 |
| Library | 1,656,740 | - | - | - | 34,462 | 1,691,202 |
| Community development | 857,701 | 1,396,270 | 741,357 | - | 94,777 | 3,090,105 |
| Debt service: | | | | | | |
| Principal | - | - | - | - | 572,899 | 572,899 |
| Interest | - | - | - | - | 227,632 | 227,632 |
| Capital outlay | - | - | - | - | 2,298,635 | 2,298,635 |
| Total expenditures | 11,714,856 | 1,396,270 | 741,357 | - | 4,308,607 | 18,161,090 |
| Excess (deficiency) of revenues over expenditures | 727,644 | 1,666,524 | 776,890 | 2,277,334 | (1,588,401) | 3,859,991 |
| Other financing sources (uses) | | | | | | |
| Sale of capital assets | 3,839 | 1,158 | - | - | - | 4,997 |
| Transfers in | 402,119 | - | - | - | 2,151,285 | 2,553,404 |
| Transfers out | (393,621) | (813,698) | (16,810) | (957,776) | (405,119) | (2,587,024) |
| Total other financing sources (uses) | 12,337 | (812,540) | (16,810) | (957,776) | 1,746,166 | (28,623) |
| Net change in fund balances | 739,981 | 853,984 | 760,080 | 1,319,558 | 157,765 | 3,831,368 |
| Fund balances, July 1, 2020 | 3,527,967 | 1,858,180 | 1,674,622 | 4,730,618 | 1,669,533 | 13,460,920 |
| Fund balances, June 30, 2021 | \$ 4,267,948 | \$ 2,712,164 | \$ 2,434,702 | \$ 6,050,176 | \$ 1,827,298 | \$ 17,292,288 |

See accompanying notes

City of Newberg, Oregon

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended June 30, 2021

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

| | | |
|---|----|-------------|
| Net change in fund balances - total governmental funds | \$ | 3,831,368 |
| <p>Governmental funds deferred revenues that do not provide current financial resources. However, the statement of activities recognizes such revenues at their net realizable value when earned, regardless of when received.</p> | | |
| Property taxes | | (21,136) |
| Notes and assessments | | 301,351 |
| <p>Repayments of long-term obligations use current financial resources and are reported as expenditures in governmental funds. However, the payment of debt principal is reported as a decrease in long-term obligations in the statement of net position.</p> | | |
| | | 572,899 |
| <p>Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds</p> | | |
| Compensated absences | | (7,145) |
| Interest | | 13 |
| Amortization of deferred refunding charges | | (4,514) |
| Change in deferred outflows of resources related to Other postemployment benefits | | 238,031 |
| Other postemployment benefits | | (235,607) |
| Change in deferred inflows of resources related to Other postemployment benefits | | (219,248) |
| <p>Donations of capital assets are reported as capital contributions in the Statement of Activities, but do not appear in the governmental funds because they are not financial resources.</p> | | |
| | | 302,432 |
| <p>In the statement of activities, the (loss) on the disposition of capital assets is reported. The (loss) is not a current financial resource and thus is not reported in the funds.</p> | | |
| | | (3,156) |
| <p>Capital outlays are reported as expenditures in governmental funds. However, the statement of activities allocates the cost of capital outlays over their estimated useful lives as depreciation expense.</p> | | |
| Capital outlays | | 2,132,808 |
| Depreciation | | (1,721,609) |
| <p>The amount contributed to defined benefit pension plans is reported as an expenditure in the funds while governmental activities reports pension expense as the change in net pension asset or liability, pension related deferred outflow of resources and deferred inflows of resources.</p> | | |
| Change in deferred outflows of resources | | 1,257,404 |
| Change in net pension asset or liability | | (2,821,965) |
| Change in deferred inflows of resources | | 750,823 |
| <p>Internal service funds are used by management to charge the costs of certain activities, such as administration and facilities and fleet services to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.</p> | | |
| | | (259,968) |
| Change in net position of governmental activities | \$ | 4,092,781 |

See accompanying notes

City of Newberg, Oregon

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|---|---------------------|---------------------|---------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Property taxes | \$ 5,516,918 | \$ 5,524,830 | \$ 5,551,415 | \$ 26,585 |
| Franchise fees | 1,817,937 | 1,817,937 | 1,829,855 | 11,918 |
| Licenses and permits | 579,995 | 579,995 | 1,288,242 | 708,247 |
| Intergovernmental | 2,668,596 | 3,025,111 | 3,185,724 | 160,613 |
| Charges for services | 126,215 | 126,215 | 106,348 | (19,867) |
| Fines and forfeitures | 558,612 | 558,612 | 434,196 | (124,416) |
| Interest | 20,500 | 20,500 | 19,409 | (1,091) |
| Miscellaneous | 9,000 | 9,000 | 27,311 | 18,311 |
| Total revenues | 11,297,773 | 11,662,200 | 12,442,500 | 780,300 |
| <u>Expenditures</u> | | | | |
| General government | 230,908 | 240,908 | 222,563 | 18,345 |
| Municipal court | 332,510 | 333,581 | 323,436 | 10,145 |
| Police | 7,276,694 | 7,297,987 | 7,066,689 | 231,298 |
| Communications | 1,315,528 | 1,422,599 | 1,381,442 | 41,157 |
| Library | 1,742,716 | 1,750,448 | 1,656,740 | 93,708 |
| Planning | 1,308,317 | 1,403,821 | 857,701 | 546,120 |
| Contingency | 936,608 | 814,667 | - | 814,667 |
| Total expenditures | 13,143,281 | 13,264,011 | 11,508,571 | 1,755,440 |
| Excess (deficiency) of revenues over expenditures | (1,845,508) | (1,601,811) | 933,929 | 2,535,740 |
| <u>Other financing sources (uses)</u> | | | | |
| Sale of capital assets | 1,000 | 1,000 | 3,839 | 2,839 |
| Transfers in | 368,859 | 368,859 | 402,119 | 33,260 |
| Transfers out | (386,385) | (386,385) | (393,621) | (7,236) |
| Special payments: grants | - | (235,785) | (206,285) | 29,500 |
| Special payments: other | - | (7,912) | - | 7,912 |
| Total other financing sources (uses) | (16,526) | (260,223) | (193,948) | 66,275 |
| Net change in fund balance | (1,862,034) | (1,862,034) | 739,981 | 2,602,015 |
| Fund balance, July 1, 2020 | 2,962,034 | 2,962,034 | 3,527,967 | 565,933 |
| Fund balance, June 30, 2021 | \$ 1,100,000 | \$ 1,100,000 | \$ 4,267,948 | \$ 3,167,948 |

See accompanying notes

City of Newberg, Oregon

STREET FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|---|--------------------|--------------------|---------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Licenses and permits | \$ 70,000 | \$ 70,000 | \$ 102,420 | \$ 32,420 |
| Intergovernmental | 1,801,932 | 1,810,921 | 1,805,182 | (5,739) |
| Charges for services | 1,154,182 | 1,154,182 | 1,137,336 | (16,846) |
| Interest | 8,800 | 8,800 | 14,369 | 5,569 |
| Miscellaneous | - | - | 3,487 | 3,487 |
| Total revenues | 3,034,914 | 3,043,903 | 3,062,794 | 18,891 |
| <u>Expenditures</u> | | | | |
| Public works | 1,598,464 | 1,607,453 | 1,386,495 | 220,958 |
| Contingency | 1,437,025 | 1,422,025 | - | 1,422,025 |
| Total expenditures | 3,035,489 | 3,029,478 | 1,386,495 | 1,642,983 |
| | | | | |
| Excess (deficiency) of revenues over expenditures | (575) | 14,425 | 1,676,299 | 1,661,874 |
| <u>Other financing sources (uses)</u> | | | | |
| Special payments - loans | (50,000) | (50,000) | (4,400) | 45,600 |
| Special payments - grants | (50,000) | (50,000) | (2,625) | 47,375 |
| Special payments - other | - | - | (2,750) | (2,750) |
| Sale of capital assets | - | - | 1,158 | 1,158 |
| Transfers out | (1,461,500) | (1,476,500) | (813,698) | 662,802 |
| Total other financing sources (uses) | (1,561,500) | (1,576,500) | (822,315) | 754,185 |
| | | | | |
| Net change in fund balance | (1,562,075) | (1,562,075) | 853,984 | 2,416,059 |
| Fund balance, July 01, 2020 | 1,562,075 | 1,562,075 | 1,858,180 | 296,105 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 2,712,164 | \$ 2,712,164 |

See accompanying notes

City of Newberg, Oregon

BUILDING INSPECTION FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|--------------------|--------------------|---------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Licenses and permits | \$ 630,784 | \$ 630,784 | \$ 1,391,273 | \$ 760,489 |
| Intergovernmental | - | 1,231 | 1,401 | 170 |
| Charges for services | 43,283 | 43,283 | 112,719 | 69,436 |
| Interest | 8,800 | 8,800 | 12,644 | 3,844 |
| Miscellaneous | 20 | 20 | 210 | 190 |
| Total revenues | 682,887 | 684,118 | 1,518,247 | 834,129 |
| <u>Expenditures</u> | | | | |
| Building inspection | 767,073 | 799,304 | 741,357 | 57,947 |
| Contingency | 1,612,601 | 1,581,601 | - | 1,581,601 |
| Total expenditures | 2,379,674 | 2,380,905 | 741,357 | 1,639,548 |
| Excess (deficiency) of revenues over expenditures | (1,696,787) | (1,696,787) | 776,890 | 2,473,677 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers Out | (16,810) | (16,810) | (16,810) | - |
| Total other financing sources (uses) | (16,810) | (16,810) | (16,810) | - |
| Net change in fund balance | (1,713,597) | (1,713,597) | 760,080 | 2,473,677 |
| Fund balance, July 01, 2020 | 1,713,597 | 1,713,597 | 1,674,622 | (38,975) |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 2,434,702 | \$ 2,434,702 |

See accompanying notes

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FUND FINANCIAL STATEMENTS

Proprietary Funds

The City of Newberg utilizes five proprietary funds including three enterprise funds and two internal service funds. Enterprise funds are used to account for acquisition, operation, and maintenance of the water, wastewater, and stormwater systems. These funds are entirely or predominantly self-supported through user charges to customers. Internal service funds account for those activities and services furnished internally to other organizational units within the City on a cost reimbursement basis. Proprietary funds included are:

Enterprise

- **Water**
- **Wastewater**
- **Stormwater**

Internal Service

- **Administrative Support Services** (Combined into “Governmental Activities Column”)
- **Vehicle/Equipment Replacement** (Combined into “Governmental Activities Column”)

For budgetary purposes, the water, wastewater, and stormwater activities are accounted for in the following separate funds:

- **Water**
 - Water (operating)
 - Water System Development
- **Wastewater**
 - Wastewater (operating)
 - Wastewater System Development
- **Stormwater**
 - Stormwater (operating)
 - Stormwater System Development

The **Proprietary Capital Projects Fund** has transactions related to all three enterprise activities. The transactions have been aggregated accordingly, for reporting purposes.

For fund financial statement purposes, these funds are included as three separate enterprise funds.

City of Newberg, Oregon

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

June 30, 2021

| | Business-type Activities | | | | Governmental |
|--|--------------------------|----------------------|----------------------|------------------------|------------------------|
| | Water | Waste-water | Storm-water | Total Enterprise Funds | Internal Service Funds |
| ASSETS | | | | | |
| <u>Current assets</u> | | | | | |
| Cash and cash equivalents | \$ 14,239,726 | \$ 21,316,601 | \$ 2,172,102 | \$ 37,728,429 | \$ 4,782,365 |
| Accounts and notes receivable, net | 921,223 | 1,412,320 | 215,860 | 2,549,403 | 25,332 |
| Inventory | 199,251 | 55,906 | - | 255,157 | 23,075 |
| Total current assets | 15,360,200 | 22,784,827 | 2,387,962 | 40,532,989 | 4,830,772 |
| <u>Noncurrent assets</u> | | | | | |
| Other postemployment benefits asset | 10,680 | 14,975 | 5,202 | 30,857 | 18,351 |
| Land and construction in progress | 2,258,124 | 3,617,377 | 1,361,129 | 7,236,630 | 250,740 |
| Other capital assets, net of depreciation | 25,462,915 | 44,581,818 | 7,840,697 | 77,885,430 | 2,284,027 |
| Total noncurrent assets | 27,731,719 | 48,214,170 | 9,207,028 | 85,152,917 | 2,553,118 |
| Total assets | 43,091,919 | 70,998,997 | 11,594,990 | 125,685,906 | 7,383,890 |
| <u>DEFERRED OUTFLOWS OF RESOURCES</u> | | | | | |
| Pension related items | 714,220 | 1,167,686 | 356,975 | 2,238,881 | 1,495,746 |
| Other postemployment benefits related items | 50,705 | 70,363 | 25,015 | 146,083 | 82,424 |
| Deferred refunding charge | 156,239 | 17,089 | - | 173,328 | - |
| Total deferred outflows of resources | 921,164 | 1,255,138 | 381,990 | 2,558,292 | 1,578,170 |
| <u>LIABILITIES</u> | | | | | |
| <u>Current liabilities</u> | | | | | |
| Accounts payable and accrued liabilities | 186,623 | 426,932 | 19,209 | 632,764 | 244,815 |
| Payroll liabilities | 33,545 | 56,737 | 20,447 | 110,729 | 1,022,665 |
| Interest payable | 40,436 | 161,923 | - | 202,359 | - |
| Compensated absences | 128,761 | 128,100 | 63,713 | 320,574 | 211,752 |
| Current portion of capital leases payable | - | - | - | - | 25,499 |
| Current portion of notes payable | 1,110,378 | 1,439,313 | - | 2,549,691 | - |
| Total current liabilities | 1,499,743 | 2,213,005 | 103,369 | 3,816,117 | 1,504,731 |
| <u>Long-term obligations</u> | | | | | |
| Notes payable, net of current portion | 3,953,614 | 20,560,233 | - | 24,513,847 | - |
| Net pension liability | 2,611,124 | 4,434,938 | 1,189,405 | 8,235,467 | 4,946,571 |
| Other postemployment benefits liability | 144,250 | 171,203 | 55,386 | 370,839 | 207,786 |
| Total long-term obligations | 6,708,988 | 25,166,374 | 1,244,791 | 33,120,153 | 5,154,357 |
| Total liabilities | 8,208,731 | 27,379,379 | 1,348,160 | 36,936,270 | 6,659,088 |
| <u>DEFERRED INFLOWS OF RESOURCES</u> | | | | | |
| Pension related items | 256,174 | 419,465 | 127,591 | 803,230 | 534,471 |
| Other postemployment benefits related items | 48,226 | 67,077 | 23,845 | 139,148 | 78,730 |
| Total deferred inflows of resources | 304,400 | 486,542 | 151,436 | 942,378 | 613,201 |
| <u>NET POSITION</u> | | | | | |
| Net investment in capital assets | 22,813,286 | 26,216,738 | 9,201,826 | 58,231,850 | 2,509,268 |
| Restricted for: | | | | | |
| System expansion | 170,084 | 9,818,630 | 262,676 | 10,251,390 | - |
| Unrestricted | 12,516,582 | 8,352,846 | 1,012,882 | 21,882,310 | (819,497) |
| Total net position | \$ 35,499,952 | \$ 44,388,214 | \$ 10,477,384 | 90,365,550 | \$ 1,689,771 |
| | | | | 2,963,270 | |
| Adjustment to reflect the combination of internal service fund activities related to enterprise funds. | | | | | |
| Net position of business-type activities | | | | <u>\$ 93,328,820</u> | |

City of Newberg, Oregon

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

For the Year Ended June 30, 2021

| | Business-type Activities | | | Governmental Activities | |
|---|--------------------------|----------------------|----------------------|------------------------------|---------------------------|
| | Water | Waste- water | Storm- water | Total Enterprise Funds | Internal Service Funds |
| <u>Operating revenues</u> | | | | | |
| Charges for services, net | \$ 6,733,603 | \$ 9,297,484 | \$ 2,024,114 | \$ 18,055,201 | \$ 6,106,304 |
| Miscellaneous | 42,615 | 15,550 | 6,465 | 64,630 | 4,615 |
| Total operating revenues | 6,776,218 | 9,313,034 | 2,030,579 | 18,119,831 | 6,110,919 |
| <u>Operating expenses</u> | | | | | |
| Personal services | 1,452,341 | 2,556,702 | 931,066 | 4,940,109 | 3,435,187 |
| Materials and services | 2,850,676 | 4,232,830 | 683,746 | 7,767,252 | 2,483,665 |
| Depreciation and amortization | 1,320,096 | 2,741,685 | 329,001 | 4,390,782 | 501,087 |
| Total operating expenses | 5,623,113 | 9,531,217 | 1,943,813 | 17,098,143 | 6,419,939 |
| Operating income (loss) | 1,153,105 | (218,183) | 86,766 | 1,021,688 | (309,020) |
| <u>Nonoperating revenues (expenses)</u> | | | | | |
| Interest income | 100,033 | 146,088 | 13,382 | 259,503 | 36,506 |
| Grants | 51,844 | 41,686 | 11,015 | 104,545 | 183,796 |
| Interest expense | (169,762) | (444,459) | - | (614,221) | - |
| Gain (loss) on sale of capital assets | 20,303 | 5,603 | 103 | 26,009 | 37,489 |
| Total nonoperating revenues (expenses) | 2,418 | (251,082) | 24,500 | (224,164) | 257,791 |
| Income (loss) before capital contributions and transfers | 1,155,523 | (469,265) | 111,266 | 797,524 | (51,229) |
| Capital contributions | 1,120,090 | 3,582,454 | 255,161 | 4,957,705 | - |
| Transfers in | 36,982 | - | - | 36,982 | - |
| Transfers out | - | - | - | - | (3,362) |
| Change in net position | 2,312,595 | 3,113,189 | 366,427 | 5,792,211 | (54,591) |
| Net position, July 1, 2020 | 33,187,357 | 41,275,025 | 10,110,957 | 84,573,339 | 1,744,362 |
| Net position, June 30, 2021 | \$ 35,499,952 | \$ 44,388,214 | \$ 10,477,384 | 90,365,550 | \$ 1,689,771 |

Adjustment to reflect the combination of internal service fund activities related to enterprise funds. 205,377
Change in net position of business-type activities \$ 5,997,588

See accompanying notes

City of Newberg, Oregon

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

For the Year Ended June 30, 2021

| | Business-type Activities | | | | Governmental |
|---|--------------------------|----------------------|---------------------|------------------------|---------------------|
| | Water | Waste-water | Storm-water | Total Enterprise Funds | Internal |
| | | | | | Service Funds |
| <u>Cash flows from operating activities</u> | | | | | |
| Cash received from customers | \$ 6,470,816 | \$ 8,826,130 | \$ 2,001,880 | \$ 17,298,826 | \$ - |
| Cash received from other funds | - | - | - | - | 6,095,590 |
| Cash paid to suppliers | (2,803,494) | (3,963,978) | (685,892) | (7,453,364) | (2,437,378) |
| Cash paid to employees | (1,402,552) | (2,300,402) | (799,816) | (4,502,770) | (3,253,706) |
| Other receipts | 42,615 | 15,550 | 6,465 | 64,630 | 4,615 |
| Net cash provided by (used in) operating activities | 2,307,385 | 2,577,300 | 522,637 | 5,407,322 | 409,121 |
| <u>Cash flows from noncapital financing activities</u> | | | | | |
| Transfers in | 36,982 | - | - | 36,982 | - |
| Transfers out | - | - | - | - | (3,362) |
| Net cash provided by (used in) noncapital financing activities | 36,982 | - | - | 36,982 | (3,362) |
| <u>Cash flows from capital and related financing activities</u> | | | | | |
| Principal paid on long-term obligations | (1,013,329) | (1,366,160) | - | (2,379,489) | (49,676) |
| Interest paid on long-term obligations | (201,659) | (494,634) | - | (696,293) | - |
| Grants | 51,844 | 41,686 | 11,015 | 104,545 | 183,796 |
| Purchases of capital assets | (912,853) | (1,977,125) | (1,868) | (2,891,846) | (753,644) |
| Sale of capital assets | 20,303 | 5,603 | 103 | 26,009 | 42,964 |
| Developer contributions | 958,196 | 3,418,992 | 85,071 | 4,462,259 | - |
| Net cash provided by (used in) capital and related financing activities | (1,097,498) | (371,638) | 94,321 | (1,374,815) | (576,560) |
| <u>Cash flows from investing activities</u> | | | | | |
| Interest received on investments | 100,033 | 146,088 | 13,382 | 259,503 | 36,506 |
| Net cash provided by investment activities | 100,033 | 146,088 | 13,382 | 259,503 | 36,506 |
| Net increase (decrease) in cash and cash equivalents | 1,346,902 | 2,351,750 | 630,340 | 4,328,992 | (134,295) |
| Cash and cash equivalents, July 1, 2020 | 12,892,824 | 18,964,851 | 1,541,762 | 33,399,437 | 4,916,660 |
| Cash and cash equivalents, June 30, 2021 | \$ 14,239,726 | \$ 21,316,601 | \$ 2,172,102 | \$ 37,728,429 | \$ 4,782,365 |
| Reconciliation of operating income (loss) to net cash provided by (used in) operating activities: | | | | | |
| Operating income (loss) | \$ 1,153,105 | \$ (218,183) | \$ 86,766 | \$ 1,021,688 | \$ (309,020) |
| <u>Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:</u> | | | | | |
| Depreciation and amortization | 1,320,096 | 2,741,685 | 329,001 | 4,390,782 | 501,087 |
| (Increase) decrease in OPEB related items | 40,263 | 58,447 | 21,234 | 119,944 | 68,023 |
| (Increase) decrease in accounts receivable | (261,778) | (469,996) | (22,234) | (754,008) | (10,714) |
| (Increase) decrease in pension related items | 1,777 | 190,137 | 93,762 | 285,676 | 188,258 |
| (Increase) decrease in inventory | (6,889) | (1,213) | - | (8,102) | (1,429) |
| Increase (decrease) in accounts payable | 54,071 | 270,065 | (2,146) | 321,990 | 55,266 |
| Increase (decrease) in utility billing assistance donation pay | - | - | - | - | (7,550) |
| Increase (decrease) in payroll liabilities | 444 | 5,018 | 3,269 | 8,731 | (46,530) |
| Increase (decrease) in deferred revenue | (1,009) | (1,358) | - | (2,367) | - |
| Increase (decrease) in compensated absences | 7,305 | 2,698 | 12,985 | 22,988 | (28,270) |
| Net cash provided by (used in) operating activities | \$ 2,307,385 | \$ 2,577,300 | \$ 522,637 | \$ 5,407,322 | \$ 409,121 |
| <u>Schedule of noncash capital and related financing activities</u> | | | | | |
| Developer contributed capital assets | \$ 170,800 | \$ 164,820 | \$ 170,090 | \$ 505,710 | \$ - |

See accompanying notes

FUND FINANCIAL STATEMENTS

Fiduciary Funds

- **Statement of Fiduciary Net Position** - Statement summarizing the assets of the City's retirement plan and the Bail Fund
- **Statement of Changes in Fiduciary Net Position** - Statement reporting the changes in net position of the City's retirement plan.

City of Newberg, Oregon

STATEMENT OF NET POSITION FIDUCIARY FUNDS

June 30, 2021

| | <u>Employees Retirement Plan Trust</u> | <u>Custodial</u> |
|---|--|------------------|
| <u>ASSETS</u> | | |
| Cash | \$ - | \$ 73,294 |
| Investments | | |
| Pooled separate accounts with Principal Financial Group | 26,554,650 | - |
| Total assets | 26,554,650 | 73,294 |
| <u>LIABILITIES</u> | | |
| Accounts payable | - | 4,706 |
| Due to others | - | 68,588 |
| Total liabilities | - | \$ 73,294 |
| <u>NET POSITION</u> | | |
| Net position restricted for pensions | \$ 26,554,650 | |

See accompanying notes

City of Newberg, Oregon

STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS

For the year ended June 30, 2021

| | Employees Retirement Plan Trust | Custodial |
|---|---------------------------------------|-----------|
| <u>Additions</u> | | |
| Contributions | | |
| Employer | \$ 1,470,917 | \$ - |
| Plan members | 209,337 | - |
| Total contributions | 1,680,254 | - |
| Investment earnings | | |
| Net appreciation in the fair value of investments | 4,745,881 | - |
| Total investment earnings | 4,745,881 | - |
| Court collections for other governments | - | 512,972 |
| Total additions | 6,426,135 | 512,972 |
| <u>Deductions</u> | | |
| Benefits | 1,873,904 | - |
| Administrative expenses | 104,800 | - |
| Court collections remitted to other governments | - | 512,972 |
| Total deductions | 1,978,704 | 512,972 |
| Change in net position | 4,447,431 | - |
| Net position, beginning | 22,107,219 | - |
| Net position, ending | \$ 26,554,650 | \$ - |

See accompanying notes

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**NOTES TO THE
BASIC FINANCIAL STATEMENTS**

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City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Newberg, Oregon (City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting standards.

Reporting Entity

The Town of Newberg was incorporated in 1889, and the current City of Newberg, Yamhill County, Oregon was incorporated as a municipal corporation on February 10, 1893, under the name of "City of Newberg." The present charter was enacted in 1982, amended in November 2006, and again in November 2017. The City operates under a Council-City Manager form of government. The governing body consists of six council members and a mayor. The mayor and council are each elected to serve four-year terms. The City Manager administers policies and coordinates the activities of the City. The heads of the various departments, formed to provide various services, are under the direct supervision of the City Manager.

The City has no component units as defined by generally accepted accounting principles. The general criteria for including entities as part of the City is financial accountability by the City, and any situation where an entity might have such significance that its exclusion would cause the City's financial statements to be misleading or incomplete. The City has determined no entities meet these criteria.

Fund Accounting

The accounts of the City are organized on the basis of funds. Fund accounting is designed to demonstrate legal compliance and aid financial management by segregating government functions and activities. The operations of each fund are accounted for by providing a separate set of self-balancing accounts which comprise its assets, deferred outflows, liabilities, deferred inflows, fund balances (net position), revenues, and expenditures (expenses).

Basic Financial Statements

Basic financial statements are presented at both the government-wide and fund level. Both levels of statements categorize functions/programs as either governmental or business-type activities. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The government-wide financial statements report information on all of the non-fiduciary activities of the City. As a general rule, the effect of internal activity has been eliminated from the government-wide financial statements. Exceptions to this general rule include interfund services provided and/or used. Interfund services provided and/or used are accounted for as revenues and expenses since the elimination of such revenues and expenses would distort the direct costs and program revenues reported for the various functions. These statements focus on the sustainability of the City as an entity and the change in aggregate financial positions resulting from the activities of the fiscal year. The two statements in this category are the statement of net position and the statement of activities.

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

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Fund financial statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary, or fiduciary. Fund financial statements are provided for governmental, proprietary, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported in separate columns in the fund financial statements. Non-major funds are aggregated into a single column within each fund type in the basic financial statements.

Basis of Presentation

The financial transactions of the City are recorded within individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, net position/fund balance, revenues, and expenditures/expenses. The various funds are reported by generic classification within the financial statements.

GASB 34, as amended by GASB 65, sets forth minimum criteria (percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. The City electively added funds as major funds which had a specific community focus. Non-major funds are aggregated in a column in the fund financial statements.

The City reports the following major governmental funds:

- *General*

The General Fund is the general operating fund of the City. It is used to account for all financial resources except those accounted for in another fund. Principal sources of revenue are property taxes, franchise fees, licenses and permits, and intergovernmental revenues. Primary expenditures are for general government, police protection, communications, library, and planning.

- *Street*

This special revenue fund accounts for revenues received from state gasoline taxes and City transportation utility fees. Expenditures of this fund are limited to maintaining the City's street system. One percent of the gasoline tax is dedicated to bicycle paths.

- *Building Inspection*

This special revenue fund accounts for building and plumbing inspection fees collected to enforce the State Building Codes. Fund expenditures are used to operate the City's inspection program.

- *Street System Development*

This fund accounts for street capital projects. Resources are derived from system development charges on new developments and are available to be used on certain future street capital projects. These funds are expended through transfers to the Street Capital Projects Fund.

The City reports each of its three proprietary activities as major funds. The funds are used to account for water, wastewater, and stormwater operations. These funds are entirely or predominately self-supporting through user charges.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

The City reports the following proprietary funds:

- *Water*
Water Fund (budgetary basis financial statements only)
Water System Development Fund (budgetary basis financial statements only)
- *Wastewater*
Wastewater Fund (budgetary basis financial statements only)
Wastewater System Development Fund (budgetary basis financial statements only)
- *Stormwater*
Stormwater Fund (budgetary basis financial statements only)
Stormwater System Development Fund (budgetary basis financial statements only)
- The *Proprietary Capital Projects Fund* accounts for capital projects for all three utilities and is reported only on a budgetary basis.

Additionally, the City reports the following fund types:

- *Special Revenue* - Accounts for and reports the proceeds of specific revenue sources that are restricted or committed to expenditures for specific purposes other than debt service or capital projects.
- *Debt Service* - Accounts for the resources accumulated and payments made for principal and interest on long-term debt of governmental funds.
- *Capital Projects* – Accounts for and reports financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets.
- *Internal Service* - Accounts for those activities and services furnished internally to other organizational units within the City on a cost reimbursement basis. Charges are made to the various departments to support these activities. The City's internal service funds include Administrative Support Services and the Vehicle/Equipment Replacement Fund. The aggregate of all internal service funds are reflected in the fund financial statements.
- *Fiduciary*
Pension Trust - City of Newberg Employees Retirement Plan accounts for the accumulation of resources for pension benefit payments to qualified public employees.

Custodial – Accounts for bail payments held by the City, in a custodial capacity, related to the City's Municipal Court.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe *which* transactions are recorded within the various financial statements. Basis of accounting refers to *when* transactions are recorded regardless of the measurement focus.

The government-wide, proprietary, and fiduciary financial statements are accounted for using an economic resources measurement focus, whereby all assets and liabilities are included in the statements of net position and the statement of changes in net position. The increases and decreases in net position are presented in the government-wide statement of activities and in the proprietary fund statement of revenues, expenses, and changes in net position. These funds use the accrual basis of accounting whereby revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Custodial funds report only assets and liabilities, therefore, these funds do not have a measurement focus.

When both restricted and unrestricted net position are available, unrestricted resources are used only after the restricted resources are depleted.

Governmental fund financial statements are presented on a modified accrual basis of accounting with a current financial resource measurement focus. This measurement focus concentrates on the fund's resources available for spending currently or in the near future. Only transactions and events affecting the fund's current financial resources during the period are reported. Similar to the connection between an economic resource measurement focus and full accrual accounting, a current financial resource measurement focus is inseparable from a modified accrual basis of accounting. Under modified accrual accounting, revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period (except property taxes which uses a 30 day collection period). Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Property taxes, franchise fees, state shared revenues, 911 taxes and lodging tax 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 revenues are considered to be measurable and available only when cash is received by the City.

Unavailable revenue arises in the governmental funds balance sheet when potential revenue does not meet both the measurable and available criteria for recognition in the current period. This unavailable revenue consists primarily of uncollected property taxes and assessments not deemed available to finance operations of the current period. In the government-wide statement of activities, with a full accrual basis of accounting, revenue must be recognized as soon as it is earned regardless of its availability. Thus, the amount reported on the governmental funds balance sheet for unavailable revenue is eliminated in the government-wide financial statements.

Similar to the way their revenues are recorded, governmental funds only record those expenditures that affect current financial resources. Principal and interest on long-term obligations are recorded as fund liabilities only when due. Vested compensated absences are recorded as expenditures only to the extent that they are expected to be liquidated with expendable financial resources. In the government-wide financial statements, however, with a full accrual basis of accounting, all expenditures affecting the economic resource status of the government must be recognized. Thus, the expense and related liability for long-term portions of debt and compensated absences must be included.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements' governmental activities column, a reconciliation is necessary to explain the adjustments needed to transform the fund based financial statements into the governmental activities column of the government-wide presentations. This reconciliation is part of the financial statements. Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connections with a proprietary fund's principal ongoing operations. The principal operating revenues for the City's Water, Wastewater, and Stormwater Funds are charges to customers for sales and services. The Water, Wastewater, and Stormwater Funds also recognize fees intended to recover the cost of connecting new customers to the City's utility systems as operating revenue. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and overhead and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Equity

Cash and Investments

Investments included in cash and cash equivalents are stated at cost, which approximates the fair value. Investments with a remaining maturity of more than one year are reported in accordance with GASB Statement No. 31. Interest earned on pooled cash and cash equivalents is allocated monthly based on each funds ending cash balance as a proportion of the City's total pooled cash and cash equivalents. For purposes of reporting cash flows, cash and cash equivalents include cash on hand, checking, savings and money market accounts, and any highly-liquid debt instruments purchased with a maturity of three months or less.

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

Investments in the pension trust fund are held in pooled separate accounts with Principal Financial Group and are stated at fair value. These pooled separate accounts are different than an external investment pool and function similarly to a mutual fund but legally separate accounts.

Receivables

In the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "Due from other funds" or "Due to other funds" in the fund financial statements.

In the government-wide financial statements, all interfund receivables and payables are combined and any residual balances between the governmental and business-type activities are reported as "internal balances."

Property taxes that are collected within 30 days after year-end are considered measurable and available and, therefore, are recognized as revenue. The remaining taxes receivable is recorded as deferred revenue because it is not deemed available to finance operations of the current period. An allowance for doubtful accounts is not deemed necessary, as uncollectible taxes become a lien on the property. Property taxes are levied and become a

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

lien on July 1. Collection dates are November 15, February 15, and May 15 following the lien date. Discounts are allowed if the amount due is received by November 15 or February 15. Taxes unpaid and outstanding on May 16 are considered delinquent.

Assessment liens are recognized at the time property owners are assessed for property improvement. Assessment liens receivable are offset by deferred revenue and, accordingly, have not been recognized as revenue.

Charges for services by the enterprise funds are recognized as revenue when earned, including services provided but not billed. Accounts receivable in the proprietary funds are stated at the amount management expects to collect from balances outstanding at year-end. Based on management's past experience, it has concluded that realization of losses on balances outstanding at year-end will be immaterial.

Inventories

Inventories of materials and supplies for governmental fund types, enterprise funds, and internal service funds are stated at cost on a first-in, first-out basis and charged to expenses as used.

Capital Assets

Capital assets (including infrastructure) are recorded at historical cost or at estimated historical cost, if actual historical cost is not available. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value rather than fair value. Capital assets include public domain (infrastructure) capital assets consisting of certain improvements including roads, signals and lighting systems. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. In the government-wide statements, capital assets used in operations are depreciated or amortized (assets under capital leases) using the straight-line method over the lesser of the capital lease period or their estimated useful lives.

| <u>Category</u> | <u>Estimated Life</u> |
|---------------------------|-----------------------|
| Building and improvements | 10 to 45 years |
| Equipment | 3 to 30 years |
| Software | 3 to 7 years |
| Utility systems | 50 years |
| Infrastructure | 20-50 years |

A half year of depreciation is taken in the year assets are acquired or retired. Gains or losses from sales or retirements of capital assets are included in operations of the current period.

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Compensated absences are accrued as earned. There is no liability reported for unpaid accumulated sick leave since the City, by policy, does not pay accumulated sick leave when employees separate from service with the City. Sick leave, which does not vest, is recognized in all funds when leave is taken. All vacation leave is recorded when incurred in the government-wide and proprietary fund financial statements. For governmental activities, compensated absences are generally liquidated by the fund that incurred the liability. The significant fund incurring these liabilities is the General Fund. As compensated absences are due and payable on demand, they are considered due within one year.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

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 of the applicable governmental activities and business-type activities. Bond premiums, discounts and deferred amounts on refunding are amortized over the life of the bonds, if material. Issuance costs are reported as period costs in the year of issue.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs as expenditures, when incurred. The face amount of debt issued is 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.

Governmental activities long-term debt payments are recorded in the Debt Service Fund. The business-type activity long-term debt payments are funded by the proprietary operating funds.

Other Postemployment Benefit Obligations – City-County Insurance Services (CCIS)

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources to OPEB, and OPEB expense, the City has relied on actuarial reports. The City allows retired employees to purchase health insurance at the same rates as active employees.

Other Postemployment Benefit Obligations – NW Firefighters Relief Association Services (NWFRA)

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources to OPEB, and OPEB expense, the City has relied on actuarial reports. The City allows retired employees to purchase health insurance at the same rates as active employees.

Other Postemployment Benefit Obligations – Retirement Health Insurance Account (RHIA)

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources to OPEB, and OPEB expense, information about the fiduciary net position of the OPERS and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, OPERS recognizes benefit payments when due and payable in accordance with benefit terms. Investments are reported at fair value.

Pension Obligations – Oregon Public Employees Retirement System (OPERS)

For purposes of measuring the net pension liability, deferred outflows and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the OPERS and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Pension Obligations – Newberg Employees Retirement Plan System (NERPS)

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of NERPS and additions to/deductions from NERPS fiduciary net position have been actuarially determined. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows / Inflows of Resources

In addition to assets, the statements of net position report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. These include refunded debt charges, OPEB related items, and pension related items.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

In addition to liabilities, the statement of net position will report a separate section for deferred inflows of resources. This separate financial statement element represents amounts that apply to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Pension and OPEB related items which are amortized over specified periods are reported as deferred inflows of resources.

The balance sheet for governmental funds reports unavailable revenues from property taxes as deferred inflows. These amounts are deferred and recognized as inflows of resources in the period the amounts become available.

Equity Classification

In the government-wide and proprietary fund financial statements, equity is classified as net position and displayed in three components:

Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

Fund Balances

In the fund financial statements, the fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Fund balance is reported as nonspendable when the resources cannot be spent because they are either in a nonspendable form or legally or contractually required to be maintained intact. Resources in nonspendable form may include inventories, prepaids and deposits, and assets held for resale.

Fund balance is reported as restricted when the constraints placed on the use of resources are either: (a) externally imposed by creditors (debt covenants), grantors, contributors, or law of regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Fund balance is reported as committed when the city council passes a resolution or ordinance that places specific constraints on how the resources may be used. The city council can modify or rescind the resolution or ordinance at any time through passage of an additional resolution or ordinance.

Fund balance is reported as assigned when the resources do not meet the criteria to be classified as restricted or committed, but are intended to be used by the government for a specific purpose. The City has granted authority to the Finance Manager to assign fund balance amounts. This authority was granted via a resolution passed by the city council.

Unassigned fund balance is the residual classification for the General Fund. This classification represents fund balance that has not been restricted, committed, or assigned within the General Fund.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the City has provided otherwise in its commitment or assignment actions.

Retirement Plan

Many of the City's employees are participants in the City of Newberg Employees Retirement Plan. Contributions to the plan are made on a current basis as required by the plan and are charged to expenditures or expenses when due and the employer has made a formal commitment to provide the contribution. The assets of the plan are invested in various mutual funds. The City pays the investment expenses of the plan.

Use of Estimates

In preparing the City's financial statements, management makes estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expense/expenditures during the reporting period. Actual results could differ from those estimates.

Adoption of New GASB Pronouncements

GASB Statement No. 84, Fiduciary Activities, was issued by GASB in January 2017. Statement No. 84 establishes standards of accounting and financial reporting for fiduciary activities. The City adopted this new pronouncement in the current year and presentation of fiduciary activities has been reflected in accordance with this statement.

GASB Statement No. 98, The Annual Comprehensive Financial Report, was issued by GASB in October 2021. Statement No. 98 was issued in response to concerns regarding the common pronunciation of the acronym for the Comprehensive Annual Financial Report sounding like an internationally understood slur. The City is adopting this standard effective June 30, 2021 and has accordingly updated the title and, references thereof, from the Comprehensive Annual Financial Report to the Annual Comprehensive Financial Report or ACFR.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

Annual budgets for all funds are adopted on the modified accrual basis of accounting consistent with Oregon Revised Statutes (ORS 294-Local Budget Law). The process under which the budget is adopted is described in the following paragraphs.

Each spring, the city manager submits a proposed budget to the budget committee (consisting of the city council, mayor, and an equal number of appointed citizens of the City). The City is required to budget all funds (except Fiduciary Funds). For all fund types, interfund loans are budgeted as sources and uses in accordance with state budget laws. Estimated revenues and expenditures are budgeted by fund and object. Information on the past two years' actual revenues and expenditures and current-year estimates are included in the budget document.

The budget committee conducts public hearings for the purpose of obtaining citizens' comments and then approves a budget and submits it to the city council for adoption. The approved expenditures for each fund may not be increased by more than 10 percent by council without publishing a notice of a second budget hearing and financial summary and holding such hearing. After the council adopts the budget and certifies the total of *ad valorem* taxes to be levied, no additional tax levy may be made for that fiscal year.

The city council adopts the budget by resolution before July 1. The resolution establishes appropriations for each fund and expenditures cannot legally exceed these appropriations. Totals by program (ex. general government, police, etc), special payments, debt service and transfers are levels of control established by the resolution. Appropriations lapse as of the year-end.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

The city council may change the budget throughout the year by transferring appropriations between levels of control and by adopting supplemental budgets as authorized by the Oregon Revised Statutes. Unexpected additional resources may be added to the budget through the use of a supplemental budget. A supplemental budget is required to be approved by the city council and may require a public hearing depending on dollar thresholds defined by state law. Expenditure appropriations may not be legally over-expended except in the case of grant receipts that could not be reasonably estimated at the time the budget was adopted, and for debt service on new debt issued during the budget year. Management may transfer budget amounts between individual line items within a level of control, but cannot make changes to the level of control totals themselves. During the fiscal year ended June 30, 2021, the city council approved two supplemental budget resolutions.

Excess of Expenditures over Appropriations

According to Oregon statute, the budget is monitored at the level of adopted appropriation. A fund that has identifiable programs are adopted and monitored at the program level. Funds that do not have identifiable programs are monitored at the major category level. The below listed program had expenditures in excess of adopted appropriations. The over expenditures were all funded through available fund balances.

| | Original Budget | Final Budget | Actual | Variance |
|---------------------------------------|-----------------|--------------|-----------|------------|
| General Fund: | | | | |
| Transfers | \$386,385 | \$386,385 | \$393,621 | (\$7,236) |
| Transient Lodging Tax Fund: | | | | |
| General Government | \$200,141 | \$200,141 | \$216,887 | (\$16,746) |
| Transfers | \$368,859 | \$368,859 | \$402,119 | (\$33,260) |
| Administrative Support Services Fund: | | | | |
| Legal | \$505,862 | \$749,349 | \$773,537 | (\$24,188) |

3. DETAILED NOTES ON ALL FUNDS

Pooled Deposits and Investments

The City maintains pooled cash and cash equivalents for all funds, except for the City Employees Retirement Plan Pension Trust (a pension trust fund). Governmental activity and business-type activity portions of this pool are displayed on the government-wide statement of net position as “cash and cash equivalents”. Oregon Revised Statutes (ORS) authorize the City to invest in obligations of the US Treasury, U.S. government agencies and instrumentalities, bankers’ acceptances guaranteed by an Oregon financial institution, repurchase agreements, State of Oregon Treasury Local Government Investment Pool, various interest bearing bonds of Oregon municipalities, certificates of deposit, and certain commercial paper among others. In addition, the City’s investments are governed by a written investment policy, which was reviewed by the Oregon Short-Term Fund Board and adopted by the city council. The policy specifies the City’s investment objectives, required diversification, certain limitations, security safekeeping, and reporting requirements.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

The City has the following recurring fair value measurements as of June 30, 2021:

- Pooled separate accounts with Principal Financial Group of \$26,554,650 are valued using net asset value as a practical expedient to fair value (Level 2 inputs)

Cash, cash equivalents, and investments are comprised of the following at June 30, 2021:

| | | |
|---|----|-------------------|
| Cash on hand | \$ | 1,875 |
| Cash with county treasurer | | 70,672 |
| Deposits with financial institutions | | 10,163,430 |
| Local government investment pool | | 51,113,507 |
| Investments | | <u>26,554,650</u> |
| Total cash, cash equivalents, and investments | \$ | <u>87,904,134</u> |

The City participates in the State of Oregon Local Government Investment Pool (LGIP). The LGIP is not registered with the U.S. Securities and Exchange Commission as an investment company. The State's investment policies are governed by the ORS and the Oregon Investment Council (Council). The State Treasurer is the investment officer for the Council and is responsible for all funds in the State Treasury. These funds are invested exercising reasonable care, skill and caution. Investments in the Pool are further governed by portfolio guidelines issued by the Oregon Short-Term Fund Board, which establishes diversification percentages and specifies the types and maturities of investments. That portion of the external investment pool which belongs to local government participants is reported in an Investment Trust Fund in the State's Annual Comprehensive Financial Report. A copy of the State's annual comprehensive financial report may be obtained at the Oregon State Treasury, 350 Winter St. NE, Salem, Oregon 97310-0840. The City's investment in the LGIP is stated at cost, which approximates fair value.

Credit Risk

Oregon statutes and the City's investment policy authorize the City to invest in obligations of the U.S. Treasury and U.S. agencies, bankers' acceptances, repurchase agreements, commercial paper rated A-1 by Standard & Poor's Corporation or P-1 by Moody's Commercial Paper Record, and the LGIP. The pension trust is authorized to invest in a variety of debt and equity securities.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

As of June 30, 2021, the City had the following investment:

| <u>Investments</u> | <u>Maturities</u> | <u>Total</u> | <u>Fair Value</u> | <u>Credit Risk</u> |
|---|-------------------|---------------|-------------------|--------------------|
| Pooled Separate Accounts with Principal Financial Group (Pension Trust) | N/A | \$ 26,554,650 | \$ 26,554,650 | Various |

Interest Rate Risk

The City's policy to manage its exposure to fair-value losses arising from increases in interest rates is to set guidelines for portfolio maturities. At least 50% of the City's investment portfolio must mature within 90 days. Up to 25% of the portfolio may mature in over one year. No investments may mature in over 18 months.

Concentration of Credit Risk

The City has a formal policy that places a limit on the amount that may be invested in any one issuer. Investments in Bankers Acceptances, Certificates of Deposit, and Repurchase Agreements are limited to 25% of the portfolio. No more than 50% of the portfolio shall be in governmental agencies. 100% of the City's investments, other than the Pension Trust investments, are in the State Treasurer's Investment Pool.

Custodial Credit Risk – Investments

This is the risk that, in the event of the failure of a counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. Investments in pooled separate accounts are not evidenced by securities. Accordingly, the custodial credit risk disclosures related to the investments are not applicable. The City does not have a formal policy relating to custodial credit risk.

Custodial Credit Risk – Deposits

This is the risk that, in the event of a bank failure, the City's deposits may not be returned. The Federal Depository Insurance Corporation (FDIC) provides insurance for the City's deposits with financial institutions up to \$250,000 each for the aggregate of all non-interest bearing accounts and the aggregate of all interest bearing accounts at each institution. Deposits in excess of FDIC coverage with institutions participating in the Oregon Public Funds Collateralization Program are collateralized with securities held by the Federal Home Loan Bank of Des Moines in the name of the institution. As of June 30, 2021, none of the City's bank balances were exposed to custodial credit risk.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

The City's deposits and investments by activity/fund as of June 30, 2021 are as follows:

Governmental funds/activities

| | |
|---|-------------------|
| General | \$ 5,885,700 |
| Street | 2,406,804 |
| Building inspection | 2,503,625 |
| Street system development | 6,050,176 |
| Nonmajor governmental | <u>1,919,091</u> |
| Total governmental funds | 18,765,396 |
| Internal service fund cash allocated to governmental activities | <u>2,027,834</u> |
| Total governmental activities | <u>20,793,230</u> |

Business-type activities/Enterprise funds

| | |
|--|-------------------|
| Enterprise | |
| Water | 14,239,726 |
| Wastewater | 21,316,601 |
| Stormwater | <u>2,172,102</u> |
| Total enterprise funds | 37,728,429 |
| Internal service fund cash allocated to business-type activities | <u>2,754,531</u> |
| Total business-type activities | <u>40,482,960</u> |

Fiduciary funds

| | |
|---------------------------------|-----------------------------|
| Employees retirement plan trust | 26,554,650 |
| Custodial | <u>73,294</u> |
| Total fiduciary funds | <u>26,627,944</u> |
| Total deposits and investments | <u><u>\$ 87,904,134</u></u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Receivables

No allowance for uncollectible accounts is necessary because the majority of receivables relate to properties that the City has instituted a lien against in the case of payment default. Receivables as of June 30, 2021 for the City's individual, major, and non-major funds in the aggregate are as follows:

| Activities/Funds | Accounts | Loans | Assessments | Taxes | Total |
|---|---------------------|-------------------|------------------|-------------------|---------------------|
| Governmental activities/funds | | | | | |
| General | \$ 349,110 | \$ - | \$ - | \$ 244,790 | \$ 593,900 |
| Street | 280,525 | - | - | - | 280,525 |
| Building inspection | - | - | - | - | - |
| Street system development | - | 385,337 | 32,919 | - | 418,256 |
| Nonmajor | 367,147 | 12,500 | - | 2,223 | 381,870 |
| Internal service | <u>25,332</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>25,332</u> |
| Total governmental activities/funds | <u>1,022,114</u> | <u>397,837</u> | <u>32,919</u> | <u>247,013</u> | <u>1,699,883</u> |
| Business-type activities/funds | | | | | |
| Water | 893,207 | - | 28,016 | - | 921,223 |
| Wastewater | 1,003,308 | 409,012 | - | - | 1,412,320 |
| Stormwater | <u>207,624</u> | <u>8,236</u> | <u>-</u> | <u>-</u> | <u>215,860</u> |
| Total business-type activities/funds | <u>2,104,139</u> | <u>417,248</u> | <u>28,016</u> | <u>-</u> | <u>2,549,403</u> |
| Total Receivables | <u>\$ 3,126,253</u> | <u>\$ 815,085</u> | <u>\$ 60,935</u> | <u>\$ 247,013</u> | <u>\$ 4,249,286</u> |

Court fines in the amount of \$7,045,057 are not included in the General Fund receivable balance due to the uncertainty of collections.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Interfund Receivables, Payables, and Transfers

The interfund transfer activity for fiscal year ended June 30, 2021 is as follows:

| | <u>Transfers in</u> | <u>Transfers out</u> |
|----------------------------|---------------------|----------------------|
| <u>Governmental funds:</u> | | |
| General | \$ 402,119 | \$ 393,621 |
| Street | - | 813,698 |
| Building inspection | - | 16,810 |
| Street system development | - | 957,776 |
| Nonmajor | 2,151,285 | 405,119 |
| <u>Proprietary funds:</u> | | |
| Water | 36,982 | - |
| Internal service funds | - | <u>3,362</u> |
| Totals | <u>\$ 2,590,386</u> | <u>\$ 2,590,386</u> |

Interfund transfers are used to provide for debt service, contribute toward capital projects costs, and provide operational resources.

The Transient Lodging Tax Fund had an interfund payable to the General Fund in the amount of \$119,271 related to a negative cash an cash equivalent adjustment based on timing of revenues and receivables.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Capital Assets

Capital asset activity for governmental activities for the year ended June 30, 2021 was as follows:

| | Beginning Balance July 1, 2020 | Additions | Deletions | Ending Balance June 30, 2021 |
|---|--------------------------------------|---------------------|---------------------|------------------------------------|
| Capital assets not being depreciated: | | | | |
| Land | \$ 1,243,673 | \$ - | \$ - | \$ 1,243,673 |
| Right of way | 26,831,118 | - | - | 26,831,118 |
| Construction in progress | <u>3,877,070</u> | <u>2,185,704</u> | <u>(926,572)</u> | <u>5,136,202</u> |
| Total capital assets not being depreciated | <u>31,951,861</u> | <u>2,185,704</u> | <u>(926,572)</u> | <u>33,210,993</u> |
| Capital assets being depreciated: | | | | |
| Buildings and improvements | 10,830,685 | 761,766 | - | 11,592,451 |
| Equipment | 8,770,284 | 702,157 | (204,537) | 9,267,904 |
| Infrastructure | <u>76,021,292</u> | <u>467,809</u> | <u>-</u> | <u>76,489,101</u> |
| Total capital assets being depreciated | <u>95,622,261</u> | <u>1,931,732</u> | <u>(204,537)</u> | <u>97,349,456</u> |
| Less accumulated depreciation for: | | | | |
| Buildings and improvements | (5,237,645) | (263,089) | - | (5,500,734) |
| Equipment | (6,605,240) | (514,357) | 195,906 | (6,923,691) |
| Infrastructure | <u>(38,827,754)</u> | <u>(1,445,250)</u> | <u>-</u> | <u>(40,273,004)</u> |
| Total accumulated depreciation | <u>(50,670,639)</u> | <u>(2,222,696)</u> | <u>195,906</u> | <u>(52,697,429)</u> |
| Total capital assets being depreciated, net | <u>44,951,622</u> | <u>(290,964)</u> | <u>(8,631)</u> | <u>44,652,027</u> |
| Governmental activities capital assets, net | <u>\$ 76,903,483</u> | <u>\$ 1,894,740</u> | <u>\$ (935,203)</u> | <u>\$ 77,863,020</u> |

Depreciation expense for governmental activities is charged to functions as follows:

| | |
|--|---------------------|
| General government | \$ 125,622 |
| Public safety | 203,395 |
| Library | 44,463 |
| Community development | 1,348,129 |
| Depreciation incurred in internal service funds charged to various governmental functions/programs | <u>501,087</u> |
| Total | <u>\$ 2,222,696</u> |

Capital assets of the internal service funds are included in the governmental activities. For the fiscal year ended June 30, 2021, internal service fund capital assets, net of depreciation were \$2,534,767.

Capital asset activity for business-type activities for the year ended June 30, 2021 was as follows:

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

| | Beginning Balance July 1, 2020 | Additions | Deletions | Ending Balance June 30, 2021 |
|--|--------------------------------------|---------------------|-----------------|------------------------------------|
| Capital assets not being depreciated: | | | | |
| Land | \$ 2,714,849 | \$ - | \$ - | \$ 2,714,849 |
| Construction in progress | <u>1,758,760</u> | <u>2,763,021</u> | <u>-</u> | <u>4,521,781</u> |
| Total capital assets not being depreciated | <u>4,473,609</u> | <u>2,763,021</u> | <u>-</u> | <u>7,236,630</u> |
| Capital assets being depreciated: | | | | |
| Buildings and improvements | 45,293,077 | 31,492 | - | 45,324,569 |
| Equipment | 42,235,595 | 97,332 | (79,744) | 42,253,183 |
| Utility systems | <u>59,955,305</u> | <u>505,710</u> | <u>-</u> | <u>60,461,015</u> |
| Total capital assets being depreciated | <u>147,483,977</u> | <u>634,534</u> | <u>(79,744)</u> | <u>148,038,767</u> |
| Less accumulated depreciation for: | | | | |
| Buildings and improvements | (25,460,886) | (1,464,631) | - | (26,925,517) |
| Equipment | (18,184,141) | (1,724,935) | 79,744 | (19,829,332) |
| Utility systems | <u>(22,197,272)</u> | <u>(1,201,216)</u> | <u>-</u> | <u>(23,398,488)</u> |
| Total accumulated depreciation | <u>(65,842,300)</u> | <u>(4,390,782)</u> | <u>79,744</u> | <u>(70,153,337)</u> |
| Total capital assets being depreciated, net | <u>81,641,677</u> | <u>(3,756,248)</u> | <u>-</u> | <u>77,885,430</u> |
| Business-type activities capital assets, net | <u>\$ 86,115,286</u> | <u>\$ (993,227)</u> | <u>\$ -</u> | <u>\$ 85,122,060</u> |

Depreciation expense for business-type activities for the year ended June 30, 2021 was as follows:

| | |
|------------|---------------------|
| Water | \$ 1,320,096 |
| Wastewater | 2,741,685 |
| Stormwater | <u>329,001</u> |
| Total | <u>\$ 4,390,782</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Operating Leases

The City has entered into noncancellable operating lease agreements for various equipment items. The City's noncancellable operating leases consist principally of the leasing of various types of mail room equipment and printers. These equipment leases expire over the next four years.

The future minimum lease obligations as of June 30, 2021 were as follows:

| Year ended June 30, | Lease Obligations |
|------------------------|-------------------|
| 2022 | \$ 29,145 |
| 2023 | 20,713 |
| 2024 | 8,893 |
| Totals | \$ 58,751 |

Capital Leases

The City has entered into noncancellable lease agreements for various equipment items. These lease agreements qualify as capital leases for accounting purposes and, therefore, have been recorded at the present value of their future minimum lease payments as of the inception date. Gross assets of \$146,925 and accumulated depreciation of \$73,462 have been recorded under capital leases as of June 30, 2021.

The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2021 were as follows:

| Year Ending June 30, | Governmental activities | |
|-------------------------|-------------------------|----------|
| | Principal | Interest |
| 2022 | \$ 25,499 | \$ 452 |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Long-term Obligations

In the following paragraphs, long-term obligation information is presented separately with respect to governmental and business-type activities. The table below presents current year changes in long-term obligations and the current portions due for each issue.

| | Beginning Balance | | | Ending Balance | Amounts Due |
|--|----------------------|---------------------|-----------------------|----------------------|---------------------|
| | July 1, 2020 | Increase | Decrease | | |
| Governmental Activities | | | | | |
| Long-term debt obligations | | | | | |
| Revenue Bonds: | | | | | |
| Limited tax pension bonds | \$ 1,895,000 | \$ - | \$ (170,000) | \$ 1,725,000 | \$ 190,000 |
| Direct Placements and Direct Borrowings | | | | | |
| Full faith and credit public safety communications upgrade financing agreement | 2,642,043 | - | (299,655) | 2,342,388 | 307,925 |
| Oregon Transportation Infrastructure Bank loan | 1,777,706 | - | (103,244) | 1,674,462 | 99,715 |
| Capital lease obligations | <u>75,175</u> | <u>-</u> | <u>(49,676)</u> | <u>25,499</u> | <u>25,499</u> |
| Total long-term debt obligations | 6,389,924 | - | (622,575) | 5,767,349 | 623,139 |
| Other long-term obligations | | | | | |
| Compensated absences | 1,012,124 | 990,999 | (1,012,124) | 990,999 | 990,999 |
| Net pension liability | 14,666,578 | 3,212,362 | - | 17,878,940 | - |
| Other postemployment benefits liability | <u>697,385</u> | <u>313,443</u> | <u>-</u> | <u>1,010,828</u> | <u>-</u> |
| Total Governmental Activities | <u>\$ 22,766,011</u> | <u>\$ 4,516,804</u> | <u>\$ (1,634,699)</u> | <u>\$ 25,648,116</u> | <u>\$ 1,614,138</u> |

Long-term obligations of the internal service funds are included in the governmental activities. As of June 30, 2021, internal service fund long-term obligations were \$5,391,608.

For governmental activities, pension liabilities and other post-employment benefits are generally liquidated by the fund that incurred the liability. The significant fund incurring these liabilities is the General Fund.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

| | Beginning Balance | | Decrease | Ending Balance | | Amounts Due Within One Year |
|---|----------------------|-------------------|-----------------------|----------------------|---------------------|--------------------------------|
| | July 1, 2020 | Increase | | June 30, 2021 | | |
| Business-type Activities | | | | | | |
| Long-term debt obligations | | | | | | |
| Revenue Bonds | | | | | | |
| Full faith and credit refunding bonds | | | | | | |
| Water | \$ 4,615,000 | \$ - | \$ (910,000) | \$ 3,705,000 | \$ 945,000 | |
| Unamortized note premium | 250,173 | - | (41,695) | 208,478 | 41,695 | |
| Direct Placements and Direct Borrowings | | | | | | |
| Notes payable, Business Oregon | | | | | | |
| Wastewater | 2,995,485 | - | (273,783) | 2,721,702 | 286,623 | |
| Water | 1,129,770 | - | (103,329) | 1,026,441 | 108,174 | |
| Unamortized note premium | 509,594 | - | (56,622) | 452,972 | 56,622 | |
| Clean Water State Revolving Fund | | | | | | |
| Wastewater | <u>20,041,322</u> | <u>-</u> | <u>(1,092,377)</u> | <u>18,948,945</u> | <u>1,111,577</u> | |
| Total long-term debt obligations | 29,541,344 | - | (2,477,806) | 27,063,538 | 2,549,691 | |
| Other long-term obligations | | | | | | |
| Compensated absences | 297,586 | 320,574 | (297,586) | 320,574 | 320,574 | |
| Net pension liability | 7,934,686 | 300,781 | - | 8,235,467 | - | |
| Other postemployment benefits liability | <u>238,855</u> | <u>131,984</u> | <u>-</u> | <u>370,839</u> | <u>-</u> | |
| Total Business-type Activities | <u>\$ 38,012,471</u> | <u>\$ 753,339</u> | <u>\$ (2,775,392)</u> | <u>\$ 35,990,418</u> | <u>\$ 2,870,265</u> | |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Governmental Activities

Limited Tax Pension Bonds

The City issued Limited Tax Pension Bonds in the amount of \$2,720,000 in March of 2004 to finance a portion of the estimated unfunded actuarial liability with the Oregon Public Employees Retirement System (OPERS). The pension bonds are to be repaid from a monthly payroll charge on OPERS wages. On the government-wide statements, this liability is classified as a governmental activity obligation. The bonds are secured by the City's full faith and credit and taxing power within relevant legal limitations. Upon the occurrence and continuance of default, the trustee may exercise any remedy available at law or in equity; however, the bond payments are not subject to acceleration. The bonds carry interest rates ranging from 4.596% to 6.095%. Final maturity is June 2028. Future debt service payments are as follows:

| Year ended June 30, | Principal | Interest |
|------------------------|---------------------|-------------------|
| 2022 | \$ 190,000 | \$ 104,815 |
| 2023 | 215,000 | 93,386 |
| 2024 | 240,000 | 80,454 |
| 2025 | 270,000 | 65,826 |
| 2026 | 300,000 | 49,370 |
| 2027-31 | <u>510,000</u> | <u>41,751</u> |
| Totals | <u>\$ 1,725,000</u> | <u>\$ 435,602</u> |

Full Faith and Credit Public Safety Communications Upgrade Financing Agreement

The City entered into a financing agreement in the amount of \$3,197,301 which was used to finance a Public Safety Communications Upgrade. The financing carries interest at rates from 2.72 to 3.61 percent depending upon the principal maturities. The financing fully matures on June 1, 2028. The agreement is secured by and payable from all lawfully available funds of the City, including property taxes. Upon the occurrence and continuance of default, the outstanding balance will bear an additional 1.5% interest penalty until the event is remedied. Additionally, all rights, powers, and remedies of the lender may be exercised at any time after the occurrence of default. Debt service requirements on the Public Safety Communications Upgrade Financing Agreement to maturity are as follows:

| Year ended June 30, | Principal | Interest |
|------------------------|---------------------|-------------------|
| 2022 | \$ 307,925 | \$ 64,650 |
| 2023 | 316,424 | 56,151 |
| 2024 | 325,157 | 38,444 |
| 2025 | 334,131 | 47,418 |
| 2026 | 343,353 | 29,222 |
| 2027-2031 | <u>715,398</u> | <u>29,752</u> |
| Totals | <u>\$ 2,342,388</u> | <u>\$ 265,637</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Other

The City entered into an agreement with Oregon Department of Transportation (ODOT) in July of 2013 to fund a portion of the Newberg Dundee bypass construction project. The City's portion of this commitment is projected to be \$2,211,200. Funding for payments shall come from the City's federal surface transportation program allocations being exchanged for state funding on a dollar for dollar basis. If this funding is insufficient to cover the interest, the City must make payment to ODOT for any difference. In the event of default, the State may seek any legal remedies including declaring remaining balances due in full, appointment of a receiver, barring future applications for similar assistance, and withholding of other State funds including the City's apportionment of State Highway Fund revenues. In fiscal year 2017-18, the construction was completed and the City will make annual installment payments of interest and principal of \$142,916. As of June 30, 2021 drawdowns on the loan totaled \$2,211,200 and repayments totaled \$645,742. Therefore, as of June 30, 2021 the outstanding principal balance is \$1,674,462. Debt service requirements to maturity are as follows:

| Year ended June 30, | Principal | Interest |
|------------------------|---------------------|-------------------|
| 2022 | \$ 99,715 | \$ 43,201 |
| 2023 | 102,288 | 40,628 |
| 2024 | 104,927 | 37,989 |
| 2025 | 107,634 | 35,282 |
| 2026 | 110,411 | 35,505 |
| 2027-2031 | 596,281 | 118,299 |
| 2032-2036 | 553,206 | 37,306 |
| Totals | <u>\$ 1,674,462</u> | <u>\$ 348,210</u> |

Business-type Activities

Full Faith and Credit Refunding Bonds

The City issued refunding bonds in the amount of \$11,105,000 of which \$10,010,000 was used to refinance a portion of the outstanding balances on the Notes Payable to Business Oregon. These refunded notes were issued to finance various water and wastewater capital projects. Upon the occurrence and continuance of default, the owners of the bond may exercise any remedy available at law or in equity; however, the bond payments are not subject to acceleration. The bonds carry interest at rates from 2.5 to 4 percent depending upon the principal maturities. The bonds fully mature on December 1, 2025. Debt service requirements on Full Faith and Credit Refunding Bonds to maturity are as follows:

| Year ended June 30, | Principal | Interest |
|------------------------|---------------------|-------------------|
| 2022 | \$ 945,000 | \$ 108,450 |
| 2023 | 985,000 | 69,850 |
| 2024 | 660,000 | 42,313 |
| 2025 | 675,000 | 26,038 |
| 2026 | 440,000 | 8,800 |
| Totals | <u>\$ 3,705,000</u> | <u>\$ 255,451</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Notes Payable

The City borrowed \$8,230,632 from Business Oregon in fiscal year 2007-08 to implement effluent reuse capabilities at the Wastewater Treatment Plant and to install a new generator. The project initially was funded via an interim financing agreement with the State of Oregon. Upon conversion of financing to a permanent loan, the State of Oregon issued bonds related to the project at a premium and allocated a portion to each of the participating entities. The City's portion of the premium was \$295,000. This premium will be amortized over the life of the loan. The agreement is secured by the City's full faith and credit and taxing power within relevant legal limitations. Upon the occurrence and continuance of default, the trustee may exercise any remedy available at law or in equity including declaring all remaining amounts to be immediately due and payable, terminating all further disbursements of proceeds, declaring the issuer ineligible for future awards, withholding of amounts due to recipient and applying them to payments due, and foreclosure of liens and security interests. In April of 2018, the City authorized the participation in Business Oregon's refunding of this loan, resulting in an adjustment to the interest rates to a range of 4% to 5% as well as a reduction of principal balance owed for an overall reduction of borrowing costs over the remaining course of the loan. Final maturity is December 1, 2028. At June 30, 2021, the outstanding balance was \$3,748,143. Water and wastewater system revenues have been pledged to repay the debt.

Future debt service requirements are as follows:

| Year ended June 30, | Principal | Interest |
|------------------------|---------------------|-------------------|
| 2022 | \$ 394,797 | \$ 186,591 |
| 2023 | 413,287 | 166,851 |
| 2024 | 431,952 | 146,187 |
| 2025 | 455,029 | 125,359 |
| 2026 | 474,031 | 102,607 |
| 2027-2029 | <u>1,579,047</u> | <u>159,618</u> |
| Totals | <u>\$ 3,748,143</u> | <u>\$ 887,213</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

During 2010-11, city council approved a loan through Clean Water State Revolving Loan Fund to complete portions of the Wastewater Treatment Plant Repair, Renovation, and Expansion Project. The loan amount was awarded for up to \$11,409,645. The interest rate on the debt was set at 2.88% to 3.38% annually. Subsequently, during 2014-15, city council approved another loan through Clean Water State Revolving Loan Fund for additional Wastewater Treatment Upgrades. The upgrades include the design and construction of improvements to the wastewater treatment facility, including a secondary clarifier, disinfection, dechlorination, headworks and influent pump station. The loan amount was awarded for up to \$14,484,129. The interest rate on this portion of debt was set at 2.45% annually. The agreement is secured by and payable from net revenues of the Wastewater Fund. Upon the occurrence and continuance of default, DEQ may exercise any remedy available at law or in equity including declaring all remaining amounts to be immediately due and payable, terminating all further disbursements of proceeds, appoint a receiver at the borrower's expense to operate the facility, set and collect utility rates and charges, direct the State Treasurer to withhold amounts due to the borrower apply them to the loan, to the extent legally possible, and foreclosure of liens and security interests. Finally, in April of 2018, the City signed an agreement with the Department of Environmental Quality to restructure the two loans into one loan, with a term extension of 3 years, through April 1, 2036, and a new interest rate of 1.75% for the remaining term of the loan. The outstanding balance of this combined loan was \$18,948,945 as of June 30, 2021. The required loan reserve is \$747,495, or one-half the average annual debt service. Future debt payments are as follows:

| Year Ending June 30, | Principal | Interest |
|-------------------------|----------------------|---------------------|
| 2022 | \$ 1,111,577 | \$ 326,765 |
| 2023 | 1,131,115 | 307,227 |
| 2024 | 1,150,997 | 287,345 |
| 2025 | 1,171,226 | 267,116 |
| 2026 | 1,191,812 | 246,530 |
| 2027-2031 | 6,280,746 | 910,964 |
| 2032-2036 | <u>6,911,472</u> | <u>339,247</u> |
| | <u>\$ 18,948,945</u> | <u>\$ 2,685,194</u> |

Unavailable Revenue

The following represents deferred inflows of resources including those from property taxes, loans, and special assessments as of June 30, 2021:

| Fund | Loans | Assessments | Taxes | Total |
|---------------------------|-------------------|------------------|-------------------|-------------------|
| Governmental | | | | |
| General | \$ - | \$ - | \$ 244,790 | \$ 244,790 |
| Street system development | 385,337 | 32,919 | - | 418,256 |
| Nonmajor | <u>12,500</u> | <u>-</u> | <u>2,223</u> | <u>14,723</u> |
| | <u>\$ 397,837</u> | <u>\$ 32,919</u> | <u>\$ 247,013</u> | <u>\$ 677,769</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

4. OTHER INFORMATION

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is a member of the City Insurance Services (CIS) Trust, a public entity risk pool currently operating a common risk management and insurance program. The City pays an annual premium to CIS for its insurance coverage. Under the membership agreement with the Trust, the Trust is to be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of certain limits. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

Deferred Compensation Plan

The City has a deferred compensation plan created in accordance with Internal Revenue Code Section 457 available to all employees. The plan permits employees to defer a portion of their salary until future years. Participation in the plan is optional. The deferred amounts are not available to employees until termination, retirement, death or unforeseeable emergency. All amounts of compensation deferred under the City's plan are held in trust by the plan administrator for the sole benefit of the participants and are not assets or liabilities of the City.

Other Postemployment Benefits Plan – CIS

A. Plan description

The City provides other postemployment benefits (OPEB) for employees, retirees, spouses and dependents through a single employer defined benefit plan in the form of group health insurance benefits. As required by ORS 243.303(2), retirees who were hired after July 1, 2003 are allowed to continue, at the retirees' expense, coverage under the group health insurance plan until age 65. The difference between the premium actually paid by the retirees under the group insurance plan and the premium that they would pay if they were not included in the plan is considered to be an implicit subsidy under the provisions of GASB 75. The plan does not issue a separate stand-alone financial report.

B. Plan membership

The City's membership in the plan at July 1, 2020 (the date of the most current actuarial valuation) consisted of 83 active employees, 3 eligible retirees, and 1 spouse of eligible retirees for a total of 87 plan members.

C. Contributions

The City funds the plan only to the extent of current year insurance premium requirements on a pay-as-you-go basis. The average monthly premium requirements for the City are as follows:

| | |
|-------------------------|--------|
| For retirees | \$ 776 |
| For spouses of retirees | 849 |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

D. Total OPEB liability, changes in total OPEB liability, OPEB expense, deferred outflows of resources and deferred inflows of resources related to OPEB

At June 30, 2021, the City reported a total OPEB liability of \$624,377. The total OPEB liability was measured as of June 30, 2020 and determined by an actuarial valuation as of that date.

Changes in the total OPEB liability is as follows:

| | Total OPEB Liability |
|--|-------------------------|
| Balance at June 30, 2020 | \$ 936,240 |
| Changes for the year: | |
| Service cost | 70,202 |
| Interest on total OPEB liability | 34,722 |
| Effect of economic/demographic gains or losses | (395,137) |
| Effect of assumptions or inputs | 7,393 |
| Benefit Payments | (29,043) |
| Ending balances | \$ 624,377 |

For the year ended June 30, 2021, the City recognized OPEB expense of \$26,444. At June 30, 2021, the City's reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|--------------------------------------|-------------------------------------|
| Differences between expected and actual experience | \$ -- | \$ 359,320 |
| Changes of assumptions or inputs | 29,412 | 29,840 |
| City's contributions subsequent to the measurement date | 30,775 | -- |
| | \$ 60,187 | \$ 389,160 |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date in the amount of \$30,775 will be recognized as an adjustment to the Total OPEB liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ends June 30,

| | |
|--------------|----------------------------|
| 2022 | \$ (47,705) |
| 2023 | (47,705) |
| 2024 | (47,705) |
| 2025 | (47,705) |
| 2026 | (47,705) |
| Thereafter | <u>(121,223)</u> |
| Total | <u>\$ (359,748)</u> |

E. Actuarial valuation

The City's contributions are based on the accruing benefit costs measured using the entry age normal actuarial cost method. The present value of benefits is allocated over the service for each active employee from their date of hire to their expected retirement age, as a level percent of the employee's pay. This level percent times pay is referred to as the service cost and is that portion of the present value of benefits allocated to an employee's service in a current year. The service cost equals \$0 for retired members. The total OPEB liability is the present value of benefits less the actuarial present value of future service costs and represents the liabilities allocated to service up to the valuation date. For retirees, the total OPEB liability is equal to the present value of benefits.

F. Actuarial methods and assumptions used in developing total OPEB liability

| | |
|----------------------------|--|
| Valuation Date | July 1, 2020 |
| Measurement Date | June 30, 2020 |
| Actuarial Cost Method | Entry Age Normal, Level Percent of Pay |
| Actuarial Assumptions: | |
| Discount Rate | 2.21 percent |
| Inflation Rate | 2.50 percent |
| Projected Salary Increases | 3.50 percent |
| Mortality | Healthy retirees and beneficiaries: Pub-2010 General and Safety Employee and Healthy Retiree tables, sex distinct for members and dependents, with a one-year setback for male general service employees and female safety employees. |

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

Discount rate

The discount rate used to measure the total OPEB liability was 2.21 percent. The discount rate is based on the Bond Buyer 20-year General Obligation Bond Index. The discount rate at the prior measurement date was 3.50 percent.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Healthcare cost trend rate

The assumed healthcare cost trend for medical and vision costs is as follows:

| Year | Pre-65 Trend |
|-----------|--------------|
| 2020 | 3.75% |
| 2021 | 5.75% |
| 2022 | 5.25% |
| 2023-2025 | 5.00% |
| 2026-2040 | 4.75% |
| 2041-2049 | 5.00% |
| 2050-2064 | 4.75% |
| 2065-2067 | 4.50% |
| 2068-2071 | 4.25% |
| 2072+ | 4.00% |

Dental costs are assumed to decrease 1.25 percent for 2020 and increase 4.0 percent in all future years.

Sensitivity of the City's total OPEB liability to changes in the discount and healthcare cost trend rates

The following presents the City's total OPEB liability calculated using the discount rate of 2.21 percent, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.21 percent) or 1-percentage-point higher (3.21 percent) than the current rate. A similar sensitivity analysis is then presented for changes in the healthcare cost trend assumption.

| | 1 Percentage Point Lower | Current Discount Rate | 1 Percentage Point Higher |
|-----------------------------|--------------------------------|-----------------------------|---------------------------------|
| City's total OPEB liability | \$ 674,389 | \$ 624,377 | \$ 577,648 |
| | 1 Percentage Point Lower | Current Trend Rate | 1 Percentage Point Higher |
| City's total OPEB liability | \$ 556,060 | \$ 624,377 | \$ 705,050 |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Other Postemployment Benefits Plan – NWFRA

A. Plan description

The Northwest Firefighters Relief Association Health Trust Retiree Program is a cost-sharing multiple-employer post-employment benefit plan that provides health insurance to eligible retirees of employers who participate in the Trust (an OPEB plan). As of the most recent valuation date (June 30, 2021), the Trust has nine participating employers, Tualatin Valley Fire and Rescue, Molalla Rural Fire Protection, Clatskanie Rural Fire Protection, Woodburn Fire District, Canby Fire District, City of Newberg Police Department, Forest Grove Fire and Rescue, Hoodland Fire District, and Port of Portland Fire Department. This plan has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

The program allows eligible retirees and their dependents to purchase continuation coverage under the Trust's health insurance plans from the date of retirement until eligibility for Medicare. Newberg Police Department is required by ORS 243.303 to provide retirees with group health insurance from the date of retirement to age 65 at the same rate provided to current employees.

B. OPEB assets, liabilities, OPEB expense, and deferred outflows of resources and deferred inflows of resources related to OPEB

At June 30, 2021, Newberg Police Department reported a liability of \$757,290 for its proportionate share of the total OPEB liability. At June 30, 2021, Newberg Police Department's proportionate share was 3.5792%.

For the year ending June 30, 2021, Newberg Police Department recognized OPEB expense of \$90,900. At June 30, 2021, Newberg Police Department reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|---|---|--|
| Difference between expected and actual experience | \$ 12,458 | \$ 20,288 |
| Changes of assumptions | 348,580 | -- |
| Changes in proportionate share | <u>68,313</u> | <u>51,486</u> |
| | <u>\$ 429,351</u> | <u>\$ 71,774</u> |

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

| Year ends June 30, | |
|--------------------|-------------------|
| 2022 | \$ 30,653 |
| 2023 | 30,653 |
| 2024 | 30,653 |
| 2025 | 30,653 |
| 2026 | 30,653 |
| Thereafter | <u>204,312</u> |
| Total | <u>\$ 357,577</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

C. Actuarial methods and assumptions

The total OPEB liability in the June 30, 2021 actuarial valuation was determined using the following actuarial methods and assumptions:

Discount rate: 2.16%

Inflation: 2.5%

Salary increases: 3.5%

Medical cost trend rates: 6% for 2022, decreasing 0.5% per year to an ultimate rate of 5% for 2024 and later years

The 2.16% discount rate assumption is the June 30, 2021 rate in the 20-Year General Obligation Municipal Bond Index published by Bond Buyer.

Rates of mortality, retirement, and withdrawal are the same rates that were used in the December 31, 2019 actuarial valuation of the Oregon Public Employees Retirement System for Police and Fire employees.

D. Sensitivity of the City's proportionate share of the net OPEB liability (asset) to the changes in the discount rate

The following presents Newberg Police Department's proportionate share of the Total OPEB Liability, as well as what Newberg Police Department's proportionate share of the Total OPEB Liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.16%) or 1-percentage-point higher (3.16%) than the current discount rate:

| | 1 Percentage Point Lower | Current Discount Rate | 1 Percentage Point Higher |
|-----------------------------------|--------------------------------|-----------------------------|---------------------------------|
| City's net OPEB liability (asset) | \$ 826,740 | \$ 757,290 | \$ 693,202 |

Other Postemployment Benefits Plan – RHIA

A. Plan description

As a member of Oregon Public Employees Retirement System (OPERS) the City contributes to the Retirement Health Insurance Account (RHIA) for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit other postemployment benefit plan administered by OPERS. RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums of eligible retirees. Oregon Revised Statute (ORS) 238.420 established this trust fund. Authority to establish and amend the benefit provisions of RHIA reside with the Oregon Legislature. The plan is closed to new entrants hired after August 29, 2003. OPERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Oregon Public Employees Retirement System, PO Box 23700, Tigard, OR 97281- 3700.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

B. Benefits provided

Because RHIA was created by enabling legislation (ORS 238.420), contribution requirements of the plan members and the participating employers were established and may be amended only by the Oregon Legislature. ORS require that an amount equal to \$60 dollars or the total monthly cost of Medicare companion health insurance premiums coverage, whichever is less, shall be paid from the Retirement Health Insurance Account established by the employer, and any monthly cost in excess of \$60 shall be paid by the eligible retired member in the manner provided in ORS 238.410. To be eligible to receive this monthly payment toward the premium cost the member must: (1) have eight years or more of qualifying service in OPERS at the time of retirement or receive a disability allowance as if the member had eight years or more of creditable service in OPERS, (2) receive both Medicare Parts A and B coverage, and (3) enroll in an OPERS-sponsored health plan. A surviving spouse or dependent of a deceased OPERS retiree who was eligible to receive the subsidy is eligible to receive the subsidy if he or she (1) is receiving a retirement benefit or allowance from OPERS or (2) was insured at the time the member died and the member retired before May 1, 1991.

C. Contributions

OPERS funding policy provides for employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. Employer contribution rates for the period were based on the December 31, 2017 actuarial valuation. The rates based on a percentage of payroll, first became effective July 1, 2019. The City's contribution rates for the period were 0.06% for Tier One/Tier Two members, and 0% for OPSRP members. The City's total contributions were \$1,392 for the year ended June 30, 2021.

D. Actuarial Valuations

Except as outlined below, the December 31, 2017 actuarial valuation used the same actuarial methods and valuation procedures to determine contribution rates as the PERS Tier One and Tier Two defined benefit pension plan.

Economic assumptions

A healthcare cost trend rate is not utilized in the actuarial valuation as statute stipulates a \$60 monthly payment for health insurance.

Retiree healthcare participation assumptions

Eligible retiring members are assumed to elect RHIA coverage 32 percent of the time for healthy retirees and 20 percent of the time for disabled retirees.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

E. OPEB assets, liabilities, OPEB expense, and deferred outflows of resources and deferred inflows of resources related to OPEB

At June 30, 2021, the City reported an asset of \$109,976 for its proportionate share of the OPERS net OPEB asset. The net OPEB asset was measured as of June 30, 2020, and the total OPEB Liability used to calculate the net OPEB asset was determined by an actuarial valuation as of December 31, 2017 rolled forward to June 30, 2020. The City's proportion of the net OPEB asset was based on the City's contributions to the RHIA program during the measurement period relative to contributions from all participating employers. At June 30, 2020, the City's proportionate share was 0.05397329%, which is an decrease from its proportionate share of 0.05402873% as of June 30, 2019.

For the year ended June 30, 2021, the City recognized OPEB revenue from this plan of \$20,397. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to this OPEB plan from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|--|---|--|
| Difference between expected and actual experience | \$ -- | \$ 11,243 |
| Changes of assumptions | -- | 5,846 |
| Net difference between projected and actual earnings on investments | 12,230 | -- |
| Changes in proportionate share | 56 | 1,296 |
| City's contributions subsequent to the measurement date | <u>1,392</u> | <u>--</u> |
| | <u>\$ 13,678</u> | <u>\$ 18,385</u> |

Deferred outflows of resources related to OPEB of \$1,392 resulting from the City's contributions subsequent to the measurement date will be recognized as either a reduction of the net OPEB liability or an increase in the net OPEB asset in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| Year ends June 30, | |
|--------------------|-------------------|
| 2022 | \$ (12,121) |
| 2023 | (2,356) |
| 2024 | 4,521 |
| 2025 | <u>3,858</u> |
| Total | <u>\$ (6,099)</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

F. Actuarial methods and assumptions

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

| | |
|----------------------------------|--|
| Valuation date | December 31, 2018 |
| Measurement date | June 30, 2020 |
| Experience study report | 2016, published July 26, 2017 |
| Actuarial assumptions: | |
| Actuarial cost method | Entry Age Normal |
| Inflation rate | 2.50 percent |
| Investment rate of return | 7.20 percent |
| Discount rate | 7.20 percent |
| Projected salary increases | 3.50 percent |
| Retiree healthcare participation | Healthy retirees: 35%; Disabled retirees: 20% |
| Mortality | <p>Healthy retirees and beneficiaries: Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Active members: Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Disabled retirees: Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> |

G. Discount rate

The discount rate used to measure the total OPEB liability at June 30, 2020 was 7.20 percent. The projection of cash flows used to determine the discount rate assumed that contributions from contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the RHIA plan's fiduciary net position was projected to be available to make all projected future benefit payment of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments for the RHIA plan was applied to all periods of projected benefit payments to determine the total OPEB liability.

H. Depletion date projection

GASB 75 generally requires that a blended discount rate be used to measure the total OPEB liability (the actuarial accrued liability calculated using the individual entry age normal cost method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's fiduciary net position (fair value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the fiduciary net position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 75 will often require that the actuary perform complex projections of future benefit payments and asset values. GASB 75 (paragraph 82) does allow for alternative evaluations of projected solvency, if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgement.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

The following circumstances justify an alternative evaluation of sufficiency for the OPEB Plan:

- OPERS has a formal written policy to calculate an Actuarially Determined Contribution (ADC), which is articulated in the actuarial valuation report.
- The ADC is based on a closed, layered amortization period, which means that payment of the full ADC each year will bring the plan to a 100 percent funded position by the end of the amortization period if future experience follows assumption.
- GASB 75 specifies that the projections regarding future solvency assume that plan assets earn the assumed rate of return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan's funded position.

Based on these circumstances, it is our third-party actuary's opinion that the detailed depletion date projections outlined in GASB 75 would clearly indicate that the fiduciary net position is always projected to be sufficient to cover benefit payments and administrative expenses.

I. Long-term expected rate of return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in May 2019 the PERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model. For more information on the Plan's portfolio, assumed asset allocation, and the long-term expected rate of return for each major asset class, calculated using both arithmetic and geometric means, see OPERS' audited financial statements at: <https://www.oregon.gov/pers/Documents/Financials/CAFR/2020-CAFR.pdf>.

J. Sensitivity of the City's proportionate share of the net OPEB liability (asset) to the changes in the discount rate

The following presents the City's proportionate share of the net OPEB liability (asset) calculation using the discount rate of 7.20%, as well as what the City's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.20%) or 1-percentage-point higher (8.20%) than the current rate:

| | 1 Percentage Point Lower | Current Discount Rate | 1 Percentage Point Higher |
|-----------------------------------|--------------------------------|-----------------------------|---------------------------------|
| City's net OPEB liability (asset) | \$ (88,787) | \$ (109,976) | \$ (128,093) |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Pension Plans – Single Employer Defined Benefit Retirement Plan

A. Plan description

The City contributes to a single-employer defined benefit retirement plan covering substantially all full-time employees who are not participants in the Oregon Public Employees Retirement System. The plan is known as the City of Newberg Employees Retirement Plan and is administered by the City. The plan is funded with an insurance company through group annuity contracts. The plan does not issue stand-alone financial reports.

B. Plan membership

The City of Newberg Employees Retirement Plan is closed to new entrants, with the exception of employees hired before August 1, 2016 that become eligible by virtue of changing to full-time status. As of the June 30, 2020 measurement date there were 49 active members, 70 retired members who receive benefits, 36 vested terminated members, for a total membership of 155.

C. Description of benefit terms

Normal retirement

Benefits vest after five years of service and provide for death and disability benefits. General employees who retire at or after age sixty are entitled to an annual retirement benefit, payable monthly for life. The monthly retirement benefit is equal to 1.67% of the employee's final average pay multiplied by their years of service. Police employees as well as the City Attorney who retire at or after age fifty-eight are entitled to an annual retirement benefit, payable monthly for life. The monthly retirement benefit is equal to 2.00% of the employee's final average pay multiplied by their years of service. These benefit provisions and all other requirements are established by state statute and City ordinance. The costs of administering the plans are financed by investment earnings. Benefits and refunds of the postemployment defined benefit plan are recognized when due and payable in accordance with the terms of the plan.

Early retirement

Members are able to receive early retirement benefits after attaining age 50 for police and city attorney or age 55 for all other members and 5 years of vesting service. Members may also retire after 30 years of service. Retirement benefits are reduced based upon the members age at retirement from 92 percent to 60 percent (100 percent to 60 percent for police and city attorney) of the benefit that would result if they were of normal retirement age.

Late retirement

Members that continue working beyond the normal retirement age receive accrued benefit on late retirement date.

Disability

Uniformed members that become totally and permanently disabled in the course of duty or members with 10 years of service are entitled to disability benefits. The benefit is based on current monthly earnings rate of compensation as of the date of disability and years of service projected to the earliest retirement age, or the early retirement benefit available, whichever is greater but in no event less than \$100 per month.

Death benefits

The beneficiaries of members who have not begun to receive benefits under the plan are entitled to a lump-sum payment of the members account.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

D. Contributions

The employees are required to contribute 6% of gross pay to the plan in order to participate. Currently, the City picks up the member contribution on behalf of six employees. The City contributes amounts over 6% that are actuarially determined. Employer contributions for the year ended June 30, 2021 were \$1,470,917. The funding method used in this valuation is the entry age normal actuarial cost method. The actuarial value of assets is determined using a five-year smoothing method. Under this method, annual asset gains and losses will be recognized fully after five years. Significant actuarial assumptions used in the valuation include: a) a rate of return on the investment of present and future assets of 6.0% per year; b) projected salary increases of 4.5% per year; c) post-retirement benefit increases of 2.0% per year, and d) inflation rate of 2.25%. As of the July 1, 2019 valuation, the unfunded actuarial liability is amortized as a level percentage of projected payroll over a closed period. The weighted average remaining period is 20 years.

E. Net pension liability, changes in net pension liability, pension expense, deferred outflows of resources and deferred inflows of resources related to pensions

At June 30, 2021, the City reported a net pension liability of \$13,253,498. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date as follows:

| | |
|---|--------------------------|
| Total pension liability | \$ 35,360,717 |
| Plan fiduciary net position | <u>22,107,219</u> |
| Net pension liability | <u>\$ 13,253,498</u> |
| Fiduciary net position as a percentage of total pension liability | 63% |

Changes in the net pension liability is as follows:

| | Total Pension Liability | Fiduciary Net Position | Net Pension Liability |
|--|-------------------------------|------------------------------|-----------------------------|
| Beginning balances | \$ 35,243,654 | \$ 21,488,934 | \$ 13,754,720 |
| Changes for the year: | | | |
| Service cost | 475,281 | -- | 475,281 |
| Interest on total pension liability | 2,086,522 | -- | 2,086,522 |
| Effect of economic/demographic losses | (407,371) | -- | (407,371) |
| Effect of assumption changes or inputs | (247,870) | -- | (247,870) |
| Benefit payments | (1,789,499) | (1,789,499) | -- |
| Administrative expenses | -- | (93,137) | 93,137 |
| Member contributions | -- | 225,207 | (225,207) |
| Net investment income | -- | 895,803 | (895,803) |
| Employer contributions | -- | <u>1,379,911</u> | <u>(1,379,911)</u> |
| Ending balances | <u>\$ 35,360,717</u> | <u>\$ 22,107,219</u> | <u>\$ 13,253,498</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

E. Net pension liability, changes in net pension liability, pension expense, deferred outflows of resources and deferred inflows of resources related to pensions (continued)

For the year ended June 30, 2021, the City recognized pension expense of \$1,423,903. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|--------------------------------------|-------------------------------------|
| Difference between expected and actual experience | \$ 485,346 | \$ 288,858 |
| Changes of assumptions | 1,337,919 | 915,701 |
| Net difference between projected and actual earnings on pension plan investments | 53,196 | -- |
| City's contributions subsequent to the measurement date | 1,470,917 | -- |
| | <u>\$ 3,347,378</u> | <u>\$ 1,204,559</u> |

\$1,470,917 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ends June 30,

| | |
|------------|-------------------|
| 2022 | \$ 38,525 |
| 2023 | 133,403 |
| 2024 | 332,998 |
| 2025 | 176,751 |
| 2026 | (9,775) |
| Thereafter | -- |
| Total | <u>\$ 671,902</u> |

F. Actuarial valuation

The City contributions are based on the accruing benefit costs measured using the entry age actuarial cost method. Under this method, a normal cost is determined for each active member. The normal cost is the annual contribution determined as a level percentage of base salary which would be paid from year of entry to year of retirement to fund the projected retirement benefit. The normal cost for the Plan is the sum of the individuals' normal costs. The actuarial accrued liability for active plan members is an accumulation of the normal costs from entry to the valuation date. The actuarial accrued liability for inactive members is the actuarial present value of the accrued benefits. The actuarial accrued liability for the Plan is the sum of the individual actuarial accrued liabilities. The unfunded actuarial liability is the difference between the actuarial accrued liability and the actuarial value of assets, which is amortized over 20 years on a closed level dollar basis.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

G. Actuarial methods and assumptions used in developing total pension liability

| | |
|----------------------------|--|
| Valuation Date | June 30, 2020 |
| Actuarial Cost Method | Entry Age, Level Percentage of Pay |
| Amortization Method | Amortized as a level dollar over a closed period of 20 years |
| Asset Valuation Method | Market value of assets |
| Actuarial Assumptions: | |
| Inflation Rate | 2.25 percent |
| Investment rate of return | 6.0 percent |
| Projected Salary Increases | Salaries for individuals are assumed to grow at 2.0 percent plus assumed rates of merit/longevity increases based on service of 4.5 percent |
| Mortality | Based on PubG-2010 General base rate mortality table projected to future years with historical and assumed mortality improvement (MI) rates using the MP-2020 mortality improvement scale. <u>Base rates</u> Before benefit payment period PubG-2010 Employee, male and female During benefit payment period • Retirees- PubG -2010 Healthy Retiree base table, male and female • Contingent survivor – same as retirees above |

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

Discount rate

The discount rate used to measure the total pension liability was 6.0 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those the City made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Plan was applied to all periods of projected benefit payments to determine the total pension liability.

Depletion date projection

GASB 67 generally requires that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Entry Age Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position (fair market value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 67 will often require that the actuary perform complex projections of future benefit payments and asset values. GASB 67 (paragraph 43) does allow for alternative evaluations of projected solvency, if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgment.

Based on these circumstances, it is the Plan's independent actuary's opinion that the detailed depletion date projections outlined in GASB 67 would indicate that the Fiduciary Net Position will be depleted in the 2107-08 fiscal year.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Long-term expected rate of return

The long-term expected rate of return assumption of 6.0 percent is based on a blending of the projected return on plan assets and a 20-year tax-exempt, high quality general obligation municipal bond yield or index rate.

| <u>Asset Class</u> | <u>Expected Arithmetic Return</u> | <u>Expected Geometric Return</u> | <u>Target Allocation %</u> |
|-------------------------------|---|--|--------------------------------|
| US Equity - Large Cap | 7.70% | 6.20% | 28.22% |
| US Equity - Mid Cap | 8.00% | 6.20% | 3.18% |
| US Equity - Small Cap | 8.55% | 6.20% | 1.55% |
| Non-US Equity | 8.00% | 6.20% | 16.64% |
| REITs | 7.30% | 5.65% | 0.39% |
| Real Estate (direct property) | 5.35% | 5.00% | 10.41% |
| Cash | 1.20% | 1.20% | 0.00% |
| TIPS | 1.70% | 1.50% | 0.59% |
| Core Bond | 2.60% | 2.45% | 37.00% |
| High Yield | 5.45% | 5.00% | 2.01% |
| Total | | | <u>100.00%</u> |

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

The following presents the City net pension liability calculated using the discount rate of 6.00 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.00 percent) or 1-percentage-point higher (7.00 percent) than the current rate:

| | <u>1 Percentage Point Lower</u> | <u>Current Discount Rate</u> | <u>1 Percentage Point Higher</u> |
|---------------------------------------|---|--------------------------------------|--|
| City's net pension asset or liability | \$ 17,887,473 | \$ 13,253,498 | \$ 9,448,039 |

Pension Plans - Defined Benefit Plan – Public Employees Retirement System

Plan Description

Employees of the City of Newberg are provided with pensions through the Oregon Public Employees Retirement System (OPERS). All the benefits of OPERS are established by the Oregon legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A. The OPERS consists of a single cost-sharing multiple employer defined benefit pension plan.

Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report which can be found at: <http://www.oregon.gov/pers/Pages/Financials/Actuarial-Financial-Information.aspx>.

Plan Benefits

All benefits of the System are established by the legislature pursuant to ORS Chapters 238 and 238A.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Tier One/Tier Two Retirement Benefit (Chapter 238).

Pension Benefits

Tier One/Tier Two Retirement Benefit plan is closed to new members hired on or after August 29, 2003. The OPERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (2.0 percent for police employees, 1.67 percent for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefit results. Monthly payments must be a minimum of \$200 per month or the member will receive a lump-sum payment of the actuarial equivalence of benefits to which he or she is entitled. Police members may purchase increased benefits that are payable between the date of retirement and age 65. A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police members). General service employees may retire after reaching age 55. Police members are eligible after reaching age 50. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Police member benefits are reduced if retirement occurs prior to age 55 with fewer than 25 years of service. Tier Two members are eligible for full benefits at age 60.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

- the member was employed by a OPERS employer at the time of death,
- the member died within 120 days after termination of OPERS-covered employment,
- the member died as a result of injury sustained while employed in a OPERS-covered job, or
- the member was on an official leave of absence from a OPERS-covered job at the time of death.

Disability Benefits

A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit. A disability resulting from a job-incurred injury or illness qualifies a member (including OPERS judge members) for disability benefits regardless of the length of OPERS-covered service. Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 (55 for police members) when determining the monthly benefit.

Benefit Changes After Retirement

Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations due to changes in the market value of equity investments.

Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes (COLA). The COLA is capped at 2.0 percent.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Oregon Public Service Retirement Plan (Chapter 238A) (OPSRP DB)

Pension Benefits

The OPSRP pension program provides benefits to members hired on or after August 29, 2003. This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age: Police and fire: 1.8 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement.

General service: 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

A member of the OPSRP pension program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and, if the pension program is terminated, the date on which termination becomes effective.

Death Benefits

Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50 percent of the pension that would otherwise have been paid to the deceased member. The surviving spouse or other person may elect to delay payment of the death benefit, but payment must commence no later than December 31 of the calendar year in which the member would have reached 70½ years.

Disability Benefits

A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45 percent of the member's salary determined as of the last full month of employment before the disability occurred.

Benefit Changes After Retirement

Under ORS 238A.210 monthly benefits are adjusted annually through cost-of-living changes. Under current law, the cap on the COLA in fiscal year 2015 and beyond will vary based on 1.25 percent on the first \$60,000 of annual benefit and 0.15 percent on annual benefits above \$60,000.

Contributions

OPERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. Employer contribution rates during the period were based on the December 31, 2017 actuarial valuation, which became effective July 1, 2019.

Tier 1/tier 2 employer contribution rates are 21.99 percent and the OPSRP employer contribution rates are 12.10 percent for general service employees and 16.73 percent for police and fire. Employer contributions for the year ended June 30, 2021 were \$1,106,334, excluding amounts to fund employer specific liabilities. The City also internally charged departments a rate sufficient to cover payments on the limited tax pension bonds.

Actuarial valuations

The employer contribution rates effective July 1, 2019, through June 30, 2021, were set using the entry age normal actuarial cost method. Under this cost method, each active member's entry age present value of projected benefits is allocated over the member's service from their date of entry until their assumed date of exit, taking into consideration expected future compensation increases.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Pension Asset or Liability, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2021, the City reported a liability of \$12,860,909 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined.

Employers' long-term contribution efforts are based on projected rates that have two major components:

1. **Normal Cost Rate:** The economic value, stated as a percent of payroll, for the portion of each active member's total projected retirement benefit that is allocated to the upcoming year of service. The rate is in effect for as long as each member continues in OPERS-covered employment. The current value of all projected future Normal Cost Rate contributions is the Present Value of Future Normal Costs (PVFNC). The PVFNC represents the portion of the projected long-term contribution effort related to future service.

An employer's PVFNC depends on both the normal cost rates charged on the employer's payrolls, and on the underlying demographics of the respective payrolls. For OPERS funding, employers have up to three different payrolls, each with a different normal cost rate: (1) Tier 1/Tier 2 payroll, (2) OPSRP general service payroll, and (3) OPSRP police and fire payroll.

The employer's Normal Cost Rates for each payroll are combined with system-wide present value factors for each payroll to develop an estimated PVFNC. The present value factors are actuarially determined at a system level for simplicity and to allow for the PVFNC calculations to be audited in a timely, cost-effective manner.

2. **UAL Rate:** If system assets are less than the actuarial liability, an Unfunded Actuarial Liability (UAL) exists. UAL can arise when an event such as experience differing from the assumptions used in the actuarial valuation occurs. An amortization schedule is established to eliminate the UAL that arises over a fixed period of time if future experience follows assumption. The UAL Rate is the upcoming year's component of the cumulative amortization schedules, stated as a percent of payroll. The present value of all projected UAL Rate contributions is equal to the Unfunded Actuarial Liability (UAL). The UAL represents the portion of the projected long-term contribution effort related to past service.

The UAL has Tier 1/Tier 2 and OPSRP pieces. The Tier 1/Tier 2 piece is based on the employer's Tier 1/Tier 2 pooling arrangement. If an employer participates in one of the two large Tier 1/Tier 2 rate pools [State & Local Government Rate Pool (SLGRP) or School Districts Rate Pool], then the employer's Tier 1/Tier 2 UAL is their pro-rata share of their pool's UAL. The pro-rata calculation is based on the employer's payroll in proportion to the pool's total payroll. The OPSRP piece of the UAL follows a parallel pro-rata approach, as OPSRP experience is mandatorily pooled at a state-wide level. Employers that do not participate in a Tier 1/Tier 2 pooling arrangement, who are referred to as "Independent Employers", have their Tier 1/Tier 2 UAL tracked separately in the actuarial valuation.

The projected long-term contribution effort is the sum of the PVFNC and the UAL. The PVFNC part of the contribution effort pays for the value of future service while the UAL part of the contribution effort pays for the value of past service not already funded by accumulated contributions and investment earnings. Each of the two contribution effort components are calculated at the employer-specific level. The sum of these components across all employers is the total projected long-term contribution effort.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

At June 30, 2020, the City's proportion was .05893163 percent, which was more than its proportion measured as of June 30, 2019 of .05114317 percent.

For the year ended June 30, 2021, the City recognized pension expense (revenue) of \$7,789,767. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|--------------------------------------|-------------------------------------|
| Differences between expected and actual experience | \$ 566,036 | \$ -- |
| Changes of assumptions | 690,204 | 24,183 |
| Net difference between projected and actual earnings on pension plan investments | 1,512,276 | -- |
| Changes in proportionate share | 1,277,610 | 1,531,548 |
| Difference between the City's contributions and employer's proportionate share of system contributions | 100,352 | 303,789 |
| Contributions subsequent to measurement date | 1,106,334 | -- |
| | \$ 5,252,812 | \$ 1,859,520 |

\$1,106,334 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| | |
|--------------------|--------------|
| Year ends June 30, | |
| 2021 | \$ 155,988 |
| 2022 | 450,509 |
| 2023 | 912,436 |
| 2024 | 710,218 |
| 2025 | 57,808 |
| Total | \$ 2,286,958 |

Actuarial Valuations

The employer contribution rates effective July 1, 2019, through June 30, 2021, were set using the entry age normal actuarial cost method. For the Tier One/Tier Two component of the OPERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years. For the OPSRP Pension Program component of the OPERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (a) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (b) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS June 30, 2021

Actuarial Methods and Assumptions Used in Developing Total Pension Liability

| | |
|----------------------------------|--|
| Valuation Date | December 31, 2018 |
| Measurement Date | June 30, 2020 |
| Experience Study Report | 2018, published July 2019 |
| Actuarial Cost Method | Entry Age Normal |
| Amortization Method | Amortized as a level percentage of payroll as layered amortization bases over a closed period; Tier One/Tier Two UAL is amortized over 20 years and OPSRP pension UAL is amortized over 16 years. |
| Asset Valuation Method | Market value of assets |
| Actuarial Assumptions: | |
| Inflation Rate | 2.50 percent |
| Investment rate of return | 7.20 percent |
| Projected Salary Increases | 3.50 percent overall payroll growth |
| Cost of living adjustment (COLA) | Blend of 2.00% COLA and graded COLA (1.25%/0.15%) in accordance with Moro decision; blend based on service |
| Mortality | <p>Healthy retirees and beneficiaries: Pub-2010 Healthy Retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Active members: Pub-2010 Employee, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Disabled retirees: Pub-2010 Disabled retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> |

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2018 Experience Study which reviewed experience for the four-year period ending on December 31, 2018.

Discount Rate

The discount rate used to measure the total pension liability was 7.20 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Depletion Date Projection

GASB 68 generally requires that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position (fair market value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 68 will often require that the actuary perform complex projections of future benefit payments and pension plan investments. GASB 68 (paragraph 67) does allow for alternative evaluations of projected solvency, if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgment.

The following circumstances justify an alternative evaluation of sufficiency for OPERS:

- OPERS has a formal written policy to calculate an Actuarially Determined Contribution (ADC), which is articulated in the actuarial valuation report.
- The ADC is based on a closed, layered amortization period, which means that payment of the full ADC each year will bring the plan to a 100% funded position by the end of the amortization period if future experience follows assumption.
- GASB 68 specifies that the projections regarding future solvency assume that plan assets earn the assumed rate of return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan's funded position.

Based on these circumstances, it is OPERS independent actuary's opinion that the detailed depletion date projections outlined in GASB 68 would clearly indicate that the Fiduciary Net Position is always projected to be sufficient to cover benefit payments and administrative expenses.

Assumed Asset Allocation:

| <u>Asset Class / Strategy</u> | Low Range | High Range | OIC Target |
|-------------------------------|--------------|---------------|---------------|
| Debt Securities | 15.0% | 25.0% | 20.0% |
| Public Equity | 27.5% | 37.5% | 32.5% |
| Private Equity | 9.5% | 15.5% | 12.5% |
| Real Estate | 14.0% | 21.0% | 17.5% |
| Alternative Equity | 7.5% | 17.5% | 15.0% |
| Opportunity Portfolio | 0.0% | 3.0% | 0.0% |
| Risk Parity | 0.0% | 2.5% | 2.5% |
| Total | | | <u>100.0%</u> |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Long-Term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in May 2019 the OPERS Board reviewed long-term assumptions developed by both the actuary's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. The following table shows the actuary's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes within the following table. Each asset class assumption is based on a consistent set of underlying assumptions, and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

| <u>Asset Class</u> | <u>Target</u> | <u>Compound Annual Return (Geometric)</u> |
|-----------------------------------|---------------|---|
| Core Fixed Income | 9.60% | 4.07% |
| Short-term Bonds | 9.60% | 3.68% |
| Bank/Leveraged Loans | 3.60% | 5.19% |
| High Yield Bonds | 1.20% | 5.74% |
| Large/Mid Cap US Equities | 16.17% | 6.30% |
| Small Cap US Equities | 1.35% | 6.68% |
| Micro Cap US Equities | 1.35% | 6.79% |
| Developed Foreign Equities | 13.48% | 6.91% |
| Emerging Market Equities | 4.24% | 7.69% |
| Non-US Small Cap Equities | 1.93% | 7.25% |
| Private Equity | 17.50% | 8.33% |
| Real Estate (Property) | 10.00% | 5.55% |
| Real Estate (REITS) | 2.50% | 6.69% |
| Hedge Fund of Funds - Diversified | 1.50% | 4.06% |
| Hedge Fund - Event-driven | 0.38% | 5.59% |
| Timber | 1.13% | 5.61% |
| Farmland | 1.13% | 6.12% |
| Infrastructure | 2.25% | 6.67% |
| Commodities | 1.13% | 3.79% |
| Assumed Inflation - Mean | | 2.50% |

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Sensitivity of the City’s proportionate share of the net pension asset (liability) to changes in the discount rate.

The following presents the City’s proportionate share of the net pension asset (liability) calculated using the discount rate of 7.20 percent, as well as what the City’s proportionate share of the net pension asset (liability) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.20 percent) or 1-percentage-point higher (8.20 percent) than the current rate:

| | 1 Percentage Point Lower | Current Discount Rate | 1 Percentage Point Higher |
|--|--------------------------------|-----------------------------|---------------------------------|
| The City’s proportionate share of net pension asset or liability | \$ 19,097,387 | \$ 12,860,909 | \$ 7,631,332 |

Changes in Actuarial Methods and Assumptions

During the current measurement period, the mortality methodology was changed. Additionally, a legislative change that occurred after the December 31, 2018 valuation date affected the plan provisions reflected for financial reporting purposes. Senate Bill 1049, signed into law in June 2019, introduced a limit on the amount of annual salary included for the calculation of benefits. Beginning in 2021, annual salary in excess of \$197,730 (as indexed in future years) will be excluded when determining member benefits. As a result, future Tier 1/Tier 2 and OPSRP benefits for certain active members are now projected to be lower than prior to the legislation.

Pension Plans - Defined Contribution Plan

Individual Account Program (IAP)

Participants in OPERS defined benefit pension plan also participate in the defined contribution plan.

Pension Benefits

An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies.

Upon retirement, a member of the IAP may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Installment amounts vary with market returns as the account remains invested while in distribution. When chosen, the distribution option must result in a \$200 minimum distribution amount, or the frequency of the installments will be adjusted to reach that minimum.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives in a lump sum the member’s account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

Contributions

The City makes, for exempt employees, employee contributions of 6 percent of covered payroll to the plan. Contributions for the year ended June 30, 2021 were \$371,472.

Recordkeeping

PERS contracts with VOYA Financial to maintain IAP participant records.

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Contingency – Sick leave

Portions of amounts accumulated at any point in time can be expected to be redeemed before termination of employment; however, such redemptions cannot be reasonably estimated. As of June 30, 2021, employees of the City had accumulated 5,480 days of sick leave.

Governmental Fund Balances

Fund balance amounts for governmental funds have been reported in the categories of nonspendable, restricted, committed, assigned and unassigned. The specific purposes for these amounts are as follows:

| | General | Street | Building Inspection | Street System Development | Nonmajor Funds | Total |
|-----------------------|---------------------|---------------------|------------------------|---------------------------------|---------------------|----------------------|
| Fund balances | | | | | | |
| Nonspendable: | | | | | | |
| Inventory | \$ - | \$ 79,082 | \$ - | \$ - | \$ - | \$ 79,082 |
| Restricted: | | | | | | |
| Capital projects | - | - | - | 6,050,176 | 385,646 | 6,435,822 |
| Debt service | - | - | - | - | 6 | 6 |
| 911 center operations | - | - | - | - | 147,705 | 147,705 |
| Police services | - | - | - | - | 77,963 | 77,963 |
| Tourism | - | - | - | - | 30,849 | 30,849 |
| Street maintenance | - | 2,633,082 | - | - | - | 2,633,082 |
| Building inspection | - | - | 2,434,702 | - | - | 2,434,702 |
| Library services | - | - | - | - | 11,005 | 11,005 |
| Affordable housing | - | - | - | - | 243,983 | 243,983 |
| Committed: | | | | | | |
| Capital projects | - | - | - | - | 213,212 | 213,212 |
| Economic development | - | - | - | - | 716,929 | 716,929 |
| Unassigned | 4,267,948 | - | - | - | - | 4,267,948 |
| Total fund balances | <u>\$ 4,267,948</u> | <u>\$ 2,712,164</u> | <u>\$ 2,434,702</u> | <u>\$ 6,050,176</u> | <u>\$ 1,827,298</u> | <u>\$ 17,292,288</u> |

Net Position Restricted Through Enabling Legislation

Governmental Activities

| | |
|--|--------------|
| Capital Projects – Ordinances imposing System Development Charges (SDC) restrict the use to capital improvements which expand the capacity of the system for which the charge was made | \$ 6,468,432 |
| Public Safety – Ordinances imposing Public Safety related fees restrict the use of resources to specific public safety services and equipment replacement | 225,668 |
| Transient Lodging Tax – Ordinances imposing transient lodging tax restrict the use of these resources to tourism related expenditures | 30,849 |

Business-type Activities

| | |
|--|------------|
| Capital Projects – Ordinances imposing System Development Charges (SDC) restrict the use to capital improvements which expand the capacity of the system for which the charge was made | 10,251,310 |
|--|------------|

City of Newberg, Oregon

NOTES TO THE BASIC FINANCIAL STATEMENTS

June 30, 2021

Constitutional Property Tax Limitation

Oregon has two constitutional limits on property tax rates. Under the provisions of one limitation, property tax levies, excluding debt service amounts on voter approved general obligation debt, are separately aggregated for public education and local governments (i.e. counties, cities, special district, etc.). The tax rate (tax levy divided by market property values) for local governments cannot exceed \$10 per \$1,000 of assessed value applied on tax lot basis. If the computed tax rate for an individual tax lot is greater than \$10 the levy amounts are reduced by the City Assessor on a pro rata basis to each levying district until the property tax rate limit is met. The impact on the City's future property tax levy amount is not determined.

Oregon voters approved another constitutional tax limit which substantially changed the Oregon property tax system from a levy-based system to a rate-based system. Passage of this measure directs priorities for state revenues to schools and public safety. Under this measure, the City's permanent tax rate was set at \$ 4.3827 per thousand dollars of assessed value. The assessed value growth of existing property is limited to a maximum of 3% per year. Taxes levied to pay bonded debt obligations are exempt from this measure. New property is assessed at fair value and City taxes at its permanent rate are applied.

Tax Abatements

As of June 30, 2021, taxes were abated through one program: Housing for Low Income Rentals (ORS 307.517). In 1989, Oregon legislature authorized a property tax exemption for low-income housing held by for-profit entities. The tax exemption is intended to benefit low-income renters by alleviating the property tax burden on those entities that provide this type of housing. Entities must own or have a leasehold interest in the property and must lower the rent to reflect the full value of the exemption. The properties must be occupied by renters who are at or below 60% of median. The exemption is also limited to new construction rental units. The abatement for low income housing is reduced through a 100% reduction in assessed value of new construction, so long as the entities continue to meet requirements set by statute. Two entities in 2020 utilized this specific abatement, with a total tax abatement of \$8,951.

City of Newberg tax abatements are also available through the Newberg Enterprise Zone, per ORS 285C.175, which offers traded-sector employers (companies that sell goods or services outside the local area and expand its economic base) and other eligible companies three- to five-year property tax exemptions on certain new capital investments that create jobs in the designated areas. In exchange for receiving property tax exemption, participating firms are required to meet the program requirements set by state statute and the local sponsor. The City of Newberg is the local sponsor for the Newberg Enterprise Zone program. For 2020, the City abated no property taxes under this program.

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REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF NEWBERG
SCHEDULE OF NET PENSION LIABILITY AND CHANGES IN NET PENSION LIABILITY
CITY OF NEWBERG RETIREMENT PLAN
Last 10 Plan Fiscal Years*

| | June 30, 2020 | June 30, 2019 | June 30, 2018 | June 30, 2017 | June 30, 2016 | June 30, 2015 | June 30, 2014 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Beginning of year | | | | | | | |
| Total pension liability | \$ 35,243,654 | \$ 34,266,068 | \$ 33,053,684 | \$ 32,356,633 | \$ 32,458,220 | \$ 28,122,255 | \$ 27,296,697 |
| Fiduciary net position | <u>21,488,934</u> | <u>20,628,929</u> | <u>19,393,941</u> | <u>17,868,023</u> | <u>18,294,937</u> | <u>18,271,389</u> | <u>16,452,510</u> |
| Net pension liability | <u>\$ 13,754,720</u> | <u>\$ 13,637,139</u> | <u>\$ 13,659,743</u> | <u>\$ 14,488,610</u> | <u>\$ 14,163,283</u> | <u>\$ 9,850,866</u> | <u>\$ 10,844,187</u> |
| Changes in total pension liability | | | | | | | |
| Service cost | \$ 475,281 | \$ 628,881 | \$ 632,876 | \$ 629,785 | \$ 596,760 | \$ 463,867 | \$ 488,383 |
| Interest on total pension liability | 2,086,522 | 1,982,599 | 1,920,671 | 1,923,387 | 1,809,084 | 1,734,658 | 1,612,016 |
| Effect of economic/demographic losses | (407,371) | 581,632 | 461,001 | (582,105) | 487,034 | 22,573 | 995,297 |
| Effect of assumption changes or inputs | (247,870) | (300,310) | (73,732) | 276,798 | (1,474,389) | 3,539,377 | (885,385) |
| Benefit payments | <u>(1,789,499)</u> | <u>(1,915,216)</u> | <u>(1,728,432)</u> | <u>(1,550,814)</u> | <u>(1,520,076)</u> | <u>(1,424,510)</u> | <u>(1,384,753)</u> |
| Net change in total pension liability | <u>\$ 117,063</u> | <u>\$ 977,586</u> | <u>\$ 1,212,384</u> | <u>\$ 697,051</u> | <u>\$ (101,587)</u> | <u>\$ 4,335,965</u> | <u>\$ 825,558</u> |
| Changes in fiduciary net position | | | | | | | |
| Employer contributions | \$ 1,379,911 | \$ 1,377,490 | \$ 1,304,250 | \$ 1,185,084 | \$ 906,400 | \$ 834,895 | \$ 747,915 |
| Member contributions | 225,207 | 228,135 | 235,670 | 226,267 | 224,049 | 201,880 | 202,249 |
| Investment income net of expenses | 895,803 | 1,266,603 | 1,457,091 | 1,701,706 | (7,049) | 439,313 | 2,253,588 |
| Benefit payments | (1,789,499) | (1,915,216) | (1,728,432) | (1,550,814) | (1,520,076) | (1,424,510) | (1,384,753) |
| Administrative expenses | <u>(93,137)</u> | <u>(97,007)</u> | <u>(33,591)</u> | <u>(36,325)</u> | <u>(30,238)</u> | <u>(28,030)</u> | <u>(120)</u> |
| Net change in fiduciary net position | <u>\$ 618,285</u> | <u>\$ 860,005</u> | <u>\$ 1,234,988</u> | <u>\$ 1,525,918</u> | <u>\$ (426,914)</u> | <u>\$ 23,548</u> | <u>\$ 1,818,879</u> |
| End of year | | | | | | | |
| Total pension liability | \$ 35,360,717 | \$ 35,243,654 | \$ 34,266,068 | \$ 33,053,684 | \$ 32,356,633 | \$ 32,458,220 | \$ 28,122,255 |
| Fiduciary net position | <u>22,107,219</u> | <u>21,488,934</u> | <u>20,628,929</u> | <u>19,393,941</u> | <u>17,868,023</u> | <u>18,294,937</u> | <u>18,271,389</u> |
| Net pension liability | <u>\$ 13,253,498</u> | <u>\$ 13,754,720</u> | <u>\$ 13,637,139</u> | <u>\$ 13,659,743</u> | <u>\$ 14,488,610</u> | <u>\$ 14,163,283</u> | <u>\$ 9,850,866</u> |
| Fiduciary net position as a percent of total pension liability | 62.52% | 60.97% | 60.20% | 58.67% | 55.22% | 56.36% | 64.97% |
| Covered payroll | 3,465,278 | 3,610,638 | \$ 3,719,762 | \$ 3,644,950 | \$ 3,572,891 | \$ 3,182,471 | \$ 3,059,807 |
| Net pension liability as a percent of covered payroll | 382.5% | 380.9% | 366.6% | 374.8% | 405.5% | 445.0% | 321.9% |

*Information will be accumulated until 10 years are presented.

**CITY OF NEWBERG
SCHEDULE OF EMPLOYER CONTRIBUTIONS
CITY OF NEWBERG RETIREMENT PLAN
Last 10 Years Ended June 30,***

| | June 30, | | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|------------|------------|
| | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
| Actuarially determined contribution | \$ 1,580,779 | \$ 1,605,746 | \$ 1,427,069 | \$ 1,379,424 | \$ 1,257,372 | \$ 958,388 | \$ 767,576 |
| Actual employer contribution | 1,470,917 | 1,379,911 | 1,377,490 | 1,304,250 | 1,185,084 | 906,400 | 834,895 |
| Contribution deficiency (excess) | 109,862 | 225,835 | 49,579 | 75,174 | 72,288 | 51,988 | (67,319) |
| Covered payroll** | 3,095,221 | 3,465,278 | 3,610,638 | 3,719,762 | 3,644,950 | 3,572,891 | 3,182,471 |
| Contribution as a percent of covered payroll | 47.52% | 39.82% | 38.15% | 35.06% | 32.51% | 25.37% | 26.23% |
| Valuation date | 7/1/2020 | 7/1/2019 | 7/1/2018 | 7/1/2017 | 7/1/2016 | 7/1/2015 | 7/1/2014 |
| Assumed investment rate of return | 6.00% | 6.00% | 6.00% | 6.00% | 6.50% | 6.50% | 7.00% |

Notes to schedule

Methods and assumptions used to determine contribution rates:

| | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|
| Long-term rate of return on investments | 6.00% | 6.00% | 6.00% | 6.00% | 6.50% | 6.50% | 7.00% |
| Discount rate | 6.00% | 6.00% | 5.84% | 5.86% | 5.98% | 5.61% | 6.23% |
| Cost of living increases | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| Salary increases | 4.50% | 4.50% | 4.50% | 4.50% | 4.50% | 4.50% | 4.50% |

*Information will be accumulated until 10 years are presented.

**Covered payroll amounts reported from June 2019 was restated from prior year.

**CITY OF NEWBERG
INVESTMENT RETURNS
CITY OF NEWBERG RETIREMENT PLAN
Last 10 Fiscal Years Ended June 30,***

| <u>Year Ended June 30,</u> | <u>Rate</u> |
|--------------------------------|-------------|
| 2021 | 20.12% |
| 2020 | 4.20% |
| 2019 | 6.19% |
| 2018 | 7.57% |
| 2017 | 9.61% |
| 2016 | -0.04% |
| 2015 | 2.50% |

*Information will be accumulated until 10 years are presented.

CITY OF NEWBERG

**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM
Last 10 Plan Years Ended***

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|--|---------------|--------------|--------------|---------------|---------------|--------------|----------------|
| Proportion of the collective net pension liability (asset) | 0.0589316% | 0.0511432% | 0.0461491% | 0.0788987% | 0.0832642% | 0.0897722% | 0.0837003% |
| Proportionate share of the collective net pension liability (asset) | \$ 12,860,909 | \$ 8,846,544 | \$ 6,990,978 | \$ 10,635,572 | \$ 12,499,882 | \$ 5,154,234 | \$ (1,897,247) |
| Covered payroll | \$ 6,399,487 | \$ 5,781,331 | \$ 5,047,287 | \$ 4,886,012 | \$ 6,707,765 | \$ 6,499,152 | \$ 6,356,718 |
| Proportionate share of the collective net pension liability (asset) as a percentage of the covered payroll | 200.968% | 153.019% | 138.510% | 217.674% | 186.349% | 79.306% | -29.846% |
| Pension plan's fiduciary net position as a percentage of the total pension liability | 75.790% | 80.232% | 82.068% | 83.119% | 80.527% | 91.875% | 103.590% |

* Information will be accumulated annually until 10 years is presented

CITY OF NEWBERG

**SCHEDULE OF EMPLOYER CONTRIBUTIONS
OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM
Last 10 Years Ended June 30, ***

| | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|--------------|--------------|------------|------------|------------|------------|------------|
| Contractually required contributions | \$ 1,106,334 | \$ 1,065,923 | \$ 906,710 | \$ 822,914 | \$ 605,250 | \$ 841,895 | \$ 835,001 |
| Contractually required contributions recognized by the pension plan | 1,106,334 | 1,065,923 | 906,710 | 822,914 | 605,250 | 841,895 | 835,001 |
| Difference | - | - | - | - | - | - | - |
| Covered payroll | 6,473,569 | 6,399,487 | 5,781,331 | 5,047,287 | 4,886,012 | 6,707,765 | 6,499,152 |
| Contractually required contributions as a percentage of covered payroll | 17.09002% | 16.65638% | 15.68341% | 16.30409% | 12.38740% | 12.55105% | 12.84785% |

* Information will be accumulated until 10 years are presented.

CITY OF NEWBERG
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS - CIS
Last 10 Plan Fiscal Years*

| | June 30, 2020 | June 30, 2019 | June 30, 2018 | June 30, 2017 |
|--|-------------------|-------------------|-------------------|-------------------|
| Total OPEB liability | | | | |
| Service cost | \$ 70,202 | \$ 63,022 | \$ 61,357 | \$ 64,551 |
| Interest on total OPEB liability | 34,722 | 34,460 | 30,187 | 24,107 |
| Effect of economic/demographic gains or losses ** | (395,137) | - | (13,276) | (51,156) |
| Effect of assumptions or inputs | 7,393 | 26,774 | 2,516 | - |
| Benefit payments | (29,043) | (30,583) | (39,786) | (34,234) |
| Net change in OPEB liability | (311,863) | 93,673 | 40,998 | 3,268 |
| Total OPEB liability - beginning | 936,240 | 842,567 | 801,569 | 798,301 |
| Total OPEB liability - ending | <u>\$ 624,377</u> | <u>\$ 936,240</u> | <u>\$ 842,567</u> | <u>\$ 801,569</u> |
| | | | | |
| Covered employee payroll | 9,864,765 | 9,391,969 | 8,767,049 | 8,530,962 |
| City's total OPEB liability as a percentage of covered employee payroll | 6.33% | 9.97% | 9.61% | 9.40% |

Notes to schedule

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

* Information will be accumulated until 10 years are presented.

** Police Union employees are covered under health insurance through the Northwest Firefighters Relief Association. Beginning in the June 30, 2020 measurement date, the OPEB related to these employees are being reported separately, whereas in prior years these employees were included in the CIS actuarial valuation.

CITY OF NEWBERG
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET OPEB LIABILITY / (ASSET)
NORTHWEST FIREFIGHTERS RELIEF ASSOCIATION
Last 10 Plan Fiscal Years*

| Fiscal Year Ended | City's proportion of the net OPEB liability (asset) | City's proportionate share of the net OPEB liability (asset) | Covered Payroll | City's proportionate share of the net OPEB liability (asset) as a percentage of its covered payroll | Plan fiduciary net position as a percentage of the total OPEB liability (asset) |
|----------------------|---|--|-----------------|---|--|
| 2020 | 3.5792% | \$ 757,290 | \$ 2,739,504 | 27.64% | 150.07% |

Notes to schedule

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Police Union employees are covered under health insurance through the Northwest Firefighters Relief Association. Beginning in the June 30, 2020 measurement date, the OPEB related to these employees are being reported separately, whereas in prior years these employees were included in the CIS actuarial valuation.

* Information will be accumulated until 10 years are presented.

CITY OF NEWBERG
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET OPEB LIABILITY / (ASSET)
OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM, RETIREMENT HEALTH INSURANCE ACCOUNT
Last 10 Plan Fiscal Years*

| Fiscal Year Ended | City's proportion of the net OPEB liability (asset) | City's proportionate share of the net OPEB liability (asset) | Covered Payroll | City's proportionate share of the net OPEB liability (asset) as a percentage of its covered payroll | Plan fiduciary net position as a percentage of the total OPEB liability (asset) |
|----------------------|---|--|-----------------|---|--|
| 2020 | 0.05397329% | \$ (109,976) | \$ 6,399,487 | -1.72% | 150.07% |
| 2019 | 0.05402873% | \$ (104,403) | \$ 5,781,331 | -1.81% | 144.36% |
| 2018 | 0.04981126% | \$ (55,603) | \$ 5,047,287 | -1.10% | 124.00% |
| 2017 | 0.04569772% | (19,072) | 4,886,012 | -0.39% | 108.90% |

* Information will be accumulated until 10 years are presented.

CITY OF NEWBERG
SCHEDULE OF THE CITY OPEB CONTRIBUTIONS
OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM, RETIREMENT HEALTH INSURANCE ACCOUNT
Last 10 Fiscal Years Ended June 30,*

| Fiscal Year Ended | Contractually determined contribution | Contributions in relation to the actuarially required contribution | Contribution Deficiency (excess) | City's Covered Payroll | Contributions as a percent of covered payroll |
|----------------------|---|---|-------------------------------------|---------------------------|---|
| 2021 | \$ 1,392 | \$ 1,392 | - | \$ 6,473,569 | 0.02% |
| 2020 | 3,854 | 3,854 | - | 6,399,487 | 0.06% |
| 2019 | 26,778 | 26,778 | - | 5,781,331 | 0.46% |
| 2018 | 24,119 | 24,119 | - | 5,047,287 | 0.48% |
| 2017 | 24,255 | 24,255 | - | 4,886,012 | 0.50% |

* Information will be accumulated until 10 years are presented.

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**COMBINING FINANCIAL STATEMENTS
AND INDIVIDUAL FUND SCHEDULES**

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City of Newberg, Oregon

STREET SYSTEM DEVELOPMENT FUND (MAJOR FUND) SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|---|--------------------|--------------------|---------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Charges for services | \$ 1,000,000 | \$ 1,000,000 | \$ 1,905,724 | \$ 905,724 |
| Grants | 352,762 | 352,762 | 328,960 | (23,802) |
| Assessments | 2,500 | 2,500 | 4,851 | 2,351 |
| Interest | 20,300 | 20,300 | 37,799 | 17,499 |
| Total revenues | 1,375,562 | 1,375,562 | 2,277,334 | 901,772 |
| <u>Expenditures</u> | | | | |
| Contingency | 3,529,157 | 3,514,157 | - | 3,514,157 |
| Total expenditures | 3,529,157 | 3,514,157 | - | 3,514,157 |
| | | | | |
| Excess (deficiency) of revenues over expenditures | (2,153,595) | (2,138,595) | 2,277,334 | 4,415,929 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers out | (2,518,500) | (2,533,500) | (957,776) | 1,575,724 |
| Total other financing sources (uses) | (2,518,500) | (2,533,500) | (957,776) | 1,575,724 |
| | | | | |
| Net change in fund balance | (4,672,095) | (4,672,095) | 1,319,558 | 5,991,653 |
| Fund balance, July 01, 2020 | 4,672,095 | 4,672,095 | 4,730,618 | 58,523 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 6,050,176 | \$ 6,050,176 |

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Combining Statements

Nonmajor Governmental Funds

- Combining Balance Sheet
- Combining Statement of Revenues, Expenditures and Changes in Fund Balances

City of Newberg, Oregon

COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS

June 30, 2021

| | Special Revenue | Debt Service | Capital Projects | Totals |
|--|---------------------|-----------------|---------------------|---------------------|
| <u>ASSETS</u> | | | | |
| Cash and cash equivalents | \$ 1,053,785 | \$ 6 | \$ 865,300 | \$ 1,919,091 |
| Receivables: | | | | |
| Accounts | 367,147 | - | - | 367,147 |
| Loans | 12,500 | - | - | 12,500 |
| Taxes | - | 2,223 | - | 2,223 |
| Total assets | \$ 1,433,432 | \$ 2,229 | \$ 865,300 | \$ 2,300,961 |
| <u>LIABILITIES</u> | | | | |
| Accounts payable | \$ 55,884 | \$ - | \$ 266,442 | \$ 322,326 |
| Other accrued liabilities | 17,343 | - | - | 17,343 |
| Due to other funds | 119,271 | - | - | 119,271 |
| Total liabilities | 192,498 | - | 266,442 | 458,940 |
| <u>DEFERRED INFLOWS OF RESOURCES</u> | | | | |
| Unavailable revenue-property taxes | - | 2,223 | - | 2,223 |
| Unavailable revenue-loans | 12,500 | - | - | 12,500 |
| Total deferred inflows of resources | 12,500 | 2,223 | - | 14,723 |
| <u>FUND BALANCES</u> | | | | |
| Restricted | 511,505 | 6 | 385,646 | 897,157 |
| Committed | 716,929 | - | 213,212 | 930,141 |
| Total fund balances | 1,228,434 | 6 | 598,858 | 1,827,298 |
| Total liabilities, deferred inflows of resources, and fund balances | \$ 1,433,432 | \$ 2,229 | \$ 865,300 | \$ 2,300,961 |

City of Newberg, Oregon

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

For the Year Ended June 30, 2021

| | Special Revenue | Debt Service | Capital Projects | Totals |
|--|---------------------|------------------|---------------------|---------------------|
| <u>Revenues</u> | | | | |
| Property taxes | \$ - | \$ 300 | \$ - | \$ 300 |
| Other taxes | 863,263 | - | - | 863,263 |
| Licenses and permits | 48,400 | - | - | 48,400 |
| Intergovernmental | 368,841 | 142,916 | 397,919 | 909,676 |
| Charges for services | 600,007 | - | - | 600,007 |
| Pension bond charge | - | 285,040 | - | 285,040 |
| Donations | 1,000 | - | - | 1,000 |
| Interest | 6,627 | 511 | 2,460 | 9,598 |
| Miscellaneous | 2,922 | - | - | 2,922 |
| Total revenues | 1,891,060 | 428,767 | 400,379 | 2,720,206 |
| <u>Expenditures</u> | | | | |
| Current: | | | | |
| General government | 216,887 | - | - | 216,887 |
| Public safety | 863,315 | - | - | 863,315 |
| Library | 34,462 | - | - | 34,462 |
| Community development | 94,777 | - | - | 94,777 |
| Debt service: | | | | |
| Principal | - | 572,899 | - | 572,899 |
| Interest | - | 227,632 | - | 227,632 |
| Capital outlay | - | - | 2,298,635 | 2,298,635 |
| Total expenditures | 1,209,441 | 800,531 | 2,298,635 | 4,308,607 |
| Excess (deficiency) of revenues over expenditures | 681,619 | (371,764) | (1,898,256) | (1,588,401) |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers in | - | 371,740 | 1,779,545 | 2,151,285 |
| Transfers out | (405,119) | - | - | (405,119) |
| Total other financing sources (uses) | (405,119) | 371,740 | 1,779,545 | 1,746,166 |
| Net change in fund balances | 276,500 | (24) | (118,711) | 157,765 |
| Fund balances, July 1, 2020 | 951,934 | 30 | 717,569 | 1,669,533 |
| Fund balances, June 30, 2021 | \$ 1,228,434 | \$ 6 | \$ 598,858 | \$ 1,827,298 |

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SPECIAL REVENUE FUNDS

- Combining Balance Sheet
- Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Schedules of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

- Economic Development
- 911 Emergency
- Civil Forfeiture
- Library Gift and Memorial
- Public Safety Fee
- Transient Lodging Tax

City of Newberg, Oregon

COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS

June 30, 2021

| | Economic Development | 911 Emergency | Civil Forfeiture | Library Gift and Memorial | Public Safety Fee | Transient Lodging Tax | Totals |
|---|-------------------------|-------------------|---------------------|---------------------------------|----------------------|--------------------------|---------------------|
| ASSETS | | | | | | | |
| Cash and cash equivalents | \$ 964,820 | \$ 52,679 | \$ 813 | \$ 11,742 | \$ 23,731 | \$ - | \$ 1,053,785 |
| Receivables: | | | | | | | |
| Accounts | 250 | 99,713 | - | 32 | 65,733 | 201,419 | 367,147 |
| Loans | 12,500 | - | - | - | - | - | 12,500 |
| Total assets | \$ 977,570 | \$ 152,392 | \$ 813 | \$ 11,774 | \$ 89,464 | \$ 201,419 | \$ 1,433,432 |
| LIABILITIES | | | | | | | |
| Accounts payable | \$ 3,816 | \$ - | \$ - | \$ 769 | \$ - | \$ 51,299 | \$ 55,884 |
| Other accrued liabilities | 342 | 4,687 | - | - | 12,314 | - | 17,343 |
| Due to other funds | - | - | - | - | - | 119,271 | 119,271 |
| Total liabilities | 4,158 | 4,687 | - | 769 | 12,314 | 170,570 | 192,498 |
| DEFERRED INFLOWS OF RESOURCES | | | | | | | |
| Unavailable revenue-loans | 12,500 | - | - | - | - | - | 12,500 |
| Total deferred inflows of resources | 12,500 | - | - | - | - | - | 12,500 |
| FUND BALANCES | | | | | | | |
| Restricted | 243,983 | 147,705 | 813 | 11,005 | 77,150 | 30,849 | 511,505 |
| Committed | 716,929 | - | - | - | - | - | 716,929 |
| Total fund balances | 960,912 | 147,705 | 813 | 11,005 | 77,150 | 30,849 | 1,228,434 |
| Total liabilities, deferred inflows of resources and fund balances | \$ 977,570 | \$ 152,392 | \$ 813 | \$ 11,774 | \$ 89,464 | \$ 201,419 | \$ 1,433,432 |

City of Newberg, Oregon

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

For the Year Ended June 30, 2021

| | Economic Development | 911 Emergency | Civil Forfeiture | Library Gift and Memorial | Public Safety Fee | Transient Lodging Tax | Totals |
|--|-------------------------|-------------------|---------------------|---------------------------------|----------------------|--------------------------|---------------------|
| Revenues | | | | | | | |
| Other taxes | \$ 243,983 | \$ - | \$ - | \$ - | \$ - | \$ 619,280 | \$ 863,263 |
| Licenses and permits | 48,400 | - | - | - | - | - | 48,400 |
| Intergovernmental | 18,096 | 342,495 | - | 5,319 | 2,931 | - | 368,841 |
| Charges for services | - | - | - | - | 600,007 | - | 600,007 |
| Donations | - | - | - | 1,000 | - | - | 1,000 |
| Interest | 5,656 | 330 | 5 | 203 | 180 | 253 | 6,627 |
| Miscellaneous | - | 2,760 | - | - | - | 162 | 2,922 |
| Total revenues | 316,135 | 345,585 | 5 | 6,522 | 603,118 | 619,695 | 1,891,060 |
| Expenditures | | | | | | | |
| Current: | | | | | | | |
| General government | - | - | - | - | - | 216,887 | 216,887 |
| Public safety | - | 266,754 | - | - | 596,561 | - | 863,315 |
| Library | - | - | - | 34,462 | - | - | 34,462 |
| Community development | 94,777 | - | - | - | - | - | 94,777 |
| Total expenditures | 94,777 | 266,754 | - | 34,462 | 596,561 | 216,887 | 1,209,441 |
| Excess (deficiency) of revenues over expenditures | 221,358 | 78,831 | 5 | (27,940) | 6,557 | 402,808 | 681,619 |
| Other financing sources (uses) | | | | | | | |
| Transfers out | (3,000) | - | - | - | - | (402,119) | (405,119) |
| Total other financing sources (uses) | (3,000) | - | - | - | - | (402,119) | (405,119) |
| Net change in fund balances | 218,358 | 78,831 | 5 | (27,940) | 6,557 | 689 | 276,500 |
| Fund balances, July 1, 2020 | 742,554 | 68,874 | 808 | 38,945 | 70,593 | 30,160 | 951,934 |
| Fund balances, June 30, 2021 | \$ 960,912 | \$ 147,705 | \$ 813 | \$ 11,005 | \$ 77,150 | \$ 30,849 | \$ 1,228,434 |

City of Newberg, Oregon

ECONOMIC DEVELOPMENT FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|------------------|------------------|-------------------|-------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Other taxes | \$ 150,000 | \$ 150,000 | \$ 243,983 | \$ 93,983 |
| Licenses and permits | 48,000 | 48,000 | 48,400 | 400 |
| Intergovernmental | - | 10,622 | 18,096 | 7,474 |
| Loan collections - interest | 5,400 | 5,400 | - | (5,400) |
| Interest | 3,700 | 3,700 | 5,656 | 1,956 |
| Miscellaneous | 10 | 10 | - | (10) |
| Total revenues | 207,110 | 217,732 | 316,135 | 98,403 |
| <u>Expenditures</u> | | | | |
| Planning | 103,966 | 131,698 | 93,597 | 38,101 |
| Contingency | 183,648 | 166,538 | - | 166,538 |
| Total expenditures | 287,614 | 298,236 | 93,597 | 204,639 |
| Excess (deficiency) of revenues over expenditures | (80,504) | (80,504) | 222,538 | 303,042 |
| <u>Other financing sources (uses)</u> | | | | |
| Special payments - loans | (395,865) | (395,865) | - | 395,865 |
| Special payments - grants | (19,110) | (19,110) | (1,180) | 17,930 |
| Special payments - other | (144,000) | (144,000) | - | 144,000 |
| Transfers out | (3,000) | (3,000) | (3,000) | - |
| Total other financing sources (uses) | (561,975) | (561,975) | (4,180) | 557,795 |
| Net change in fund balance | (642,479) | (642,479) | 218,358 | 860,837 |
| Fund balance, July 01, 2020 | 642,479 | 642,479 | 742,554 | 100,075 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 960,912 | \$ 960,912 |

City of Newberg, Oregon

911 EMERGENCY FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|------------------------------------|------------------|----------------|-------------------|-------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Intergovernmental | \$ 319,466 | \$ 319,466 | \$ 342,495 | \$ 23,029 |
| Interest | 50 | 50 | 330 | 280 |
| Miscellaneous | - | - | 2,760 | 2,760 |
| Total revenues | 319,516 | 319,516 | 345,585 | 26,069 |
| <u>Expenditures</u> | | | | |
| Communications | 327,152 | 327,152 | 266,754 | 60,398 |
| Contingency | 35,231 | 35,231 | - | 35,231 |
| Total expenditures | 362,383 | 362,383 | 266,754 | 95,629 |
| Net change in fund balance | (42,867) | (42,867) | 78,831 | 121,698 |
| Fund balance, July 01, 2020 | 42,867 | 42,867 | 68,874 | 26,007 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 147,705 | \$ 147,705 |

City of Newberg, Oregon

CIVIL FORFEITURE FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|------------------------------------|------------------|-------------|---------------|---------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Interest | \$ 5 | \$ 5 | \$ 5 | \$ - |
| Total revenues | 5 | 5 | 5 | - |
| <u>Expenditures</u> | | | | |
| Police | 430 | 430 | - | 430 |
| Total expenditures | 430 | 430 | - | 430 |
| Net change in fund balance | (425) | (425) | 5 | 430 |
| Fund balance, July 01, 2020 | 425 | 425 | 808 | 383 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 813 | \$ 813 |

City of Newberg, Oregon

LIBRARY GIFT AND MEMORIAL FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|------------------------------------|------------------|---------------|------------------|------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Intergovernmental | \$ 3,830 | \$ 3,830 | \$ 5,319 | \$ 1,489 |
| Donations | 30,850 | 30,850 | 1,000 | (29,850) |
| Interest | 300 | 300 | 203 | (97) |
| Total revenues | 34,980 | 34,980 | 6,522 | (28,458) |
| <u>Expenditures</u> | | | | |
| Library | 34,680 | 34,680 | 34,462 | 218 |
| Contingency | 9,175 | 9,175 | - | 9,175 |
| Total expenditures | 43,855 | 43,855 | 34,462 | 9,393 |
| Net change in fund balance | (8,875) | (8,875) | (27,940) | (19,065) |
| Fund balance, July 01, 2020 | 8,875 | 8,875 | 38,945 | 30,070 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 11,005 | \$ 11,005 |

City of Newberg, Oregon

PUBLIC SAFETY FEE FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | <u>Budgeted Amounts</u> | | <u>Actual</u> | <u>Variance</u> |
|------------------------------------|-------------------------|----------------|------------------|------------------|
| | <u>Original</u> | <u>Final</u> | | |
| <u>Revenues</u> | | | | |
| Intergovernmental | \$ - | \$ - | \$ 2,931 | \$ 2,931 |
| Charges for services | 596,606 | 596,606 | 600,007 | 3,401 |
| Interest | 250 | 250 | 180 | (70) |
| Total revenues | 596,856 | 596,856 | 603,118 | 6,262 |
| <u>Expenditures</u> | | | | |
| Police | 356,250 | 356,250 | 349,769 | 6,481 |
| Communications | 259,771 | 259,771 | 246,792 | 12,979 |
| Contingency | 42,100 | 42,100 | - | 42,100 |
| Total expenditures | 658,121 | 658,121 | 596,561 | 61,560 |
| Net change in fund balance | (61,265) | (61,265) | 6,557 | 67,822 |
| Fund balance, July 01, 2020 | 61,265 | 61,265 | 70,593 | 9,328 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 77,150 | \$ 77,150 |

City of Newberg, Oregon

TRANSIENT LODGING TAX FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budget | | Actual | Variance |
|---|------------------|------------------|------------------|------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Other taxes | \$ 568,000 | \$ 568,000 | \$ 619,280 | \$ 51,280 |
| Interest | 1,000 | 1,000 | 253 | (747) |
| Miscellaneous revenues | - | - | 162 | 162 |
| Total revenues | 569,000 | 569,000 | 619,695 | 50,695 |
| <u>Expenditures</u> | | | | |
| General government | 200,141 | 200,141 | 216,887 | (16,746) |
| Contingency | 2,980 | 2,980 | - | 2,980 |
| Total expenditures | 203,121 | 203,121 | 216,887 | (13,766) |
| Excess (deficiency) of revenues over expenditures | 365,879 | 365,879 | 402,808 | 36,929 |
| <u>Other financing sources (uses)</u> | | | | |
| Grants | (30,000) | (30,000) | - | 30,000 |
| Transfers out | (368,859) | (368,859) | (402,119) | (33,260) |
| Total other financing sources (uses) | (398,859) | (398,859) | (402,119) | (3,260) |
| Net change in fund balance | (32,980) | (32,980) | 689 | 33,669 |
| Fund balance, July 01, 2020 | 32,980 | 32,980 | 30,160 | (2,820) |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 30,849 | \$ 30,849 |

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DEBT SERVICE FUND

Schedules of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

- Debt Service

City of Newberg, Oregon

DEBT SERVICE FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|------------------|------------------|------------------|-------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Property taxes | \$ 461 | \$ 461 | \$ 300 | \$ (161) |
| Intergovernmental | 142,916 | 142,916 | 142,916 | - |
| Pension bond charge | 285,040 | 285,040 | 285,040 | - |
| Interest | 100 | 100 | 511 | 411 |
| Total revenues | 428,517 | 428,517 | 428,767 | 250 |
| <u>Expenditures</u> | | | | |
| Debt service | | | | |
| Principal | 581,471 | 581,471 | 572,899 | 8,572 |
| Interest | 219,060 | 219,060 | 227,632 | (8,572) |
| Total expenditures | 800,531 | 800,531 | 800,531 | - |
| Excess (deficiency) of revenues over expenditures | (372,014) | (372,014) | (371,764) | 250 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers in | 372,575 | 372,575 | 371,740 | (835) |
| Total other financing sources (uses) | 372,575 | 372,575 | 371,740 | (835) |
| Net change in fund balance | 561 | 561 | (24) | (585) |
| Fund balance, July 01, 2020 | 3,898 | 3,898 | 30 | (3,868) |
| Fund balance, June 30, 2021 | \$ 4,459 | \$ 4,459 | \$ 6 | \$ (4,453) |

CAPITAL PROJECTS FUNDS

- Combining Balance Sheet
- Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Schedules of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

- Street Capital Projects
- Governmental Capital Projects

City of Newberg, Oregon

COMBINING BALANCE SHEET NONMAJOR CAPITAL PROJECTS FUNDS

June 30, 2021

| | <u>Street Capital Projects</u> | <u>Governmental Capital Projects</u> | <u>Totals</u> |
|--|------------------------------------|--|-------------------|
| <u>ASSETS</u> | | | |
| Cash and cash equivalents | \$ 457,113 | \$ 408,187 | \$ 865,300 |
| Total assets | \$ 457,113 | \$ 408,187 | \$ 865,300 |
| <u>LIABILITIES</u> | | | |
| Accounts payable | \$ 243,901 | \$ 22,541 | \$ 266,442 |
| Total liabilities | 243,901 | 22,541 | 266,442 |
| <u>FUND BALANCES</u> | | | |
| Restricted | - | 385,646 | 385,646 |
| Committed | 213,212 | - | 213,212 |
| Total fund balances | 213,212 | 385,646 | 598,858 |
| Total liabilities, deferred inflows of resources, and fund balances | \$ 457,113 | \$ 408,187 | \$ 865,300 |

City of Newberg, Oregon

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

For the Year Ended June 30, 2021

| | <u>Street Capital Projects</u> | <u>Governmental Capital Projects</u> | <u>Totals</u> |
|--|------------------------------------|--|--------------------|
| <u>Revenues</u> | | | |
| Intergovernmental | \$ - | \$ 397,919 | \$ 397,919 |
| Interest | 2,460 | - | 2,460 |
| Total revenues | 2,460 | 397,919 | 400,379 |
| <u>Expenditures</u> | | | |
| Capital outlay | 1,771,483 | 527,152 | 2,298,635 |
| Total expenditures | 1,771,483 | 527,152 | 2,298,635 |
| Excess (deficiency) of revenues over expenditures | (1,769,023) | (129,233) | (1,898,256) |
| <u>Other financing sources (uses)</u> | | | |
| Transfers in | 1,771,474 | 8,071 | 1,779,545 |
| Total other financing sources (uses) | 1,771,474 | 8,071 | 1,779,545 |
| Net change in fund balances | 2,451 | (121,162) | (118,711) |
| Fund balances, July 1, 2020 | 210,761 | 506,808 | 717,569 |
| Fund balances, June 30, 2021 | \$ 213,212 | \$ 385,646 | \$ 598,858 |

City of Newberg, Oregon

STREET CAPITAL PROJECTS FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budget | | Actual | Variance |
|--|--------------------|--------------------|--------------------|--------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Interest | \$ 2,000 | \$ 2,000 | \$ 2,460 | \$ 460 |
| Total revenues | 2,000 | 2,000 | 2,460 | 460 |
| <u>Expenditures</u> | | | | |
| Capital outlay | 4,019,000 | 4,049,000 | 1,771,483 | 2,277,517 |
| Total expenditures | 4,019,000 | 4,049,000 | 1,771,483 | 2,277,517 |
| Excess (deficiency) of revenues over expenditures | (4,017,000) | (4,047,000) | (1,769,023) | 2,277,977 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers in | 4,019,000 | 4,049,000 | 1,771,474 | (2,277,526) |
| Total other financing sources (uses) | 4,019,000 | 4,049,000 | 1,771,474 | (2,277,526) |
| Net change in fund balance | 2,000 | 2,000 | 2,451 | 451 |
| Fund balance, July 01, 2020 | 211,001 | 211,001 | 210,761 | (240) |
| Fund balance, June 30, 2021 | \$ 213,001 | \$ 213,001 | \$ 213,212 | \$ 211 |

City of Newberg, Oregon

GOVERNMENTAL CAPITAL PROJECTS FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budget | | Actual | Variance |
|--|------------------|------------------|-------------------|-------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Grants | \$ 437,520 | \$ 437,520 | \$ 397,919 | \$ (39,601) |
| Total revenues | 437,520 | 437,520 | 397,919 | (39,601) |
| <u>Expenditures</u> | | | | |
| Capital outlay | 975,241 | 975,241 | 527,152 | 448,089 |
| Total expenditures | 975,241 | 975,241 | 527,152 | 448,089 |
| Excess (deficiency) of revenues over expenditures | (537,721) | (537,721) | (129,233) | 408,488 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfer in | - | - | 8,071 | 8,071 |
| Total other financing sources (uses) | - | - | 8,071 | 8,071 |
| Net change in fund balance | (537,721) | (537,721) | (121,162) | 416,559 |
| Fund balance, July 01, 2020 | 537,721 | 537,721 | 506,808 | (30,913) |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 385,646 | \$ 385,646 |

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PROPRIETARY FUNDS

Schedules of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For budgetary purposes, the water, wastewater, and stormwater activities are accounted for in the following separate funds:

Water

Water (operating)
Water System Development

Wastewater

Wastewater (operating)
Wastewater System Development

Stormwater

Stormwater (operating)
Stormwater System Development

Other

Proprietary Capital Projects

Reconciliations

Reconciliation of Revenues and Expenditures (budgetary basis) to Revenues and Expenses (accrual basis)

City of Newberg, Oregon

WATER FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | <u>Budgeted Amounts</u> | | <u>Actual</u> | <u>Variance</u> |
|--|-------------------------|---------------------|----------------------|---------------------|
| | <u>Original</u> | <u>Final</u> | | |
| <u>Revenues</u> | | | | |
| Charges for services | \$ 6,239,789 | \$ 6,239,789 | \$ 6,737,426 | \$ 497,637 |
| Grants | - | 9,621 | 51,844 | 42,223 |
| Interest | 61,700 | 61,700 | 99,236 | 37,536 |
| Miscellaneous | 33,150 | 33,150 | 42,615 | 9,465 |
| Total revenues | 6,334,639 | 6,344,260 | 6,931,121 | 586,861 |
| <u>Expenditures</u> | | | | |
| Public works | 4,449,734 | 4,459,355 | 3,793,519 | 665,836 |
| Debt service: | | | | |
| Principal | 370,150 | 370,150 | 370,150 | - |
| Interest | 42,989 | 42,989 | 42,989 | - |
| Contingency | 1,514,239 | 1,514,239 | - | 1,514,239 |
| Total expenditures | 6,377,112 | 6,386,733 | 4,206,658 | 2,180,075 |
| Excess (deficiency) of revenues over expenditures | (42,473) | (42,473) | 2,724,463 | 2,766,936 |
| <u>Other financing sources (uses)</u> | | | | |
| Sale of capital assets | - | - | 20,303 | 20,303 |
| Transfers In | 36,982 | 36,982 | 36,982 | - |
| Transfers Out | (7,103,373) | (7,103,373) | (1,379,006) | 5,724,367 |
| Total other financing sources (uses) | (7,066,391) | (7,066,391) | (1,321,721) | 5,744,670 |
| Net change in fund balance | (7,108,864) | (7,108,864) | 1,402,742 | 8,511,606 |
| Fund balance, July 1, 2020 | 12,938,105 | 12,938,105 | 13,537,013 | 598,908 |
| Fund balance, June 30, 2021 | \$ 5,829,241 | \$ 5,829,241 | \$ 14,939,755 | \$ 9,110,514 |

City of Newberg, Oregon

WATER SYSTEM DEVELOPMENT FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|------------------|------------------|-------------------|-------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Development fees | \$ 600,000 | \$ 600,000 | \$ 965,995 | \$ 365,995 |
| Assessments | 1,000 | 1,000 | 5,141 | 4,141 |
| Interest | 600 | 600 | 797 | 197 |
| Total revenues | 601,600 | 601,600 | 971,933 | 370,333 |
| <u>Expenditures</u> | | | | |
| Debt service: | | | | |
| Principal | 643,179 | 643,179 | 643,179 | - |
| Interest | 158,670 | 158,670 | 158,670 | - |
| Total expenditures | 801,849 | 801,849 | 801,849 | - |
| Excess (deficiency) of revenues over expenditures | (200,249) | (200,249) | 170,084 | 370,333 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers in | 200,141 | 200,141 | - | (200,141) |
| Total other financing sources (uses) | 200,141 | 200,141 | - | (200,141) |
| Net change in fund balance | (108) | (108) | 170,084 | 170,192 |
| Fund balance, July 1, 2020 | 108 | 108 | - | (108) |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 170,084 | \$ 170,084 |

City of Newberg, Oregon

WASTEWATER FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|---------------------|---------------------|----------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Charges for services | \$ 8,685,505 | \$ 8,685,505 | \$ 9,297,865 | \$ 612,360 |
| Grant | 400,000 | 410,157 | 41,686 | (368,471) |
| Interest | 55,500 | 55,500 | 90,034 | 34,534 |
| Miscellaneous | 10,800 | 10,800 | 15,550 | 4,750 |
| Total revenues | 9,151,805 | 9,161,962 | 9,445,135 | 283,173 |
| <u>Expenditures</u> | | | | |
| Public works | 6,306,339 | 6,316,496 | 5,399,168 | 917,328 |
| Debt service: | | | | |
| Principal | 1,229,269 | 1,229,269 | 1,229,269 | - |
| Interest | 420,299 | 420,299 | 420,299 | - |
| Contingency | 2,891,613 | 2,708,613 | - | 2,708,613 |
| Total expenditures | 10,847,520 | 10,674,677 | 7,048,736 | 3,625,941 |
| Excess (deficiency) of revenues over expenditures | (1,695,715) | (1,512,715) | 2,396,399 | 3,909,114 |
| <u>Other financing sources (uses)</u> | | | | |
| Special payments - loans | (50,000) | (50,000) | - | 50,000 |
| Sale of capital assets | - | - | 5,603 | 5,603 |
| Transfers out | (4,749,285) | (4,932,285) | (2,497,215) | 2,435,070 |
| Total other financing sources (uses) | (4,799,285) | (4,982,285) | (2,491,612) | 2,490,673 |
| Net change in fund balance | (6,495,000) | (6,495,000) | (95,213) | 6,399,787 |
| Fund balance, July 1, 2020 | 11,494,766 | 11,494,766 | 12,578,122 | 1,083,356 |
| Fund balance, June 30, 2021 | \$ 4,999,766 | \$ 4,999,766 | \$ 12,482,909 | \$ 7,483,143 |

City of Newberg, Oregon

WASTEWATER SYSTEM DEVELOPMENT FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|--------------------|--------------------|---------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Development fees | \$ 800,000 | \$ 800,000 | \$ 3,079,192 | \$ 2,279,192 |
| Interest | 33,600 | 33,600 | 56,054 | 22,454 |
| Total revenues | 833,600 | 833,600 | 3,135,246 | 2,301,646 |
| <u>Expenditures</u> | | | | |
| Debt service: | | | | |
| Principal | 136,892 | 136,892 | 136,892 | - |
| Interest | 74,334 | 74,334 | 74,334 | - |
| Contingency | 5,895,721 | 5,355,711 | - | 5,355,711 |
| Total expenditures | 6,106,947 | 5,566,937 | 211,226 | 5,355,711 |
| Excess (deficiency) of revenues over expenditures | (5,273,347) | (4,733,337) | 2,924,020 | 7,657,357 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers out | (1,562,805) | (2,102,815) | (618,992) | 1,483,823 |
| Total other financing sources (uses) | (1,562,805) | (2,102,815) | (618,992) | 1,483,823 |
| Net change in fund balance | (6,836,152) | (6,836,152) | 2,305,028 | 9,141,180 |
| Fund balance, July 1, 2020 | 6,836,152 | 6,836,152 | 7,104,590 | 268,438 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 9,409,618 | \$ 9,409,618 |

City of Newberg, Oregon

STORMWATER FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|--------------------|--------------------|---------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Charges for services | \$ 1,789,460 | \$ 1,789,460 | \$ 2,030,253 | \$ 240,793 |
| Grant | - | 3,679 | 11,015 | 7,336 |
| Interest | 5,000 | 5,000 | 11,631 | 6,631 |
| Miscellaneous | - | - | 326 | 326 |
| Total revenues | 1,794,460 | 1,798,139 | 2,053,225 | 255,086 |
| <u>Expenditures</u> | | | | |
| Public works | 1,530,543 | 1,534,222 | 1,386,365 | 147,857 |
| Contingency | 751,365 | 749,865 | - | 749,865 |
| Total expenditures | 2,281,908 | 2,284,087 | 1,386,365 | 897,722 |
| Excess (deficiency) of revenues over expenditures | (487,448) | (485,948) | 666,860 | 1,152,808 |
| <u>Other financing sources (uses)</u> | | | | |
| Sale of capital assets | - | - | 103 | 103 |
| Transfers out | (801,175) | (802,675) | (56,726) | 745,949 |
| Total other financing sources (uses) | (801,175) | (802,675) | (56,623) | 746,052 |
| Net change in fund balance | (1,288,623) | (1,288,623) | 610,237 | 1,898,860 |
| Fund balance, July 1, 2020 | 1,288,623 | 1,288,623 | 1,475,393 | 186,770 |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 2,085,630 | \$ 2,085,630 |

City of Newberg, Oregon

STORMWATER SYSTEM DEVELOPMENT FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|------------------|------------------|-------------------|-------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Development fees | \$ 60,000 | \$ 60,000 | \$ 76,835 | \$ 16,835 |
| Interest | 1,000 | 1,000 | 1,751 | 751 |
| Total revenues | 61,000 | 61,000 | 78,586 | 17,586 |
| <u>Expenditures</u> | | | | |
| Contingency | 192,356 | 190,856 | - | 190,856 |
| Total expenditures | 192,356 | 190,856 | - | 190,856 |
| Excess (deficiency) of revenues over expenditures | (131,356) | (129,856) | 78,586 | 208,442 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers out | (82,825) | (84,325) | (45,608) | 38,717 |
| Total other financing sources (uses) | (82,825) | (84,325) | (45,608) | 38,717 |
| Net change in fund balance | (214,181) | (214,181) | 32,978 | 247,159 |
| Fund balance, July 1, 2020 | 228,415 | 228,415 | 221,462 | (6,953) |
| Fund balance, June 30, 2021 | \$ 14,234 | \$ 14,234 | \$ 254,440 | \$ 240,206 |

City of Newberg, Oregon

PROPRIETARY CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|---|------------------|---------------|--------------|---------------|
| | Original | Final | | |
| <u>Expenditures</u> | | | | |
| Capital outlay | \$ 12,502,680 | \$ 14,825,332 | \$ 4,591,547 | \$ 10,233,785 |
| Total expenditures | 12,502,680 | 14,825,332 | 4,591,547 | 10,233,785 |
| Excess (deficiency) of revenues over expenditures | (12,502,680) | (14,825,332) | (4,591,547) | 10,233,785 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers in | 12,502,680 | 14,825,332 | 4,591,547 | (10,233,785) |
| Total other financing sources (uses) | 12,502,680 | 14,825,332 | 4,591,547 | (10,233,785) |
| Net change in fund balance | - | - | - | - |
| Fund balance, July 1, 2020 | - | - | - | - |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ - | \$ - |

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City of Newberg

Reconciliation of Revenues and Expenditures (Budgetary Basis) to Revenues and Expenses (Accrual Basis) Proprietary Funds

For the Year Ended June 30, 2021

| Fund | Water | | Wastewater | |
|---|--------------|--------------|-------------|--------------|
| | Revenues | Expenditures | Revenues | Expenditures |
| Water | \$ 6,931,121 | \$ 4,206,658 | \$ - | \$ - |
| Water System Development | 971,933 | 801,849 | - | - |
| Wastewater | - | - | 9,445,135 | 7,048,736 |
| Wastewater System Development | - | - | 3,135,246 | 211,226 |
| Stormwater | - | - | - | - |
| Stormwater System Development | - | - | - | - |
| Proprietary Capital Projects | - | 1,373,006 | - | 3,116,207 |
| Total revenues and expenditures (budgetary basis) | 7,903,054 | 6,381,513 | 12,580,381 | 10,376,169 |
| <u>Adjustments</u> | | | | |
| Depreciation | - | 1,320,096 | - | 2,741,685 |
| Contributed capital | (965,995) | - | (3,079,192) | - |
| Gain on sale of capital assets | 20,303 | - | 5,603 | - |
| Principal payments | - | (1,013,329) | - | (1,366,161) |
| Interest accrual | - | (31,897) | - | (50,174) |
| Assessment receivable collections | (5,141) | - | - | - |
| Expenditures capitalized | - | (912,853) | - | (1,977,125) |
| Change in compensated absences | - | 7,305 | - | 2,698 |
| Change in unavailable revenue | (3,823) | - | (381) | - |
| Change in pension related activities | - | 1,777 | - | 190,137 |
| Change in other postemployment benefit related activities | - | 40,263 | - | 58,447 |
| Total revenues and expenses (accrual basis) | 6,948,398 | 5,792,875 | 9,506,411 | 9,975,676 |
| Net income (loss) before contributions and transfers | | \$ 1,155,523 | | \$ (469,265) |

| Stormwater | | Totals | |
|------------------|-------------------|-------------------|-------------------|
| Revenues | Expenditures | Revenues | Expenditures |
| \$ - | \$ - | \$ 6,931,121 | \$ 4,206,658 |
| - | - | 971,933 | 801,849 |
| - | - | 9,445,135 | 7,048,736 |
| - | - | 3,135,246 | 211,226 |
| 2,053,225 | 1,386,365 | 2,053,225 | 1,386,365 |
| 78,586 | - | 78,586 | - |
| - | 102,334 | - | 4,591,547 |
| <u>2,131,811</u> | <u>1,488,699</u> | <u>22,615,246</u> | <u>18,246,381</u> |
| - | 329,001 | - | 4,390,782 |
| (76,835) | - | (4,122,022) | - |
| 103 | - | 26,009 | - |
| - | - | - | (2,379,490) |
| - | - | - | (82,071) |
| - | - | (5,141) | - |
| - | (1,868) | - | (2,891,846) |
| - | 12,985 | - | 22,988 |
| - | - | (4,204) | - |
| - | 93,762 | - | 285,676 |
| - | 21,234 | - | 119,944 |
| <u>2,055,079</u> | <u>1,943,813</u> | <u>18,509,888</u> | <u>17,712,364</u> |
| | <u>\$ 111,266</u> | | <u>\$ 797,524</u> |

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INTERNAL SERVICE FUNDS

- Combining Statement of Net Position
- Combining Statement of Revenues, Expenses and Changes in Net Position
- Combining Statement of Cash Flows

Schedules of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

- Administrative Support Services
- Vehicle/Equipment Replacement

Reconciliation of Revenues and Expenditures (budgetary basis) to Revenues and Expenses (accrual basis)

City of Newberg, Oregon

COMBINING STATEMENT OF NET POSITION INTERNAL SERVICE FUNDS

June 30, 2021

| | Administrative Support Services | Vehicle/ Equipment Replacement | Totals |
|---|---------------------------------------|--------------------------------------|---------------------|
| ASSETS | | | |
| <u>Current assets</u> | | | |
| Cash and investments | \$ 1,703,040 | \$ 3,079,325 | \$ 4,782,365 |
| Accounts and other receivables | 25,332 | - | 25,332 |
| Inventory | 23,075 | - | 23,075 |
| Total current assets | 1,751,447 | 3,079,325 | 4,830,772 |
| <u>Noncurrent assets</u> | | | |
| Other postemployment benefits asset | 18,351 | - | 18,351 |
| Construction in progress | - | 250,740 | 250,740 |
| Capital assets, net of depreciation | 360,822 | 1,923,205 | 2,284,027 |
| Total noncurrent assets | 379,173 | 2,173,945 | 2,553,118 |
| Total assets | 2,130,620 | 5,253,270 | 7,383,890 |
| DEFERRED OUTFLOWS OF RESOURCES | | | |
| Pension related items | 1,495,746 | - | 1,495,746 |
| Other post-employment benefit related items | 82,424 | - | 82,424 |
| Total deferred outflows of resources | 1,578,170 | - | 1,578,170 |
| LIABILITIES | | | |
| <u>Current liabilities</u> | | | |
| Accounts payable | 216,950 | 17,730 | 234,680 |
| Utility Billing Assistance Donation Payable | 10,135 | - | 10,135 |
| Payroll payables | 1,022,665 | - | 1,022,665 |
| Compensated absences | 211,752 | - | 211,752 |
| Current portion of capital leases payable | - | 25,499 | 25,499 |
| Total current liabilities | 1,461,502 | 43,229 | 1,504,731 |
| <u>Long-term obligations</u> | | | |
| Net pension liability | 4,946,571 | - | 4,946,571 |
| Other postemployment benefits obligation | 207,786 | - | 207,786 |
| Total long-term obligations | 5,154,357 | - | 5,154,357 |
| Total liabilities | 6,615,859 | 43,229 | 6,659,088 |
| DEFERRED INFLOWS OF RESOURCES | | | |
| Pension related items | 534,471 | - | 534,471 |
| Other post-employment benefit related items | 78,730 | - | 78,730 |
| Total deferred inflows of resources | 613,201 | - | 613,201 |
| NET POSITION | | | |
| Net investment in capital assets | 360,822 | 2,148,446 | 2,509,268 |
| Unrestricted | (3,881,092) | 3,061,595 | (819,497) |
| Total net position | \$ (3,520,270) | \$ 5,210,041 | \$ 1,689,771 |

City of Newberg, Oregon

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

For the Year Ended June 30, 2021

| | <u>Administrative Support Services</u> | <u>Vehicle/ Equipment Replacement</u> | <u>Totals</u> |
|---|--|---|---------------------|
| <u>Operating revenues</u> | | | |
| Internal service charge | \$ 5,253,980 | \$ 799,656 | \$ 6,053,636 |
| Charges for services | 36,716 | 15,952 | 52,668 |
| Miscellaneous | 2,335 | 2,280 | 4,615 |
| Total operating revenues | 5,293,031 | 817,888 | 6,110,919 |
| <u>Operating expenses</u> | | | |
| Personal services | 3,435,187 | - | 3,435,187 |
| Materials and services | 2,355,644 | 128,021 | 2,483,665 |
| Depreciation | 63,039 | 438,048 | 501,087 |
| Total operating expenses | 5,853,870 | 566,069 | 6,419,939 |
| Operating income (loss) | (560,839) | 251,819 | (309,020) |
| <u>Nonoperating revenues (expenses)</u> | | | |
| Interest | 13,569 | 22,937 | 36,506 |
| Grants | 183,796 | - | 183,796 |
| Gain (loss) on sale of capital assets | 733 | 36,756 | 37,489 |
| Total nonoperating revenues (expenses) | 198,098 | 59,693 | 257,791 |
| Income (loss) before transfers | (362,741) | 311,512 | (51,229) |
| Transfers out | (3,362) | - | (3,362) |
| Change in net position | (366,103) | 311,512 | (54,591) |
| Total net position, July 1, 2020 | (3,154,167) | 4,898,529 | 1,744,362 |
| Total net position, June 30, 2021 | \$ (3,520,270) | \$ 5,210,041 | \$ 1,689,771 |

City of Newberg, Oregon

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS

For the Year Ended June 30, 2021

| | Administrative Support Services | Vehicle/ Equipment Replacement | Totals |
|---|---------------------------------------|--------------------------------------|--------------|
| <u>Cash flows from operating activities</u> | | | |
| Cash received from other funds | \$ 5,279,982 | \$ 815,608 | \$ 6,095,590 |
| Cash paid to suppliers | (2,303,975) | (133,403) | (2,437,378) |
| Cash paid to employees | (3,253,706) | - | (3,253,706) |
| Other receipts | 2,335 | 2,280 | 4,615 |
| Net cash provided by operating activities | (275,364) | 684,485 | 409,121 |
| <u>Cash flows from noncapital financing activities</u> | | | |
| Transfers out | (3,362) | - | (3,362) |
| Net cash provided by (used in) noncapital financing activities | (3,362) | - | (3,362) |
| <u>Cash flows from capital and related financing activities</u> | | | |
| Sale of capital assets | 733 | 42,231 | 42,964 |
| Grants | 183,796 | - | 183,796 |
| Principal paid on long-term obligations | - | (49,676) | (49,676) |
| Purchase of capital assets | (97,987) | (655,657) | (753,644) |
| Net cash provided by (used in) capital and related financing activities | 86,542 | (663,102) | (576,560) |
| <u>Cash flows from investing activities</u> | | | |
| Interest received on investments | 13,569 | 22,937 | 36,506 |
| Net cash provided by investing activities | 13,569 | 22,937 | 36,506 |
| Net increase (decrease) in cash | (178,615) | 44,320 | (134,295) |
| Cash and investments, July 1, 2020 | 1,881,655 | 3,035,005 | 4,916,660 |
| Cash and investments, June 30, 2021 | \$ 1,703,040 | \$ 3,079,325 | \$ 4,782,365 |
| Reconciliation of operating income (loss) to net cash provided by operating activities: | | | |
| Operating income (loss) | \$ (560,839) | \$ 251,819 | \$ (309,020) |
| <u>Adjustments to reconcile operating income (loss) to net cash provided by operating activities:</u> | | | |
| Depreciation and amortization | 63,039 | 438,048 | 501,087 |
| (Increase) decrease in OPEB related items | 68,023 | - | 68,023 |
| (Increase) decrease in accounts receivable | (10,714) | - | (10,714) |
| (Increase) decrease in inventory | (1,429) | - | (1,429) |
| Increase (decrease) in accounts payable | 60,648 | (5,382) | 55,266 |
| Increase (decrease) in utility billing assistance donation payable | (7,550) | - | (7,550) |
| Increase (decrease) in payroll payable | (46,530) | - | (46,530) |
| Increase (decrease) in compensated absences | (28,270) | - | (28,270) |
| Increase (decrease) in pension related items | 188,258 | - | 188,258 |
| Net cash provided by operating activities | \$ (275,364) | \$ 684,485 | \$ 409,121 |

City of Newberg, Oregon

ADMINISTRATIVE SUPPORT SERVICES FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|--|------------------|------------------|-------------------|-------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Internal service charges | \$ 5,253,980 | \$ 5,253,980 | \$ 5,253,980 | \$ - |
| Intergovernmental | 6,444 | 6,444 | 6,791 | 347 |
| Charges for services | 15,100 | 15,100 | 29,925 | 14,825 |
| Grants | - | 122,883 | 183,796 | 60,913 |
| Interest | 6,500 | 6,500 | 13,569 | 7,069 |
| Miscellaneous | - | - | 2,335 | 2,335 |
| Total revenues | 5,282,024 | 5,404,907 | 5,490,396 | 85,489 |
| <u>Expenditures</u> | | | | |
| Departmental: | | | | |
| City manager | 829,139 | 960,487 | 919,752 | 40,735 |
| Finance | 1,191,584 | 1,209,725 | 1,161,935 | 47,790 |
| General office | 261,938 | 285,578 | 271,065 | 14,513 |
| Information services | 1,276,596 | 1,322,568 | 1,258,547 | 64,021 |
| Legal | 505,862 | 749,349 | 773,537 | (24,188) |
| Public works | 905,807 | 954,142 | 841,808 | 112,334 |
| Insurance | 490,000 | 490,000 | 447,463 | 42,537 |
| Contingency | 218,511 | 117,733 | - | 117,733 |
| Total expenditures | 5,679,437 | 6,089,582 | 5,674,107 | 415,475 |
| Excess (deficiency) of revenues over expenditures | (397,413) | (684,675) | (183,711) | 500,964 |
| <u>Other financing sources (uses)</u> | | | | |
| Transfers out | (3,362) | (3,362) | (3,362) | - |
| Proceeds from sale of capital assets | - | - | 733 | 733 |
| Total other financing sources (uses) | (3,362) | (3,362) | (2,629) | 733 |
| Net change in fund balance | (400,775) | (688,037) | (186,340) | 501,697 |
| Fund balance, July 1, 2020 | 400,775 | 688,037 | 688,037 | - |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 501,697 | \$ 501,697 |

City of Newberg, Oregon

VEHICLE/EQUIPMENT REPLACEMENT FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended June 30, 2021

| | Budgeted Amounts | | Actual | Variance |
|---|------------------|------------------|---------------------|---------------------|
| | Original | Final | | |
| <u>Revenues</u> | | | | |
| Internal service charges | \$ 799,656 | \$ 799,656 | \$ 799,656 | \$ - |
| Charges for services | 18,100 | 18,100 | 15,952 | (2,148) |
| Interest | 13,500 | 13,500 | 22,937 | 9,437 |
| Miscellaneous | - | - | 2,280 | 2,280 |
| Total revenues | 831,256 | 831,256 | 840,825 | 9,569 |
| <u>Expenditures</u> | | | | |
| Departmental: | | | | |
| Manager | 1,563 | 1,556 | - | 1,556 |
| Human resources | 1,079 | 1,075 | - | 1,075 |
| Finance | 39,489 | 39,296 | 11,500 | 27,796 |
| Municipal court | 270 | 3,390 | 1,328 | 2,062 |
| Information technology | 59,830 | 59,791 | 51,901 | 7,890 |
| Legal | 452 | 450 | - | 450 |
| Police | 378,673 | 610,881 | 248,686 | 362,195 |
| Communications | 47,289 | 173,860 | 58,866 | 114,994 |
| Library | 19,204 | 18,306 | 17,979 | 327 |
| Planning | 3,174 | 3,158 | - | 3,158 |
| Building inspection | 37,185 | 37,021 | - | 37,021 |
| Public works | 2,344,180 | 2,470,463 | 342,062 | 2,128,401 |
| Facilities repair/maintenance | 418,862 | 417,582 | 89,712 | 327,870 |
| Total expenditures | 3,351,250 | 3,836,829 | 822,034 | 3,014,795 |
| Excess (deficiency) of revenues over expenditures | (2,519,994) | (3,005,573) | 18,791 | 3,024,364 |
| <u>Other financing sources</u> | | | | |
| Sale of capital assets | 5,000 | 5,000 | 42,231 | 37,231 |
| Total other financing sources | 5,000 | 5,000 | 42,231 | 37,231 |
| Net change in fund balance | (2,514,994) | (3,000,573) | 61,022 | 3,061,595 |
| Fund balance, July 1, 2020 | 2,514,994 | 3,000,573 | 3,000,573 | - |
| Fund balance, June 30, 2021 | \$ - | \$ - | \$ 3,061,595 | \$ 3,061,595 |

City of Newberg, Oregon

Reconciliation of Revenues and Expenditures (Budgetary Basis) to Revenues and Expenses (Accrual Basis) Internal Service Funds

For the Year Ended June 30, 2021

| Fund | Administrative Support Services | | Vehicle/ Equipment Replacement | | Totals | |
|---|---------------------------------|---------------------|-----------------------------------|-------------------|--------------|--------------------|
| | Revenues | Expenditures | Revenues | Expenditures | Revenues | Expenditures |
| Administrative Support Services | \$ 5,490,396 | \$ 5,674,107 | \$ - | \$ - | \$ 5,490,396 | \$ 5,674,107 |
| Vehicle/Equipment Replacement | - | - | 840,825 | 822,034 | 840,825 | 822,034 |
| Total revenues and expenditures (budgetary basis) | 5,490,396 | 5,674,107 | 840,825 | 822,034 | 6,331,221 | 6,496,141 |
| Adjustments | | | | | | |
| Depreciation | - | 63,039 | - | 438,048 | - | 501,087 |
| Expenditures capitalized | - | (111,287) | - | (644,337) | - | (755,624) |
| Change in compensated absences | - | (28,270) | - | - | - | (28,270) |
| Change in other postemployment benefit related items | - | 68,023 | - | - | - | 68,023 |
| Change in pension related items | - | 188,258 | - | - | - | 188,258 |
| Payment of capital lease principal | - | - | - | (49,676) | - | (49,676) |
| Gain (loss) on sale of capital assets | 733 | - | 36,756 | - | 37,489 | - |
| Total revenues and expenses (accrual basis) | 5,491,129 | 5,853,870 | 877,581 | 566,069 | 6,368,710 | 6,419,939 |
| Net income before transfers | | <u>\$ (362,741)</u> | | <u>\$ 311,512</u> | | <u>\$ (51,229)</u> |

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CUSTODIAL FUND

Statement of Changes in Assets and Liabilities

- Bail Fund

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City of Newberg, Oregon

CUSTODIAL FUND - BAIL STATEMENT OF CHANGES IN ASSETS AND LIABILITIES

For the Year Ended June 30, 2021

| | Balances | | | Balances |
|--------------------|-----------|------------|------------|-----------|
| <u>ASSETS</u> | 7/1/2020 | Additions | Deductions | 6/30/2021 |
| Cash | \$ 74,893 | \$ 512,972 | \$ 514,571 | \$ 73,294 |
| <u>LIABILITIES</u> | | | | |
| Accounts payable | \$ 6,305 | \$ 59,977 | \$ 61,576 | \$ 4,706 |
| Due to others | 68,588 | - | - | 68,588 |
| Total liabilities | \$ 74,893 | \$ 59,977 | \$ 61,576 | \$ 73,294 |

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Other Financial Schedules

- Schedule of Property Tax Transactions and Outstanding Balances
- Schedule of Outstanding Obligations

City of Newberg, Oregon

SCHEDULE OF PROPERTY TAX TRANSACTIONS AND OUTSTANDING BALANCES

For the Year Ended June 30, 2021

| Levy Year | Taxes Uncollected July 1, 2020 | Levy As Extended By Assessor | Discounts Allowed | Interest Charged | Cancellations and Adjustments | Interest and Tax Collected | Taxes Uncollected June 30, 2021 |
|---------------|--------------------------------------|------------------------------------|----------------------|---------------------|-------------------------------------|-------------------------------|---------------------------------------|
| 2019-20 | \$ - | \$ 5,689,467 | \$ (149,798) | \$ 1,674 | \$ (27,261) | \$ (5,399,438) | \$ 114,644 |
| 2018-19 | 118,372 | - | 14 | 3,254 | (2,337) | (73,647) | 45,656 |
| 2017-18 | 43,550 | - | 9 | 2,401 | (1,209) | (20,482) | 24,269 |
| 2016-17 | 48,506 | - | 15 | 5,379 | (1,919) | (31,258) | 20,723 |
| 2015-16 | 20,902 | - | 2 | 2,766 | (968) | (13,799) | 8,903 |
| Prior to 2015 | 36,819 | - | 2 | 1,860 | (684) | (5,179) | 32,818 |
| Totals | \$ 268,149 | \$ 5,689,467 | \$ (149,756) | \$ 17,334 | \$ (34,378) | \$ (5,543,803) | \$ 247,013 |

| Fund | Revenue | | | Receivable June 30, 2021 |
|---------------|---------------------|-------------------|---------------------|-----------------------------|
| | Current Levy | Prior Years | Total | |
| General | \$ 5,399,439 | \$ 151,976 | \$ 5,551,415 | \$ 244,790 |
| Debt Service | - | 300 | 300 | 2,223 |
| Totals | \$ 5,399,439 | \$ 152,276 | \$ 5,551,715 | \$ 247,013 |

City of Newberg, Oregon

OUTSTANDING OBLIGATIONS

June 30, 2021

| <u>Class and Series</u> | <u>Dated Date</u> | <u>Maturity Date</u> | <u>Amount of Original Issue</u> | <u>Outstanding</u> |
|---|-------------------|----------------------|---------------------------------|----------------------|
| Full Faith and Credit Obligations | | | | |
| Limited Tax Pension Bonds | 5/27/04 | 6/1/28 | \$ 2,720,000 | \$ 1,725,000 |
| ODOT-OTIB Loan* | 7/1/13 | 1/25/36 | 2,783,490 | 1,674,462 |
| 2015 Refunding Bonds** | 6/29/15 | 12/1/25 | 11,616,270 | 3,913,478 |
| 2018 Communications Upgrade Financing Agreement | 3/29/18 | 6/1/28 | 3,197,301 | 2,342,388 |
| Total Full Faith and Credit Obligations | | | <u>20,317,061</u> | <u>9,655,328</u> |
| Revenue Obligations | | | | |
| Notes Payable, Public Works, Business Oregon** | 5/31/07 | 12/1/28 | 8,525,632 | 4,201,115 |
| Clean Water State Revolving Loan, Public Works, DEQ | 2/14/11*** | 4/1/36 | 24,810,545 | 18,948,945 |
| Total Revenue Obligations | | | <u>33,336,177</u> | <u>23,150,060</u> |
| Capital Leases | | | | |
| Computer Storage | 7/24/18 | 7/24/21 | 146,496 | 25,499 |
| Total Capital Leases | | | <u>146,496</u> | <u>25,499</u> |
| Total Outstanding Obligations | | | <u>\$ 53,799,734</u> | <u>\$ 32,830,887</u> |

* Loan made final drawdown in fiscal year 19-20. Amount of original issue represents the total drawdowns.

** Unamortized note premium/discount included in outstanding total

*** Two separate Clean Water State Revolving Loans were refinanced and restructured into one loan in Fiscal Year 17-18. They were combined on this report to reflect the restructuring, noting the dated date of the first of the two loans.

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STATISTICAL SECTION

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STATISTICAL SECTION

This part of the City of Newberg's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the city's overall financial health.

| Contents | Page |
|--|-------------|
| Financial Trends | |
| These schedules contain trend information to help the reader understand how financial performance has changed over time. | 142 |
| Revenue Capacity | |
| These schedules contain information to help the reader assess the City's most significant local revenue source, which is property taxes. | 152 |
| Debt Capacity | |
| These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. | 157 |
| Demographic and Economic Information | |
| These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place. | 163 |
| Operating Information | |
| These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs. | 165 |

City of Newberg, Oregon

NET POSITION BY COMPONENT

Last Ten Fiscal Years
(Accrual basis of accounting)

| | Fiscal Year | | | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 2012 | 2013 | 2014 | 2015 | 2016 |
| Governmental Activities | | | | | |
| Net investment in capital assets* | \$ 72,772,287 | \$ 72,713,803 | \$ 74,161,008 | \$ 73,333,280 | \$ 73,904,455 |
| Restricted | 4,027,009 | 4,031,753 | 4,025,054 | 5,698,807 | 5,602,325 |
| Unrestricted* | <u>4,119,630</u> | <u>4,556,067</u> | <u>3,006,288</u> | <u>(4,946,877)</u> | <u>(9,185,414)</u> |
| Total governmental activities net position | <u>80,918,926</u> | <u>81,301,623</u> | <u>81,192,350</u> | <u>74,085,210</u> | <u>70,321,366</u> |
| Business-type activities | | | | | |
| Net investment in capital assets | 46,213,627 | 45,140,069 | 50,349,199 | 47,953,509 | 50,238,503 |
| Restricted | 2,281,995 | 2,614,036 | 3,324,341 | 4,306,900 | 5,516,693 |
| Unrestricted | <u>13,214,045</u> | <u>16,978,006</u> | <u>14,741,960</u> | <u>18,042,289</u> | <u>16,783,799</u> |
| Total business-type activities net of related debt | <u>61,709,667</u> | <u>64,732,111</u> | <u>68,415,500</u> | <u>70,302,698</u> | <u>72,538,995</u> |
| Total government | | | | | |
| Net investment in capital assets | 118,985,914 | 117,853,872 | 124,510,207 | 121,286,789 | 124,142,958 |
| Restricted | 6,309,004 | 6,645,789 | 7,349,395 | 10,005,707 | 11,119,018 |
| Unrestricted | <u>17,333,675</u> | <u>21,534,073</u> | <u>17,748,248</u> | <u>13,095,412</u> | <u>7,598,385</u> |
| Total government net position | <u>\$ 142,628,593</u> | <u>\$ 146,033,734</u> | <u>\$ 149,607,850</u> | <u>\$ 144,387,908</u> | <u>\$ 142,860,361</u> |

*During preparation of 2016 CAFR, an error in the calculation of 2015 net investment in capital assets was noted. The 2015 net investment in capital assets and unrestricted net position above are as restated.

| Fiscal Year | | | | |
|-----------------------|----------------------|-----------------------|-----------------------|-----------------------|
| 2017 | 2018 | 2019 | 2020 | 2021 |
| \$ 73,936,943 | \$ 75,051,501 | \$ 72,704,092 | \$ 74,213,353 | \$ 75,517,707 |
| 5,569,797 | 7,522,090 | 9,774,136 | 9,099,013 | 12,514,678 |
| <u>(10,058,023)</u> | <u>(10,896,899)</u> | <u>(10,229,070)</u> | <u>(12,433,891)</u> | <u>(13,061,129)</u> |
| 69,448,717 | 71,676,692 | 72,249,158 | 70,878,475 | 74,971,256 |
| 51,252,029 | 54,630,631 | 56,059,282 | 56,781,935 | 58,231,850 |
| 5,785,305 | 6,417,821 | 7,070,877 | 7,408,204 | 10,251,390 |
| <u>16,913,651</u> | <u>18,088,071</u> | <u>20,555,164</u> | <u>23,141,093</u> | <u>24,845,580</u> |
| 73,950,985 | 79,136,523 | 83,685,323 | 87,331,232 | 93,328,820 |
| 125,188,972 | 129,682,132 | 128,763,374 | 130,995,288 | 133,749,557 |
| 11,355,102 | 13,939,911 | 16,845,013 | 16,507,217 | 22,766,068 |
| <u>6,855,628</u> | <u>7,191,172</u> | <u>10,326,094</u> | <u>10,707,202</u> | <u>11,784,451</u> |
| <u>\$ 143,399,702</u> | <u>\$150,813,215</u> | <u>\$ 155,934,481</u> | <u>\$ 158,209,707</u> | <u>\$ 168,300,076</u> |

City of Newberg, Oregon

CHANGES IN NET POSITION

Last Ten Fiscal Years
(Accrual basis of accounting)

| Expenses | Fiscal Year | | | | |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| | 2012 | 2013 | 2014 | 2015 | 2016 |
| Governmental activities: | | | | | |
| General government | \$ 411,536 | \$ 436,083 | \$ 499,907 | \$ 422,183 | \$ 632,904 |
| Public safety | 9,871,835 | 10,152,102 | 10,863,373 | 9,155,182 | 14,665,091 |
| Library | 1,183,478 | 1,174,400 | 1,190,740 | 1,196,717 | 1,418,213 |
| Community development | 3,324,353 | 3,297,494 | 3,891,844 | 3,698,872 | 4,956,971 |
| Interest on long-term debt | 353,888 | 341,909 | 83,029 | 234,723 | 232,287 |
| Total governmental activities expenses | <u>15,145,090</u> | <u>15,401,988</u> | <u>16,528,893</u> | <u>14,707,677</u> | <u>21,905,466</u> |
| Business-type activities: | | | | | |
| Water | 4,742,088 | 4,329,778 | 4,375,856 | 4,179,182 | 4,519,569 |
| Wastewater | 5,150,703 | 5,269,139 | 5,380,122 | 5,616,297 | 6,189,926 |
| Stormwater | 896,620 | 1,100,967 | 1,033,464 | 1,121,214 | 1,823,882 |
| EMS | 1,345,821 | 1,381,016 | 1,512,335 | 1,533,734 | 2,327,754 |
| Total business-type activities expenses | <u>12,135,232</u> | <u>12,080,900</u> | <u>12,301,777</u> | <u>12,450,427</u> | <u>14,861,131</u> |
| Total government expenses | <u>\$ 27,280,322</u> | <u>\$ 27,482,888</u> | <u>\$ 28,830,670</u> | <u>\$ 27,158,104</u> | <u>\$ 36,766,597</u> |
| Program Revenues | | | | | |
| Governmental activities: | | | | | |
| Charges for services: | | | | | |
| General government | \$ 184,110 | \$ 204,820 | \$ 372,919 | \$ 1,000,426 | \$ 1,069,564 |
| Public safety | 1,880,349 | 1,858,515 | 2,025,314 | 2,078,460 | 2,107,389 |
| Library | 104,548 | 109,537 | 106,931 | 153,649 | 106,993 |
| Community development | 1,258,592 | 1,334,617 | 1,329,636 | 1,890,405 | 1,903,759 |
| Operating grants and contributions | 1,247,155 | 1,258,935 | 1,602,797 | 1,522,076 | 1,597,758 |
| Capital grants and contributions | 778,224 | 777,117 | 770,008 | - | 206,672 |
| Total governmental activities program revenues | <u>5,452,978</u> | <u>5,543,541</u> | <u>6,207,605</u> | <u>6,645,016</u> | <u>6,992,135</u> |
| Business-type activities: | | | | | |
| Charges for services: | | | | | |
| Water | 4,628,754 | 4,744,342 | 5,024,743 | 6,055,711 | 5,456,414 |
| Wastewater | 6,541,498 | 6,590,995 | 6,809,455 | 8,593,486 | 7,367,995 |
| Stormwater | 776,785 | 866,371 | 1,098,072 | 1,186,699 | 1,292,069 |
| EMS | 1,291,679 | 1,447,325 | 1,599,863 | 1,960,321 | 2,225,533 |
| Operating grants and contributions | - | - | - | - | - |
| Capital grants and contributions | 761,804 | 1,336,257 | 1,097,561 | 1,833,719 | 1,082,540 |
| Total business-type activities program revenues | <u>14,000,520</u> | <u>14,985,290</u> | <u>15,629,694</u> | <u>19,629,936</u> | <u>17,424,551</u> |
| Total government program revenues | <u>\$ 19,453,498</u> | <u>\$ 20,528,831</u> | <u>\$ 21,837,299</u> | <u>\$ 26,274,952</u> | <u>\$ 24,416,686</u> |

Continued on page 145

| | | Fiscal Year | | | | | | | |
|----|-------------------|-------------|-------------------|------|-------------------|------|-------------------|----|-------------------|
| | | 2017 | 2018 | 2019 | 2020 | 2021 | | | |
| \$ | 614,756 | \$ | 456,661 | \$ | 1,030,070 | \$ | 1,071,596 | \$ | 806,778 |
| | 13,566,131 | | 14,122,328 | | 9,157,630 | | 10,165,181 | | 10,739,693 |
| | 1,641,950 | | 1,880,375 | | 1,837,917 | | 1,997,293 | | 1,789,695 |
| | 4,637,468 | | 6,051,823 | | 6,020,860 | | 6,989,573 | | 5,209,991 |
| | 220,534 | | 190,013 | | 277,987 | | 211,036 | | 232,133 |
| | <u>20,680,839</u> | | <u>22,701,200</u> | | <u>18,324,464</u> | | <u>20,434,679</u> | | <u>18,778,290</u> |
| | 4,764,433 | | 5,091,557 | | 5,332,789 | | 5,530,125 | | 5,690,837 |
| | 8,118,983 | | 9,015,163 | | 8,351,624 | | 8,980,793 | | 9,864,386 |
| | 1,999,951 | | 1,474,100 | | 1,449,335 | | 1,751,662 | | 1,948,402 |
| | 896,225 | | 305,867 | | 36,231 | | - | | - |
| | <u>15,779,592</u> | | <u>15,886,687</u> | | <u>15,169,979</u> | | <u>16,262,580</u> | | <u>17,503,625</u> |
| \$ | <u>36,460,431</u> | \$ | <u>38,587,887</u> | \$ | <u>33,494,443</u> | \$ | <u>36,697,259</u> | \$ | <u>36,281,915</u> |
| \$ | 1,097,664 | \$ | 1,164,740 | \$ | 1,492,422 | \$ | 1,505,749 | \$ | 1,534,420 |
| | 1,984,542 | | 2,036,208 | | 1,758,612 | | 1,756,387 | | 1,620,835 |
| | 125,236 | | 114,132 | | 123,031 | | 105,103 | | 94,236 |
| | 2,094,345 | | 3,282,887 | | 2,989,347 | | 2,429,995 | | 4,424,465 |
| | 1,654,806 | | 1,807,470 | | 2,271,638 | | 1,949,217 | | 2,455,626 |
| | 1,117,673 | | 3,549,009 | | 2,603,568 | | 2,115,397 | | 3,384,153 |
| | <u>8,074,266</u> | | <u>11,954,446</u> | | <u>11,238,618</u> | | <u>9,861,848</u> | | <u>13,513,735</u> |
| | 5,393,100 | | 6,005,357 | | 6,163,544 | | 5,877,950 | | 6,776,218 |
| | 7,724,042 | | 8,165,355 | | 8,502,636 | | 8,827,149 | | 9,313,034 |
| | 1,464,203 | | 1,545,965 | | 1,694,657 | | 1,855,942 | | 2,030,579 |
| | 354,158 | | 26,618 | | - | | - | | - |
| | - | | - | | - | | 87,613 | | 104,545 |
| | 2,285,508 | | 4,296,733 | | 2,801,688 | | 2,522,324 | | 4,957,705 |
| | <u>17,221,011</u> | | <u>20,040,028</u> | | <u>19,162,525</u> | | <u>19,170,978</u> | | <u>23,182,081</u> |
| \$ | <u>25,295,277</u> | \$ | <u>31,994,474</u> | \$ | <u>30,401,143</u> | \$ | <u>29,032,826</u> | \$ | <u>36,695,816</u> |

Continued on pages 146 and 147

City of Newberg, Oregon

CHANGES IN NET POSITION (Continued)

Last Ten Fiscal Years
(Accrual basis of accounting)

| | Fiscal Year | | | | |
|--|-----------------------|-----------------------|-----------------------|----------------------|------------------------|
| | 2012 | 2013 | 2014 | 2015 | 2016 |
| Net (Expense)/Revenue | | | | | |
| Governmental activities | \$ (9,692,112) | \$ (9,858,447) | \$ (10,321,288) | \$ (8,062,661) | \$ (14,913,331) |
| Business-type activities | 1,865,288 | 2,904,390 | 3,327,917 | 7,179,509 | 2,563,420 |
| Total government net (expense)/revenue | <u>\$ (7,826,824)</u> | <u>\$ (6,954,057)</u> | <u>\$ (6,993,371)</u> | <u>\$ (883,152)</u> | <u>\$ (12,349,911)</u> |
| General Revenues and Other Changes in Net Position | | | | | |
| Governmental activities | | | | | |
| Taxes | | | | | |
| Property taxes | \$ 6,855,630 | \$ 6,949,123 | \$ 7,018,803 | \$ 7,426,611 | \$ 7,629,811 |
| Franchise and public service taxes | 3,119,051 | 2,325,471 | 3,285,287 | 2,994,336 | 3,400,088 |
| Interest and investment earnings | 45,339 | 53,407 | 59,666 | 53,041 | 73,928 |
| Other revenues | 175,632 | 45,486 | 31,831 | 21,498 | 43,168 |
| Special items | - | - | - | - | - |
| Transfers | (79,112) | (21,078) | (22,853) | (227,840) | (2,458) |
| Total governmental activities | <u>10,116,540</u> | <u>9,352,409</u> | <u>10,372,734</u> | <u>10,267,646</u> | <u>11,144,537</u> |
| Business-type activities: | | | | | |
| Interest and investment earnings | 67,729 | 92,954 | 106,089 | 115,218 | 167,226 |
| Other revenues | 35,205 | 4,022 | 65,818 | (79,234) | 3,990 |
| Special items | - | - | - | - | - |
| Transfers | 79,112 | 21,078 | 22,853 | 227,840 | 2,458 |
| Total business-type activities | <u>182,046</u> | <u>118,054</u> | <u>194,760</u> | <u>263,824</u> | <u>173,674</u> |
| Total primary government | <u>\$ 10,298,586</u> | <u>\$ 9,470,463</u> | <u>\$ 10,567,494</u> | <u>\$ 10,531,470</u> | <u>\$ 11,318,211</u> |
| Change in Net Position | | | | | |
| Governmental activities | \$ 424,428 | \$ (506,038) | \$ 51,446 | \$ 2,204,985 | \$ (3,768,794) |
| Business-type activities | 2,047,334 | 3,022,444 | 3,522,677 | 7,443,333 | 2,737,094 |
| Total primary government | <u>\$ 2,471,762</u> | <u>\$ 2,516,406</u> | <u>\$ 3,574,123</u> | <u>\$ 9,648,318</u> | <u>\$ (1,031,700)</u> |

Continued on page 147

| Fiscal Year | | | | |
|------------------------|-----------------------|-----------------------|-----------------------|-------------------|
| 2017 | 2018 | 2019 | 2020 | 2021 |
| \$ (12,606,573) | \$ (10,746,754) | \$ (7,085,846) | \$ (10,572,831) | \$ (5,264,555) |
| 1,441,419 | 4,153,341 | 3,992,546 | 2,908,398 | 5,678,456 |
| <u>\$ (11,165,154)</u> | <u>\$ (6,593,413)</u> | <u>\$ (3,093,300)</u> | <u>\$ (7,664,433)</u> | <u>\$ 413,901</u> |

| | | | | |
|-------------------|-------------------|------------------|------------------|------------------|
| \$ 7,654,999 | \$ 7,873,043 | \$ 4,598,319 | \$ 5,076,014 | \$ 5,530,579 |
| 3,625,530 | 3,997,659 | 3,968,873 | 3,700,543 | 3,652,177 |
| 127,580 | 257,864 | 461,112 | 389,270 | 130,325 |
| 27,251 | 15,620 | 360,506 | 69,941 | 77,875 |
| - | - | (1,940,134) | - | - |
| 298,564 | 337,773 | 187,754 | (33,620) | (33,620) |
| <u>11,733,924</u> | <u>12,481,959</u> | <u>7,636,430</u> | <u>9,202,148</u> | <u>9,357,336</u> |

| | | | | |
|----------------------|----------------------|---------------------|---------------------|---------------------|
| 288,095 | 464,392 | 761,810 | 700,258 | 259,503 |
| (18,960) | 2,909 | 1,010 | 3,633 | 26,009 |
| - | 788,650 | (26,049) | - | - |
| <u>(298,564)</u> | <u>(337,773)</u> | <u>(187,754)</u> | <u>33,620</u> | <u>33,620</u> |
| <u>(29,429)</u> | <u>918,178</u> | <u>549,017</u> | <u>737,511</u> | <u>319,132</u> |
| <u>\$ 11,704,495</u> | <u>\$ 13,400,137</u> | <u>\$ 8,185,447</u> | <u>\$ 9,939,659</u> | <u>\$ 9,676,468</u> |

| | | | | |
|-------------------|---------------------|---------------------|---------------------|----------------------|
| \$ (872,649) | \$ 1,735,205 | \$ 550,584 | \$ (1,370,683) | \$ 4,092,781 |
| 1,411,990 | 5,071,519 | 4,541,563 | 3,645,909 | 5,997,588 |
| <u>\$ 539,341</u> | <u>\$ 6,806,724</u> | <u>\$ 5,092,147</u> | <u>\$ 2,275,226</u> | <u>\$ 10,090,369</u> |

City of Newberg, Oregon

FUND BALANCES, GOVERNMENTAL FUNDS

Last Ten Fiscal Years
(Modified accrual basis of accounting)

| | Fiscal Year | | | | |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| | 2012 | 2013 | 2014 | 2015 | 2016 |
| General Fund | | | | | |
| Committed | \$ - | \$ - | \$ - | \$ - | \$ - |
| Unassigned | 2,674,367 | 2,835,743 | 2,362,206 | 2,674,785 | 3,209,623 |
| Total General Fund | \$ 2,674,367 | \$ 2,835,743 | \$ 2,362,206 | \$ 2,674,785 | \$ 3,209,623 |
| All Other Governmental Funds | | | | | |
| Nonspendable | \$ 61,362 | \$ 57,729 | \$ 57,685 | \$ 53,792 | \$ 54,587 |
| Restricted | 3,932,838 | 4,258,474 | 3,886,048 | 4,721,327 | 5,361,925 |
| Committed | 687,274 | 684,930 | 807,395 | 848,020 | 773,340 |
| Assigned | 766,877 | 717,296 | 548,803 | 535,601 | 509,076 |
| Total all other governmental funds | \$ 5,448,351 | \$ 5,718,429 | \$ 5,299,931 | \$ 6,158,740 | \$ 6,698,928 |

This schedule was modified with the implementation of GASB 54, effective Fiscal Year 2011.

| Fiscal Year | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| 2017 | 2018 | 2019 | 2020 | 2021 |
| \$ 179,840 | \$ - | \$ - | \$ - | \$ - |
| <u>3,480,777</u> | <u>4,165,562</u> | <u>4,476,667</u> | <u>3,527,967</u> | <u>4,267,948</u> |
| <u><u>\$ 3,660,617</u></u> | <u><u>\$ 4,165,562</u></u> | <u><u>\$ 4,476,667</u></u> | <u><u>\$ 3,527,967</u></u> | <u><u>\$ 4,267,948</u></u> |
| \$ 64,850 | \$ 90,779 | \$ 65,492 | \$ 64,256 | \$ 79,082 |
| 5,402,640 | 9,638,005 | 9,580,578 | 8,915,382 | 12,015,117 |
| 824,480 | 859,311 | 942,462 | 953,315 | 930,141 |
| 552,745 | 166,916 | 72,662 | - | - |
| <u>\$ 6,844,715</u> | <u>\$10,755,011</u> | <u>\$10,661,194</u> | <u>\$ 9,932,953</u> | <u>\$13,024,340</u> |

City of Newberg, Oregon

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS

Last Ten Fiscal Years
(Modified accrual basis of accounting)

| Revenues | Fiscal Year | | |
|--|---------------------|---------------------|---------------------|
| | 2012 | 2013 | 2014 |
| Property taxes | \$ 6,814,277 | \$ 6,933,299 | \$ 7,004,018 |
| Other taxes | 1,844,391 | 1,869,556 | 1,945,717 |
| Licenses and permits | 843,466 | 916,400 | 603,080 |
| Fees | 514,986 | 517,118 | 508,004 |
| Intergovernmental | 3,982,000 | 3,810,606 | 4,711,331 |
| Charges for services | 533,780 | 572,701 | 535,075 |
| Fines and forfeitures | 623,455 | 614,150 | 725,889 |
| Facilities charge | 120,498 | 118,936 | 119,336 |
| Pension bond charge | 194,890 | 203,052 | 210,645 |
| Assessments | 5,439 | 8,905 | 6,183 |
| Donations | 53,530 | 325,352 | 119,537 |
| Interest | 32,300 | 40,357 | 42,343 |
| Developer contributions | - | - | - |
| Miscellaneous | 23,419 | 23,532 | 27,840 |
| Total revenues | <u>15,586,431</u> | <u>15,953,964</u> | <u>16,558,998</u> |
| | | | |
| Expenditures | | | |
| General Government | 330,951 | 338,828 | 399,921 |
| Public safety | 9,494,447 | 9,133,580 | 10,337,832 |
| Library | 1,268,749 | 1,357,655 | 1,247,750 |
| Community development | 1,868,672 | 1,930,845 | 2,214,119 |
| Capital outlay | 2,543,631 | 2,456,050 | 2,225,042 |
| Debt service: | | | |
| Principal | 510,000 | 540,000 | 580,000 |
| Interest | 351,313 | 324,593 | 295,870 |
| Total expenditures | <u>16,367,763</u> | <u>16,081,551</u> | <u>17,300,534</u> |
| Excess of revenues over expenditures | <u>\$ (781,332)</u> | <u>\$ (127,587)</u> | <u>\$ (741,536)</u> |
| | | | |
| Other Financing Sources (Uses) | | | |
| Bond Proceeds | \$ - | \$ - | \$ - |
| Payment to bond excrow agent | - | - | - |
| Lease Proceeds | - | 619,407 | 32,748 |
| Proceeds from sale of assets | - | 712 | 322 |
| Proceeds from notes receivable | - | - | - |
| Refunds | - | - | - |
| Transfers in | 1,339,655 | 242,567 | 1,165,617 |
| Transfers out | (1,012,443) | (303,645) | (1,188,470) |
| Total other financing sources (uses) | <u>327,212</u> | <u>559,041</u> | <u>10,217</u> |
| Net Change in Fund Balances | <u>\$ (454,120)</u> | <u>\$ 431,454</u> | <u>\$ (731,319)</u> |
| | | | |
| Debt service as a percentage of noncapital expenditures | <u>6.04%</u> | <u>5.69%</u> | <u>5.70%</u> |

| | | Fiscal Year | | | | | |
|---------------------|---------------------|-------------------|---------------------|--------------------|-----------------------|---------------------|--|
| 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | |
| \$ 7,376,480 | \$ 7,628,659 | \$ 7,708,562 | \$ 7,871,722 | \$ 4,915,842 | \$ 5,172,277 | \$ 5,551,715 | |
| 2,704,418 | 3,112,765 | 3,722,487 | 4,109,401 | 4,547,856 | 4,294,152 | 4,469,662 | |
| 1,404,062 | 1,498,722 | 1,652,558 | 2,101,984 | 1,697,758 | 1,113,188 | 2,830,335 | |
| - | - | - | - | - | - | - | |
| 2,575,355 | 2,679,966 | 3,791,599 | 3,380,635 | 3,718,353 | 3,907,101 | 4,454,399 | |
| 1,849,380 | 1,860,647 | 1,174,546 | 4,092,233 | 3,178,838 | 2,722,527 | 3,868,768 | |
| 685,679 | 605,215 | 615,698 | 593,431 | 611,570 | 556,299 | 434,196 | |
| 119,460 | 116,863 | 117,543 | 119,492 | 116,658 | 76,513 | - | |
| 222,499 | 228,612 | 238,995 | 248,417 | 261,882 | 274,063 | 285,040 | |
| 5,967 | 76,174 | 66,305 | 5,105 | 25,356 | 9,053 | 4,851 | |
| 27,269 | 44,468 | 39,597 | 36,033 | 48,773 | 28,818 | 1,000 | |
| 36,913 | 53,865 | 95,986 | 203,913 | 364,758 | 295,928 | 93,819 | |
| - | - | - | 342,750 | 575,320 | - | - | |
| 34,358 | 30,583 | 32,557 | 20,166 | 139,454 | 16,353 | 27,296 | |
| <u>17,041,840</u> | <u>17,936,539</u> | <u>19,256,433</u> | <u>23,125,282</u> | <u>20,202,418</u> | <u>18,466,272</u> | <u>22,021,081</u> | |
| 378,822 | 356,689 | 361,938 | 353,034 | 902,975 | 911,939 | 645,735 | |
| 10,775,424 | 11,233,236 | 11,916,380 | 12,560,978 | 9,312,641 | 10,008,301 | 9,634,882 | |
| 1,209,602 | 1,323,251 | 1,566,849 | 1,791,783 | 1,870,572 | 1,876,524 | 1,691,202 | |
| 2,054,285 | 2,276,773 | 2,717,196 | 3,270,441 | 3,143,804 | 3,000,575 | 3,090,105 | |
| 578,717 | 761,896 | 1,593,837 | 3,584,865 | 4,043,964 | 3,362,005 | 2,298,635 | |
| 625,000 | 702,572 | 622,066 | 453,590 | 741,202 | 709,322 | 572,899 | |
| 264,332 | 207,432 | 207,930 | 190,743 | 284,436 | 242,232 | 227,632 | |
| <u>15,886,182</u> | <u>16,861,849</u> | <u>18,986,196</u> | <u>22,205,434</u> | <u>20,299,594</u> | <u>20,110,898</u> | <u>18,161,090</u> | |
| <u>\$ 1,155,658</u> | <u>\$ 1,074,690</u> | <u>\$ 270,237</u> | <u>\$ 919,848</u> | <u>\$ (97,176)</u> | <u>\$ (1,644,626)</u> | <u>\$ 3,859,991</u> | |
| \$ 1,152,111 | \$ - | \$ - | \$ 3,197,301 | \$ - | \$ - | \$ - | |
| (1,144,658) | - | - | - | - | - | - | |
| - | - | - | - | - | - | - | |
| 2,529 | 10,167 | 20,188 | 1,250 | 276,496 | 6,086 | 4,997 | |
| - | - | - | - | 88,000 | - | - | |
| - | - | - | - | - | (4,781) | - | |
| 720,687 | 1,499,445 | 2,517,297 | 4,098,023 | 4,204,737 | 3,275,215 | 2,553,404 | |
| (714,939) | (1,514,226) | (2,210,971) | (3,801,151) | (4,254,769) | (3,308,835) | (2,587,024) | |
| <u>15,730</u> | <u>(4,614)</u> | <u>326,514</u> | <u>3,495,423</u> | <u>314,464</u> | <u>(32,315)</u> | <u>(28,623)</u> | |
| <u>\$ 1,171,388</u> | <u>\$ 1,070,076</u> | <u>\$ 596,751</u> | <u>\$ 4,415,271</u> | <u>\$ 217,288</u> | <u>\$ (1,676,941)</u> | <u>\$ 3,831,368</u> | |
| <u>5.90%</u> | <u>5.68%</u> | <u>4.67%</u> | <u>3.28%</u> | <u>5.88%</u> | <u>5.20%</u> | <u>4.58%</u> | |

City of Newberg, Oregon

MARKET AND ASSESSED VALUE OF TAXABLE PROPERTY

Last Ten Fiscal Years

| Fiscal Year | Real Property | Personal Property | Public Utilities | Total Taxable Assessed Value | Total Direct Tax Rate | Estimated Real Market Value (RMV) | Assessed Value as a Percentage of RMV |
|----------------|------------------|----------------------|---------------------|------------------------------------|-----------------------------|---|--|
| 2012 | \$ 1,339,662,755 | \$ 43,510,458 | \$ 58,750,300 | \$ 1,479,778,703 | \$4.6699 | \$ 1,956,379,200 | 75.64% |
| 2013 | 1,434,318,187 | 43,595,375 | 51,552,400 | 1,529,465,962 | 4.6605 | 1,912,302,698 | 79.98% |
| 2014 | 1,462,861,480 | 45,241,848 | 38,064,650 | 1,546,167,978 | 4.6575 | 1,929,918,978 | 80.12% |
| 2015 | 1,535,242,192 | 53,950,069 | 38,403,200 | 1,627,595,461 | 4.6438 | 2,103,273,498 | 77.38% |
| 2016 | 1,602,235,701 | 51,624,237 | 42,697,000 | 1,696,556,938 | 4.6332 | 2,199,658,073 | 77.13% |
| 2017 | 1,676,693,349 | 57,582,528 | 46,339,600 | 1,780,615,477 | 4.3827 | 2,380,377,182 | 74.80% |
| 2018 | 1,755,208,908 | 54,704,504 | 45,281,815 | 1,855,195,227 | 4.3827 | 2,885,994,061 | 64.28% |
| 2019 | 1,814,264,190 | 52,586,791 | 37,867,800 | 1,904,718,781 | 2.5000 | 3,124,480,898 | 60.96% |
| 2020 | 1,940,024,322 | 56,144,957 | 41,789,000 | 2,037,958,279 | 2.5750 | 3,555,696,446 | 57.32% |
| 2021 | 2,031,204,590 | 57,505,384 | 49,250,500 | 2,137,960,474 | 2.6523 | 3,790,598,046 | 56.40% |

Information from the Yamhill County Assessment and Taxation Department

City of Newberg, Oregon

PRINCIPAL TAXPAYERS

Current Year and Nine Years Ago

| 2020-21 | | Taxable Assessed Valuation | % of City Taxable Assessed Valuation (a) |
|-------------------------------|--------------------------------|----------------------------------|--|
| Taxpayer | Type of Business | | |
| Allison Inn & Spa LLC | Hotel/Hospitality Services | \$ 29,386,625 | 1.37% |
| Aspen Way West LLC | Land Development/Hospitality | 24,677,254 | 1.15% |
| Providence Health System | Health Care / Medical Services | 24,187,133 | 1.13% |
| Adec, Inc. | Dental Equipment | 23,610,481 | 1.10% |
| K&J Real Estate LLC | Real Estate | 22,898,556 | 1.07% |
| Portland General Electric Co. | Electric Utility | 21,422,000 | 1.00% |
| Friendsview Manor | Retirement Community | 19,850,845 | 0.93% |
| Fred Meyer Stores Inc. | Retail, Mixed | 18,789,374 | 0.88% |
| Allison Properties LLC | Land Development/Hospitality | 13,418,208 | 0.63% |
| Springbrook Investment LLC | Land Development/Hospitality | 12,914,477 | 0.60% |
| TOTAL | | <u>\$ 211,154,953</u> | <u>9.88%</u> |

| 2011-12 | | Taxable Assessed Valuation | % of City Taxable Assessed Valuation (b) |
|-------------------------------|------------------------------|----------------------------------|--|
| Taxpayer | Type of Business | | |
| Springbrook Properties | Land Development/Hospitality | \$ 35,321,116 | 2.39% |
| Portland General Electric Co. | Electric Utility | 23,637,000 | 1.60% |
| Joan D. Austin | Land Development | 22,826,519 | 1.54% |
| George K. Jr and Joan Austin | Land Development | 15,581,180 | 1.05% |
| Werth Family LLC | Real Estate | 13,729,559 | 0.93% |
| Frontier Communication | Telecommunications Utility | 12,770,000 | 0.86% |
| Fred Meyer | Retail, Mixed | 11,937,687 | 0.81% |
| NW Natural Gas | Natural Gas Utility | 11,407,000 | 0.77% |
| Friendsview Manor | Retirement Community | 9,744,532 | 0.66% |
| Orchard Lair Investment Group | Real Estate | 9,087,097 | 0.61% |
| TOTAL | | <u>\$ 166,041,690</u> | <u>11.22%</u> |

(a) City of Newberg's 2020-21 assessed valuation was \$2,137,960,474

(b) City of Newberg's 2011-12 assessed/market valuation was \$1,479,778,703

Information from the Yamhill County Department of Assessment and Taxation

City of Newberg, Oregon

PROPERTY TAX RATES (1) - DIRECT AND OVERLAPPING GOVERNMENTS

Last Ten Fiscal Years

| Fiscal Year Ending June 30, | Direct Rate | | | Overlapping Rates | | | |
|-----------------------------------|-----------------|-----------|-----------|-------------------|---------------|--------|-----------|
| | City of Newberg | | | County | Park District | | |
| | Operating | Debt | Total | Operating | Operating | Debt | Total |
| 2012 | \$ 4.3827 | \$ 0.2872 | \$ 4.6699 | \$ 2.5775 | \$ 0.9076 | \$ - | \$ 0.9076 |
| 2013 | 4.3827 | 0.2778 | 4.6605 | 2.5775 | 0.9076 | - | 0.9076 |
| 2014 | 4.3827 | 0.2748 | 4.6575 | 2.5775 | 0.9076 | - | 0.9076 |
| 2015 | 4.3827 | 0.2611 | 4.6438 | 2.5775 | 0.9076 | - | 0.9076 |
| 2016 | 4.3827 | 0.2505 | 4.6332 | 2.5775 | 0.9076 | 0.4190 | 1.3266 |
| 2017 | 4.3827 | - | 4.3827 | 2.5775 | 0.9076 | 0.4202 | 1.3278 |
| 2018 | 4.3827 | - | 4.3827 | 2.5775 | 0.9076 | 0.4132 | 1.3208 |
| 2019 | 2.5000 | - | 2.5000 | 2.5775 | 0.9076 | 0.4042 | 1.3118 |
| 2020 | 2.5750 | - | 2.5750 | 2.5775 | 0.9076 | 0.3876 | 1.2952 |
| 2021 | 2.6523 | - | 2.6523 | 2.5775 | 0.9076 | 0.3690 | 1.2766 |

(1) Rates are per \$1,000 of assessed value

Source: Yamhill County Assessor

| School District | | | Fire District | | | Other Districts | Total Direct & Overlapping Rates |
|-----------------|-----------|-----------|---------------|--------|--------|-----------------|----------------------------------|
| Operating | Debt | Total | Operating | Debt | Total | Total | |
| \$ 4.6616 | \$ 2.7937 | \$ 7.4553 | \$ - | \$ - | \$ - | \$ 0.9751 | \$ 16.5854 |
| 4.6616 | 2.7784 | 7.4400 | - | - | - | 1.0421 | 16.6277 |
| 4.6616 | 2.7621 | 7.4237 | - | - | - | 1.1112 | 16.6775 |
| 4.6616 | 2.8462 | 7.5078 | - | - | - | 1.0992 | 16.7359 |
| 4.6616 | 3.2568 | 7.9184 | - | - | - | 0.9625 | 17.4182 |
| 4.6616 | 3.2139 | 7.8755 | - | - | - | 1.0555 | 17.2190 |
| 4.6616 | 3.1420 | 7.8036 | - | - | - | 0.9820 | 17.0666 |
| 4.6616 | 1.3880 | 6.0496 | 1.9752 | 0.1087 | 2.0839 | 1.0644 | 15.5872 |
| 4.6616 | 0.8080 | 5.4696 | 1.9752 | 0.0973 | 2.0725 | 1.0620 | 15.0518 |
| 4.6616 | 0.4716 | 5.1332 | 1.9752 | 0.1415 | 2.1167 | 1.0568 | 14.8131 |

City of Newberg, Oregon

PROPERTY TAX LEVIES AND COLLECTIONS

Last Ten Fiscal Years

| Fiscal Year Ending June 30, | Total Tax Levy | Collected within the Fiscal Year of the Levy | | Collected in Subsequent Years | Amount | Percentage of Levy |
|-----------------------------------|-------------------|--|-----------------------|-------------------------------------|--------------|-----------------------|
| | | Amount* | Percentage of Levy | | | |
| 2012 | \$ 7,023,545 | \$ 6,710,741 | 95.55% | \$ 296,650 | \$ 7,007,391 | 99.77% |
| 2013 | 7,128,492 | 6,797,684 | 95.36% | 303,007 | 7,100,691 | 99.61% |
| 2014 | 7,172,276 | 6,940,323 | 96.77% | 211,153 | 7,151,476 | 99.71% |
| 2015 | 7,589,743 | 7,280,650 | 95.93% | 285,565 | 7,566,215 | 99.69% |
| 2016 | 7,864,660 | 7,585,511 | 96.45% | 222,523 | 7,808,034 | 99.28% |
| 2017 | 7,857,109 | 7,606,516 | 96.81% | 199,522 | 7,806,038 | 99.35% |
| 2018 | 8,130,756 | 7,900,339 | 97.17% | 173,502 | 8,073,841 | 99.30% |
| 2019 | 4,770,467 | 4,641,500 | 97.30% | 76,015 | 4,717,515 | 98.89% |
| 2020 | 5,248,722 | 5,130,350 | 97.74% | 70,084 | 5,200,434 | 99.08% |
| 2021 | 5,689,467 | 5,574,823 | 97.98% | - | 5,574,823 | 97.98% |

Source: Tax Turnover report from Yamhill County

* Includes discount allowed and adjustments to tax roll

City of Newberg, Oregon

RATIO OF NET GENERAL BONDED DEBT
TO ASSESSED VALUE AND NET GENERAL BONDED DEBT PER CAPITA

Last Ten Fiscal Years

| Fiscal Year Ending June 30, | Population (1) | Assessed Value (2) | General Bonded Debt Outstanding | | | | Total | Percentage of Assessed Value | Per Capita |
|-----------------------------------|----------------|-----------------------|--|----------------------------------|---|----------------------|--------------|------------------------------------|---------------|
| | | | Net General Obligation Bonds (3) | Certificates of Participation | Full Faith & Credit Obligations (4) | Limited Tax Bonds | | | |
| 2012 | 22,230 | \$ 1,479,778,703 | \$ 1,437,241 | \$ 1,620,000 | \$ - | \$ 2,630,000 | \$ 5,687,241 | 0.38 | \$255.84 |
| 2013 | 22,300 | 1,529,465,962 | 1,100,684 | 1,455,000 | - | 2,585,000 | 5,140,684 | 0.34 | 230.52 |
| 2014 | 22,580 | 1,546,167,978 | 743,097 | 1,280,000 | - | 2,530,000 | 4,553,097 | 0.29 | 201.64 |
| 2015 | 22,765 | 1,627,595,461 | 369,779 | - | 11,616,271 | 2,460,000 | 14,446,050 | 0.89 | 634.57 |
| 2016 | 22,900 | 1,696,556,938 | - | - | 10,229,792 | 2,380,000 | 12,609,792 | 0.74 | 550.65 |
| 2017 | 23,465 | 1,780,615,477 | - | - | 8,823,313 | 2,285,000 | 11,108,313 | 0.62 | 473.40 |
| 2018 | 23,480 | 1,855,195,227 | - | - | 10,574,135 | 2,175,000 | 12,749,135 | 0.69 | 542.98 |
| 2019 | 23,795 | 1,904,718,781 | - | - | 8,920,572 | 2,045,000 | 10,965,572 | 0.58 | 460.84 |
| 2020 | 24,045 | 2,037,958,279 | - | - | 7,507,216 | 1,895,000 | 9,402,216 | 0.46 | 391.03 |
| 2021 | 25,138 | 2,137,960,474 | - | - | 6,255,866 | 1,725,000 | 7,980,866 | 0.37 | 317.48 |

(1) Portland State University, Annual Population Statistics / April 2020 Census

(2) Yamhill County Assessor

(3) Net of Debt Service Fund balance

(4) Includes Business-type Activity portion of the 2015 FFCO Refunding Bonds, which is \$3,913,478. See Ratios of Outstanding Debt by Type chart on following page. City included former Certificates of Participation (Governmental-type Activity) and five Business Oregon loans (Business-type Activity) into one issuance. Governmental-type activity of \$2,342,388 alone on the chart above would result in 0.19% Percentage of Assessed Value and 161.80 Per Capita. Outstanding total includes unamortized note premium.

City of Newberg, Oregon

RATIOS OF OUTSTANDING DEBT BY TYPE

Last Ten Fiscal Years

| Fiscal Year Ended June 30, | Governmental Activities | | | | | |
|-------------------------------------|--------------------------------------|----------------------------------|---|---------------------------------|-----------|-------------------|
| | General Obligation Bonded Debt | Certificates of Participation | Full Faith & Credit Obligations (2) | Limited Tax Pension Bonds | Notes | Capital Leases |
| 2012 | \$ - | \$ 1,620,000 | \$ - | \$ 2,630,000 | \$ - | \$ 281,773 |
| 2013 | - | 1,455,000 | - | 2,585,000 | - | 408,129 |
| 2014 | - | 1,280,000 | - | 2,530,000 | - | 343,333 |
| 2015 | - | - | 1,152,111 | 2,460,000 | 320,139 | 302,925 |
| 2016 | - | - | 921,919 | 2,380,000 | 1,367,101 | 165,090 |
| 2017 | - | - | 686,727 | 2,285,000 | 1,524,272 | 84,212 |
| 2018 | - | - | 3,638,836 | 2,175,000 | 1,420,682 | 15,988 |
| 2019 | - | - | 3,128,704 | 2,045,000 | 1,314,420 | 123,138 |
| 2020 | - | - | 2,642,043 | 1,895,000 | 1,777,706 | 75,175 |
| 2021 | - | - | 2,342,388 | 1,725,000 | 1,674,462 | 25,499 |

(1) See the Demographics page for personal income and per capita information

(2) Total outstanding includes unamortized note premium/discount

Business-type Activities

| <u>Full Faith & Credit Obligations (2)</u> | <u>Notes (2)</u> | <u>Capital Leases</u> | <u>Total Government</u> | <u>(1) Percentage of Personal Income</u> | <u>(1) Per Capita</u> |
|--|------------------|---------------------------|-----------------------------|--|-------------------------------|
| \$ - | \$ 22,431,841 | \$ - | \$ 26,963,614 | 3.43% | \$ 1,213 |
| - | 26,270,537 | 8,410 | 30,727,076 | 3.85% | 1,378 |
| - | 29,481,516 | 6,519 | 33,641,368 | 3.96% | 1,490 |
| 10,464,160 | 30,560,788 | 4,494 | 45,264,617 | 4.92% | 1,988 |
| 9,307,873 | 30,740,380 | 2,324 | 44,884,687 | 4.73% | 1,960 |
| 8,136,586 | 29,435,093 | - | 42,151,890 | 4.13% | 1,796 |
| 6,935,299 | 27,823,602 | - | 42,009,407 | 3.90% | 1,789 |
| 5,791,868 | 26,165,524 | - | 38,568,654 | 3.41% | 1,621 |
| 4,865,173 | 24,676,171 | - | 35,931,268 | N/A | 1,494 |
| 3,913,478 | 23,150,060 | - | 32,830,887 | N/A | 1,306 |

City of Newberg, Oregon

LEGAL DEBT MARGIN INFORMATION GENERAL OBLIGATION BONDED DEBT

Last Ten Fiscal Years

| | 2012 | 2013 | 2014 | 2015 | 2016 |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| Real Market Value | \$ 1,956,379,200 | \$ 1,912,302,698 | \$ 1,929,918,978 | \$ 2,103,273,498 | \$ 2,199,658,073 |
| Debt Limit (3% real market value) | 58,691,376 | 57,369,081 | 57,897,569 | 63,098,205 | 65,989,742 |
| Debt Applicable to Limit: | | | | | |
| General Obligation Bonds | 1,630,000 | 1,300,000 | 950,000 | 580,000 | 190,000 |
| Less: Amounts reserved for debt service | (192,759) | (199,316) | (206,903) | (210,211) | (216,729) |
| Total net debt applicable to limit | 1,437,241 | 1,100,684 | 743,097 | 369,789 | (26,729) |
| Legal debt margin | <u>\$ 57,254,135</u> | <u>\$ 56,268,397</u> | <u>\$ 57,154,472</u> | <u>\$ 62,728,416</u> | <u>\$ 66,016,471</u> |
| Total net debt applicable to the limit as a percentage of debt limit | <u>2.45%</u> | <u>1.92%</u> | <u>1.28%</u> | <u>0.59%</u> | <u>-0.04%</u> |

Notes

- a) Oregon Revised Statutes 287A.050 provides a debt limit on general obligation bonds of 3% of real market value of all taxable property within the City's boundaries
- b) The legal debt margin is the difference between the debt limit and the City's net outstanding general obligation debt

Data Sources

Yamhill County Tax Assessor
City of Newberg Finance Department

| 2017 | 2018 | 2019 | 2020 | 2021 |
|------------------|------------------|------------------|------------------|------------------|
| \$ 2,380,377,182 | \$ 2,885,994,061 | \$ 3,124,480,898 | \$ 3,555,696,446 | \$ 3,790,598,046 |
| 71,411,315 | 86,579,822 | 93,734,427 | 106,670,893 | 113,717,941 |
| - | - | - | - | - |
| (38,270) | (47,809) | (3,793) | (2,500) | (2,229) |
| (38,270) | (47,809) | (3,793) | (2,500) | (2,229) |
| \$ 71,449,585 | \$ 86,627,631 | \$ 93,738,220 | \$ 106,673,393 | \$ 113,720,170 |
| -0.05% | -0.06% | 0.00% | 0.00% | 0.00% |

City of Newberg, Oregon

DEMOGRAPHIC AND ECONOMIC STATISTICS

Last Ten Fiscal Years

| Fiscal Year Ending June 30, | (1) Population | (2) Per Capita Income | (3) Total Personal Income | (4) School Enrollment | (5) Unemployment Rate |
|-----------------------------------|-------------------|--------------------------------|------------------------------------|-----------------------------|-----------------------------|
| 2012 | 22,230 | \$ 35,393 | \$ 786,786,390 | 5,169 | 8.50% |
| 2013 | 22,300 | 35,836 | 799,142,800 | 5,155 | 7.40% |
| 2014 | 22,580 | 37,578 | 848,511,240 | 5,130 | 6.30% |
| 2015 | 22,765 | 40,403 | 919,774,295 | 5,066 | 5.20% |
| 2016 | 22,900 | 41,442 | 949,021,800 | 5,104 | 4.70% |
| 2017 | 23,465 | 43,543 | 1,021,736,495 | 5,106 | 3.70% |
| 2018 | 23,480 | 45,846 | 1,076,464,080 | 5,010 | 3.60% |
| 2019 | 23,795 | 47,494 | 1,130,119,730 | 4,876 | 3.50% |
| 2020 | 24,045 | NA | NA | 4,825 | 9.00% |
| 2021 | 25,138 | NA | NA | 4,424 | 5.40% |

(1) 2020 Census and Portland State University Population Research Center;
www.pdx.edu/prc/file/orannualpopreport2017tablesxlsx

(2) U.S. Department of Commerce, Bureau of Economic Analysis (BEA) (Yamhill County)
 - There is no available data on per capita income and total personal income for 2020 or 2021.
 - Per capita income from 2012-2018 uses revised numbers using different methodological procedures per information available as of June 30, 2021.

(3) Estimation; Calculated, Population multiplied by Per Capital Personal Income

(4) Oregon Department of Education

(5) State of Oregon, Employment Division,

<https://www.qualityinfo.org/ed-uesti/?at=1&t1=4104000071~unemprate~y~2001~2021>

(Yamhill County) for June seasonally adjusted

Note: The prior years' rates have been restated as sources' statistics are subject to change over time.

City of Newberg, Oregon

PRINCIPAL EMPLOYERS

Current Year and Nine Years Ago

| | 2021 | | | 2012 | | |
|----------------------------------|------------------|------|---|------------------|------|---|
| | (1) Employees | Rank | Percentage of Total City Employment | (3) Employees | Rank | Percentage of Total City Employment |
| A-dec | 1240 | 1 | 12.12% | 970 | 1 | 9.90% |
| Newberg Public Schools | 584 | 2 | 5.71% | 500 | 4 | 5.10% |
| George Fox University | 569 | 3 | 5.56% | 573 | 2 | 5.85% |
| Providence Newberg Hospital | 500 | 4 | 4.89% | 545 | 3 | 5.56% |
| Fred Meyer | 280 | 5 | 2.74% | 240 | 6 | 2.45% |
| Dental Components LLC | 245 | 6 | 2.39% | | | |
| Friendsview Retirement Community | 220 | 7 | 2.15% | 160 | 8 | 1.63% |
| Allison Inn & Spa | 200 | 8 | 1.96% | 155 | 9 | 1.58% |
| City of Newberg | 139 | 9 | 1.36% | 185 | 7 | 1.89% |
| PPM Technologies | 136 | 10 | 1.33% | | | |
| Climax Portable Machine Tools | | | | 131 | 10 | 1.34% |
| SP Newsprint Co. | | | | 265 | 5 | 2.71% |
| Total Employment 2020 (2) | 10,230 | | 40.21% | 9,796 | | 38.02% |

(1) City of Newberg Finance Department

(2) Oregon Employment Department - Patrick O'connor - Patrick.S.OConnor@Oregon.gov - 503 400-4374

Total Employment: 2020 Oregon Employment Department Statistics, Place Name Data for "Newberg, Oregon"

(3) Newberg Area Chamber of Commerce Business & Community Directory 2011-12, City of Newberg Finance Dept, & Newberg School District

City of Newberg, Oregon

FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION/PROGRAM

Last Ten Fiscal Years

| <u>Function/Program</u> | Full-time Equivalent Employees as of June 30 | | | | | | | | | |
|----------------------------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| General government | 16.50 | 15.80 | 20.40 | 21.70 | 21.98 | 25.26 | 24.26 | 24.29 | 24.20 | 22.70 |
| Public safety | 69.12 | 69.12 | 68.52 | 66.88 | 66.88 | 50.75 | 49.75 | 49.75 | 49.75 | 48.00 * |
| Library | 11.64 | 11.34 | 11.34 | 11.94 | 11.94 | 12.44 | 12.44 | 12.44 | 12.44 | 12.07 |
| Community development | 13.55 | 13.2 | 11.08 | 11.6 | 12.11 | 14.77 | 16.53 | 16.53 | 17.02 | 15.40 |
| Water | 18.72 | 13.63 | 12.96 | 13.21 | 13.61 | 13.90 | 14.00 | 14.00 | 13.37 | 14.13 |
| Wastewater | 17.44 | 16.13 | 16.96 | 18.21 | 17.86 | 18.61 | 20.26 | 20.26 | 20.64 | 20.15 |
| Stormwater | 4.54 | 6.0 | 5.38 | 6.04 | 6.66 | 6.59 | 7.09 | 7.09 | 7.47 | 7.32 |
| Emergency medical services | 7.24 | 7.24 | 7.24 | 8.88 | 8.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 * |
| TOTAL | 158.75 | 152.46 | 153.88 | 158.46 | 159.92 | 142.32 | 144.33 | 144.36 | 144.89 | 139.77 |

Source: City of Newberg Finance Department - Budgets

* Fire and EMS services provided by Tualatin Valley Fire and Rescue on contract basis as of July 1, 2016.

City of Newberg, Oregon

OPERATING INDICATORS BY FUNCTION/PROGRAM

Last Ten Fiscal Years

| <u>Function/Program</u> | Fiscal Year | | | | | | | | | |
|---|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| General government | | | | | | | | | | |
| Number of Council resolutions | 51 | 42 | 96 | 38 | 106 | 62 | 74 | 76 | 86 | 66 |
| Public safety | | | | | | | | | | |
| Number of adult arrests | 1,016 | 1,017 | 962 | 770 | 846 | 1,066 | 1,255 | 1,116 | 1,306 | 1,028 |
| Number of citations | 6,831 | 7,456 | 7,830 | 6,621 | 5,364 | 10,521* | 8,272* | 7,398* | 6,637 | 4,715 |
| Library | | | | | | | | | | |
| Annual Checkouts | 291,071 | 270,974 | 291,850 | 281,064 | 309,147 | 294,412 | 310,638 | 335,622 | 265,955 | 287,222 |
| Reference Questions Answered | 9,191 | 9,023 | 8,154 | 7,958 | 8,097 | 8,381 | 7,950 | 8,001 | 10,132 | 13,711 |
| Event Attendance | 20,285 | 14,648 | 17,288 | 16,998 | 20,126 | 20,830 | 17,371 | 19,462 | 21,547 | 11,481 |
| Community development | | | | | | | | | | |
| Building Inspections | 4,038 | 4,998 | 3,867 | 3,827 | 3,585 | 6,354 | 6,816 | 7,401 | 5,403 | 6,054 |
| Building Permits - Residential | | | | | | | | | | |
| New Single family | 40 | 36 | 44 | 46 | 62 | 63 | 89 | 91 | 58 | 111 |
| Water | | | | | | | | | | |
| Water-# of accounts | 6,585 | 6,594 | 6,712 | 6,715 | 6,814 | 6,841 | 6,959 | 7,056 | 7,125 | 7,216 |
| Water-total gallons treated (millions) | 939 | 969 | 848 | 912 | 903 | 915 | 964 | 861 | 868 | 954 |
| Wastewater | | | | | | | | | | |
| Wastewater Total gallons treated (millions) | 1,190 | 1,165 | 1,067 | 1,091 | 1,389 | 1,600 | 1,260 | 1,090 | 1,103 | 1,197 |

Source: Various City of Newberg departments

* Citations statistics methodology changed in fiscal year 16-17. Total charges now tallied compared to total tickets tallied prior (between 1 and 3 charges per ticket).

City of Newberg, Oregon

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

Last Ten Fiscal Years

| <u>Function/Program</u> | <u>Fiscal Year</u> | | | | | | | | | |
|---|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> |
| Public safety | | | | | | | | | | |
| Police related vehicles | 29 | 27 | 26 | 26 | 26 | 25 | 26 | 29 | 29 | 28 |
| Number of fire stations | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1* | 1 | 1 |
| Library | | | | | | | | | | |
| Library building | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Community development | | | | | | | | | | |
| Miles of road | 71.9 | 71.9 | 72.0 | 72.0 | 72.0 | 72.0 | 72.9 | 72.9 | 74.1 | 74.8 |
| Water | | | | | | | | | | |
| Total water reservoir capacity (millions of gallons) | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| Number of reservoirs | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Wastewater | | | | | | | | | | |
| Miles of wastewater lines | 81.7 | 81.9 | 81.8 | 81.8 | 81.8 | 82.29 | 84.14 | 85.88 | 87.22 | 87.98 |
| Stormwater | | | | | | | | | | |
| Miles of storm lines | 65.9 | 59.3 | 59.6 | 59.6 | 59.6 | 61.32 | 62.72 | 65.35 | 67.67 | 71.64 |

Source: Various City of Newberg departments

* In fiscal year 2019, the City of Newberg transferred the Middlebrook Fire Station to TVF&R per IGA. The City retained the ownership of the downtown station, instituting a right to use agreement with TVF&R.

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COMPLIANCE SECTION

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**INDEPENDENT AUDITOR'S REPORT REQUIRED BY
OREGON STATE REGULATIONS**

City Council
City of Newberg
Newberg, Oregon

We have audited the basic financial statements of the City of Newberg (the "City") as of and for the year ended June 30, 2021, and have issued our report thereon dated March 21, 2022. Our audit was conducted in accordance with auditing standards generally accepted in the United States of America.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-010-0230 through 162-010-0320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- Deposit of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions and repayment.
- Budgets legally required (ORS Chapter 294).
- Insurance and fidelity bonds in force or required by law.
- Programs funded from outside sources.
- Highway revenues used for public highways, roads, and streets.
- Authorized investment of surplus funds (ORS Chapter 294).
- Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).

In connection with our testing nothing came to our attention that caused us to believe the City was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-010-0230 through 162-010-0320 of the Minimum Standards for Audits of Oregon Municipal Corporations except as follows:

- In the 2021-2022 budget, the Stormwater System Development, Wastewater System Development, and Water System Development funds appropriated contingency. OAR 150-294-0430 states "A non-operating fund may not have an estimate for general operating contingencies." An operating fund is defined as a fund which contains estimates for personnel services, materials and services, or capital outlay.

Compliance and Other Matters (Continued)

- Disbursements in excess of appropriations, which is prohibited by ORS 294.435, were made in the following categories:

| <u>Fund/Category</u> | <u>Appropriation</u> | <u>Actual</u> | <u>Variance</u> |
|---|----------------------|---------------|-----------------|
| Transient Lodging Tax General government | \$ 200,141 | \$ 216,887 | \$ (16,746) |
| Administrative Support Services Legal | 749,349 | 773,537 | (24,188) |

OAR 162-010-0230 Internal Control

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purposes of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Restriction of Use

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

Singer Lewak LLP

March 21, 2022

By:



Brad Bingenheimer, Partner