



Financial Statements
June 30, 2022

City of Asbury, Iowa

| | |
|--|----|
| Officials | 1 |
| Independent Auditor's Report | 2 |
| Management's Discussion and Analysis | 5 |
| Basic Financial Statements | |
| Government-wide Financial Statement | |
| Exhibit A – Statement of Activities and Net Position – Cash Basis | 14 |
| Governmental Funds Financial Statement | |
| Exhibit B – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances | 15 |
| Exhibit C – Reconciliation of the Statement of Cash Receipts, Disbursements, and Changes in Cash Balances | 16 |
| Proprietary Funds Financial Statement | |
| Exhibit D – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances | 17 |
| Notes to Financial Statements | 18 |
| Other Information | |
| Schedule 1 – Budgetary Comparison Schedule of Receipts, Disbursements, and Changes in Cash Basis – Budget and Actual (Cash Basis) – All Governmental Funds and Proprietary Funds | 32 |
| Notes to Other Information – Budgetary Reporting | 33 |
| Schedule 2 - City's Proportionate Share of IPERS Net Pension Liability | 34 |
| Schedule 3 - IPERS Contributions | 34 |
| Notes to Other Information – Pension Liability | 35 |
| Supplementary Information | |
| Schedule 4 – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances - Nonmajor Governmental Funds | 36 |
| Schedule 5 – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances - Nonmajor Enterprise Funds | 38 |
| Schedule 6 – Schedule of Indebtedness | 39 |
| Schedule 7 – Bond and Note Maturities | 40 |
| Schedule 8 – Schedule of Receipts by Source and Disbursements by Function-All Governmental Funds | 41 |
| Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards | 42 |
| Schedule of Findings and Responses | 44 |

City of Asbury, Iowa
(Unaudited) Officials
June 30, 2022

| Name | Title | Term Expires |
|---------------------|-------------------------------|--------------|
| Jim Adams | Mayor | January 2024 |
| Bob Reisch | Council Member | January 2024 |
| Curt Kiessling | Council Member | January 2024 |
| Craig Miller | Council Member | January 2026 |
| Karen Klinkhammer | Council Member | January 2026 |
| Russ Domeyer | Council Member | January 2026 |
| Elizabeth Bonz | City Administrator, Treasurer | Appointed |
| Sara Burke | City Clerk | Appointed |
| Doug Hummel | Deputy City Clerk | Appointed |
| Rebecca Scherbring | Utility Billing Clerk | Appointed |
| A. Theodore Huinker | Attorney | Appointed |



Independent Auditor's Report

To the Honorable Mayor and Members of the City Council
City of Asbury, Iowa

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying cash basis financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Asbury, Iowa, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Asbury, Iowa, as of June 30, 2022, and the respective changes in financial position for the year then ended in accordance with the cash basis of accounting as described in Note 1 to the financial statements.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (*Government Auditing Standards*), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting used in the preparation of the financial statements. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. We previously audited, in accordance with the standards referred to in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of this report, the financial statements for the nine years ended June 30, 2021 (which are not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the cash basis of accounting. Schedules 4 through 8 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information in schedules 4 through 8 are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Officials, the Management's Discussion and Analysis, the Budgetary Comparison Information, the Schedule of the City's Proportionate Share of IPERS Net Pension Liability, the Schedule of IPERS Contributions, and the Notes to Other Information – Pension Liability, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 1, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.



Dubuque, Iowa
September 1, 2022

The City of Asbury provides this Management's Discussion and Analysis of its financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2022. We encourage readers to consider this information in conjunction with the City's financial statements, which follow.

This discussion and analysis is intended to be an easily readable analysis of the City's financial activities based on currently known facts, decisions or conditions. This analysis focuses on current year activities and should be read in conjunction with the audited financial statements.

2022 Financial Highlights

Receipts of the City's activities increased 10.39% or approximately \$1,002,391 exclusive of bond proceeds from fiscal year 2021 to fiscal year 2022. Charges for services of the governmental activities increased approximately \$185,913 due to an increase of golf course revenues of \$93,898 and an increase in special assessment receipts of approximately \$83,743 and increase of utility service fees \$50,500. Operating grants increased approximately \$237,100. The City received ARPA funding in the amount of \$429,654 during 2022 as opposed to Cares Act Funding in the amount of \$136,600 in 2021. Local Option Sales Tax funding increased approximately \$141,000 for increased sales tax revenue allocated to the City per the state funding formula. Capital Grants and contributions increased \$376,790 for Transportation Alternative Program funding for the Cloie Creek Trail in the amount of \$240,741 and Contributions from Dubuque County for a shared road improvement project in the amount of \$88,090.

The City refunded debt in October 2021 on the following obligations: 2012 A Refunding and 2015 B Refunding. This generated \$3,210,070 in bond proceeds and \$3,148,746 in principal payments on the new debt.

Disbursements of the City's activities increased 31.457%, or approximately \$2,700,000 from fiscal year 2021 to fiscal year 2022. In fiscal year 2022 the City used tax increment financing receipts to pay off debt in the amount \$1,000,000. Capital Projects Fund expenditures included the Summer West Street Reconstruction Project, Springgreen and Sunset Street Reconstruction Project, Clover Lane Overlay, Cloie Creek Trail Construction, purchase of a new snow plow, storm water improvements and architectural services for remodeling the clubhouse in the amount of \$1,295,618. Business Type Expenditures increased \$274,000 for water, sewer and stormwater improvements.

The City's total cash basis net position decreased 4.29% or approximately \$572,000 from June 2021 to June 2022. Of this amount, the assets of the governmental activities decreased approximately \$781,500 and the assets of the business-type activities increased approximately \$209,500.

Using This Annual Report

The annual report consists of a series of financial statements and other information as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.

The Government-wide Financial Statement consists of a Cash Basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

The Fund Financial Statements tell how governmental services were financed in the short term as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide statement by providing information about the most significant funds.

Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Supplementary and Other Information further explains and supports the financial statements with a comparison of the City's budget for the year and provides detailed information about the nonmajor governmental funds.

Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. Therefore, when reviewing the financial information and discussion within this annual report, readers should keep in mind the limitations resulting from the use of the cash basis of accounting.

Reporting the City's Financial Activities

Government-wide Financial Statement

One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Cash Basis Statement of Activities and Net Position reports information which helps answer the question.

The Cash Basis Statement of Activities and Net Position present the City's Net Position. Over time, increases or decreases in the City's Net Position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

Governmental funds account for most of the City's basic services and are funded primarily through tax revenues. The City's proprietary funds account for the enterprise funds. Enterprise funds are used to report business-type activities.

The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities - Governmental Activities and Business-type (Proprietary) Activities.

Governmental Activities include:

Public Safety – includes police operations, civil service, emergency management, fire protection, ambulance service and building inspections.

Public Works – includes roads, sidewalks, equipment, street lighting, traffic safety and snow removal.

Culture and Recreation – includes library services, parks and recreation and golf course.

Community and Economic Development – includes community betterment, economic development and planning and zoning.

General Government – includes mayor, city council, city administrator, city clerk, elections, legal services, city hall, insurance and general administration.

Debt Service – includes general obligation and tax increment financing debt.

Capital Projects – includes sidewalks, right of way acquisition, street improvements, community services campus, storm water, golf course and park improvement projects.

Internal Service – includes employee flex benefit program and health insurance self-funding.

The required financial statements for governmental funds include a Statement of Cash Receipts, Disbursements, and Changes in Cash Balances.

Business-type Activities include the water utility, sewer utility, solid waste utility, and a storm water utility.

The required financial statements for proprietary funds include a statement of cash receipts, disbursements, and changes in cash balances.

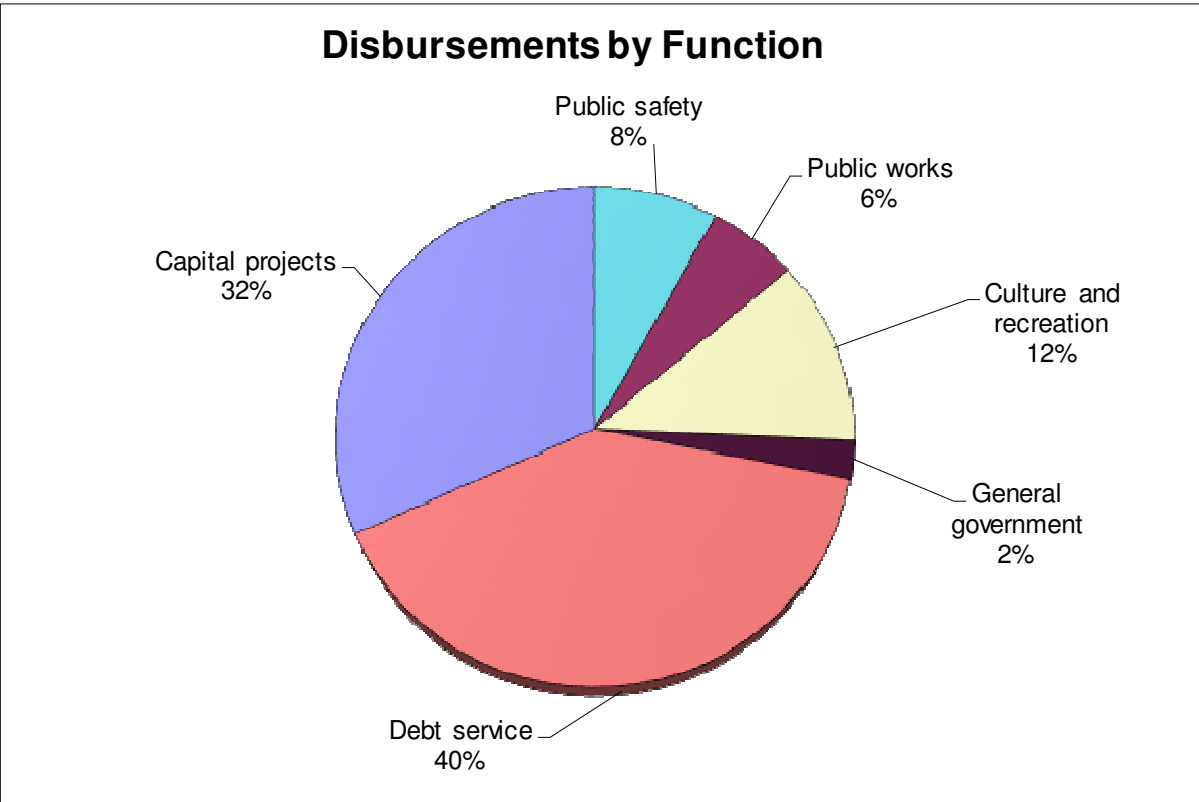
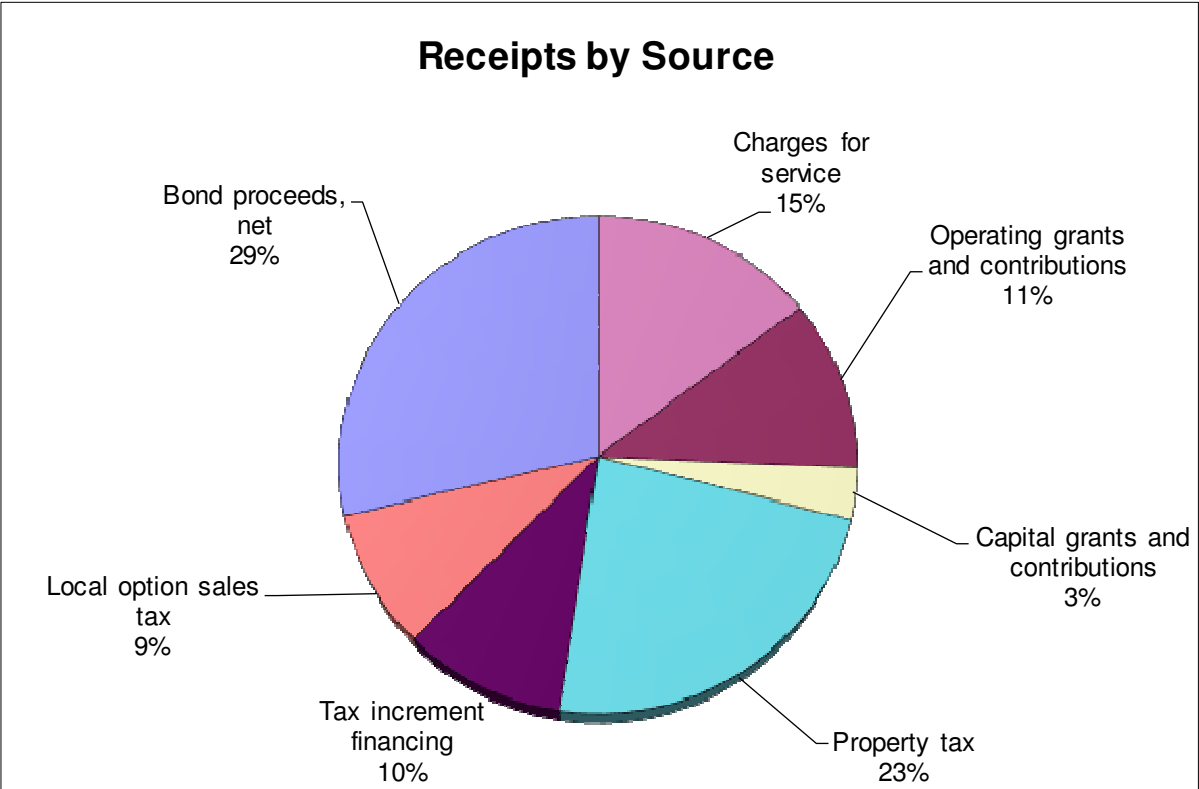
Governmental Activities

For the year ended June 30, 2022, the City's governmental activities were funded as follows:

Receipts of the City's governmental activities increased 13.90%, or approximately \$969,000 from fiscal year 2021 to fiscal year 2022 excluding bond proceeds. Tax Increment Financing decreased \$77,000 to fund debt repayment. Charges for services increased approximately \$186,000 due to an increase of golf course revenues of \$94,000 and an increase in special assessment receipts of approximately \$94,000. Operating grants increased approximately \$237,000 for American Rescue Plan Funding. Local Option Sales Tax funding increased approximately \$141,000 for increased sales tax revenue allocated to the City per the state funding formula. Capital Grants and contributions increased approximately \$377,000 for Transportation Alternative Program funding for the Cloie Creek Trail and contribution from Dubuque County for a shared road project.

Disbursements of the City's governmental activities increased 35.67% or approximately \$2,425,000 from fiscal year 2021 to fiscal year 2022. Debt Service payments increased \$798,864 to pay off debt early with tax increment funds. Capital Projects increased \$1,295,618. The following Capital Projects were completed; Sun Valley West, Forest Hills Detention Basin Phase II. The following Capital Projects were in process at the end of FY 2022; Cloie Creek Trail, Springgreen Drive and Sunset Drive Reconstruction Project, Meadows Clubhouse Renovation Project, Community and Economic Development Expenses decreased \$282,000 for a one-time TIF rebate to a developer.

| Changes in Cash Basis Net Position of Governmental Activities | | |
|---|---------------------|--------------|
| | Year Ended June 30, | |
| | 2022 | 2021 |
| Program Receipts: | | |
| Charges for service | \$ 1,623,979 | \$ 1,438,066 |
| Operating grants and contributions | 1,238,910 | 1,001,814 |
| Capital grants and contributions | 376,787 | - |
| General Receipts: | | |
| Property tax | 2,588,512 | 2,490,261 |
| Tax increment financing | 1,104,220 | 1,181,308 |
| Local option sales tax | 996,118 | 854,584 |
| Unrestricted interest on investments | 13,839 | 7,142 |
| Other general receipts | 9,164 | 31,629 |
| Bond proceeds, net | 3,210,070 | - |
| Total receipts | 11,161,599 | 7,004,804 |
| Public safety | 983,944 | 803,743 |
| Public works | 719,645 | 511,236 |
| Culture and recreation | 1,482,613 | 1,269,335 |
| Community and economic development | 4,438 | 287,131 |
| General government | 301,248 | 289,379 |
| Debt service | 4,946,567 | 998,957 |
| Capital projects | 3,935,517 | 2,639,899 |
| Total disbursements | 12,373,972 | 6,799,680 |
| Change in Cash Basis Net Position Before Transfers | (1,212,373) | 205,124 |
| Transfers, Net | 430,700 | 297,385 |
| Change in Cash Basis Net Position | (781,673) | 502,509 |
| Cash Basis Net Position Beginning of Year | 7,428,152 | 6,925,643 |
| Cash Basis Net Position End of Year | \$ 6,646,479 | \$ 7,428,152 |



Business-type Activities

For the year ended June 30, 2022, the City's business-type activities receipts and disbursements were as follows:

| Changes in Cash Basis Net Position of Business-Type Activities | | |
|--|---------------------|---------------------|
| | Year Ended June 30, | |
| | 2022 | 2021 |
| Receipts: | | |
| Program receipts: | | |
| Charges for service: | | |
| Sewer utility | \$ 1,063,517 | \$ 1,026,898 |
| Solid waste | 287,012 | 302,884 |
| Water | 1,132,928 | 1,105,298 |
| Storm Water | 201,127 | 199,002 |
| General receipts: | | |
| Unrestricted interest on investments | 13,797 | 8,633 |
| Total receipts | <u>2,698,381</u> | <u>2,642,715</u> |
| Program Disbursements: | | |
| Sewer utility | 866,120 | 795,319 |
| Solid waste | 367,439 | 369,594 |
| Water | 739,052 | 557,101 |
| Storm Water | <u>85,535</u> | <u>62,153</u> |
| Total program disbursements | <u>2,058,146</u> | <u>1,784,167</u> |
| Change in Cash Basis Net Position Before Transfers | 640,235 | 858,548 |
| Transfers, Net | <u>(430,700)</u> | <u>(297,385)</u> |
| Change in Cash Basis Net Position | 209,535 | 561,163 |
| Cash Basis Net Position Beginning of Year | <u>5,900,070</u> | <u>5,338,907</u> |
| Cash Basis Net Position End of Year | <u>\$ 6,109,605</u> | <u>\$ 5,900,070</u> |

Receipts of the City's business-type activities increased 1.92%, or approximately \$50,500 from fiscal year 2021 to fiscal year 2022.

Disbursements for business-type activities increased 15.36%, or approximately \$274,000 from fiscal year 2021 to fiscal year 2022. The increase is because of capital improvements for the water, sewer and stormwater systems.

Individual Major Fund Analysis

As of June 30, 2022, the City had cash balances on hand of \$6,646,479 in governmental fund types and \$6,109,605 business-type funds. The governmental fund type decreased \$781,7673 and business fund types increased \$209,535, respectively, during fiscal year 2021-22. The decrease in cash for governmental fund types is for the construction of capital improvements and increase in cash for business type funds is due to a delay in construction for major capital projects that was budgeted to be completed prior to year-end.

- The General Fund cash balance decreased \$543,065 from the prior year to \$4,638,729. The decrease is due to funding of equipment replacement reserves and funding for capital improvement projects.
- The Special Revenue Fund, Road Use Tax Fund cash balance decreased \$215,451 to \$372,203. This was for payments for street improvement projects and purchase of a street sweeper.
- The Special Revenue Fund, Local Option Sales Tax cash balance decreased \$21,499 to \$1,001,686. The City is required to use this money for the specific purpose of police and fire protection, street lighting, snow and ice control, insurance and street improvements.
- The Special Revenue Fund, Tax Increment Financing Fund was established to account for major urban renewal projects. This fund balance is required to be used for tax increment funded projects.
- Other Nonmajor Governmental Funds, the cash fund balance decreased \$17,910 due to funding the Capital Projects.
- The Debt Service Fund cash balance increased \$2,395 to \$19,986.

Individual Major Business Type Fund Analysis

- The Enterprise, Sewer Utility Fund cash balance increased \$187,302 to \$2,796,325. This increase is due funding equipment and facility reserves.
- The Enterprise, Water Fund cash balance increased \$86,370 to \$2,923,394. The increase was due to funding equipment and facility reserves.

Budgetary Highlights

The City amended the budget twice during fiscal year 2022. The first time was in January 2022 for the 2021 debt refunding and receipt of American Rescue Plan funds and the increase in maintenance costs for the replacement of pumps in the sewer utility. The second time was in May of 2022. This budget amendment was to adjust for additional professional fees for the debt refunding and for increased costs for capital projects.

For the year ended June 30, 2022, total actual receipts were \$36,560 under the final budget while total actual disbursements were \$1,589,000 under the final budget. The large difference for budgeted and actual expenditures occurred because of capital projects for road improvements and utility projects that were budgeted and not completed in the current fiscal year.

Debt Outstanding

At June 30, 2022, the City had \$4,783,901 debt outstanding compared to \$6,659,167 in 2021, as shown below.

| | | June 30, | |
|--------------------------------|--------------|--------------|------|
| | | 2022 | 2021 |
| General Obligation Bonds: | | | |
| 2012A Refunding | \$ - | \$ 1,250,000 | |
| 2012B Refunding | - | 65,000 | |
| 2012C Refunding | - | 100,000 | |
| 2015B Refunding Seippel Road | - | 1,885,000 | |
| 2017 GO Bond Sun Valley | 1,060,000 | 1,160,000 | |
| 2017 SRF TIF | 269,901 | 1,245,000 | |
| Golf Car Lease | - | 20,167 | |
| 2021 Refunding | 2,630,000 | - | |
| Total General Obligation Bonds | 3,959,901 | 5,725,167 | |
| Revenue Notes: | | | |
| 2017 SRF Water Reserve | 824,000 | 934,000 | |
| Total | \$ 4,783,901 | \$ 6,659,167 | |

The City as of June 30, 2022 is at 14.67% of its bonding capacity. The City's outstanding general obligation debt limit was \$26,992,113.

Economic Factors

While property taxes are important to the City, they represent approximately 25% of revenue sources excluding other financing sources. TIF revenues comprise 11% of total revenues. Charges for services comprise 42% of total revenues. The City continues to grow and add residential housing at a robust pace. This has added to the property tax base and increased the number of utility users in the community.

Next Year's Budget and Rates

For the year ending June 30, 2023, the City will be completing construction of the Springgreen Drive and Sunset Drive Improvements, and Cloie Trail. The estimated cost to finish these projects is \$660,000. Other major projects budgeted for fiscal year 2023 Meadows Clubhouse Renovation and an asphalt overlay on Hidden Meadows Drive, fiber extensions and water and sewer utility projects. The planned improvements are estimated to cost approximately \$5,050,000. The City will perform the annual review of the Capital Improvement Plan. All future plans will require the City Council and Mayor to balance the growth of the community with an appropriate tax levy and charge for services. These projects will be financed with cash reserves, Local Option Sales Tax, Road Use Tax and Tax Increment Financing. The City had a corporate tax levy of \$9.50819 in 2022. The Fiscal Year 2022 total corporate tax levy was lowered to \$9.00109.

Financial Contact

The City's financial statements are designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have any questions about this report or need additional financial information, please contact the City's Administrator at 5290 Grand Meadow Drive, Suite 1, Asbury, IA 52002, telephone 563-556-7106 or email ebonz@cityofasbury.com.

Elizabeth Bonz
City Administrator



Basic Financial Statements
June 30, 2022

City of Asbury, Iowa

City of Asbury, Iowa

Exhibit A – Statement of Activities and Net Position – Cash Basis
As of and for the Year Ended June 30, 2022

| | Program Receipts | | | | Net (Disbursements) Receipts and Changes in Cash Basis Net Position | | |
|---|----------------------|------------------------|--|--|--|-----------------------------|----------------------|
| | Disbursements | Charges for Service | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities | Business-type Activities | Total |
| Functions/Programs: | | | | | | | |
| Governmental activities: | | | | | | | |
| Public safety | \$ 983,944 | \$ 90,706 | \$ - | \$ - | \$ (893,238) | \$ - | \$ (893,238) |
| Public works | 719,645 | 253,015 | 1,238,910 | 376,787 | 1,149,067 | - | 1,149,067 |
| Culture and recreation | 1,482,613 | 1,175,381 | - | - | (307,232) | - | (307,232) |
| Community and economic development | 4,438 | - | - | - | (4,438) | - | (4,438) |
| General government | 301,248 | 104,877 | - | - | (196,371) | - | (196,371) |
| Debt service | 4,946,567 | - | - | - | (4,946,567) | - | (4,946,567) |
| Capital projects | 3,935,517 | - | - | - | (3,935,517) | - | (3,935,517) |
| Total governmental activities | 12,373,972 | 1,623,979 | 1,238,910 | 376,787 | (9,134,296) | - | (9,134,296) |
| Business-type activities: | | | | | | | |
| Sewer utility | 866,120 | 1,063,517 | - | - | - | 197,397 | 197,397 |
| Water | 739,052 | 1,132,928 | - | - | - | 393,876 | 393,876 |
| Solid waste | 367,439 | 287,012 | - | - | - | (80,427) | (80,427) |
| Storm water | 85,535 | 201,127 | - | - | - | 115,592 | 115,592 |
| Total business-type activities | 2,058,146 | 2,684,584 | - | - | - | 626,438 | 626,438 |
| Total | <u>\$ 14,432,118</u> | <u>\$ 4,308,563</u> | <u>\$ 1,238,910</u> | <u>\$ 376,787</u> | <u>(9,134,296)</u> | <u>626,438</u> | <u>(8,507,858)</u> |
| General Receipts and Transfers: | | | | | | | |
| Property tax levied for: | | | | | | | |
| General purposes | | | | | 2,165,236 | - | 2,165,236 |
| Debt service | | | | | 423,276 | - | 423,276 |
| Tax increment financing | | | | | 1,104,220 | - | 1,104,220 |
| Local option sales tax | | | | | 996,118 | - | 996,118 |
| Unrestricted interest on investments | | | | | 13,839 | 13,797 | 27,636 |
| Issuance of bonds | | | | | 2,995,000 | - | 2,995,000 |
| Premium on issuance of bonds | | | | | 215,070 | - | 215,070 |
| Other general receipts | | | | | 9,164 | - | 9,164 |
| Transfers, net | | | | | 430,700 | (430,700) | - |
| Total general receipts and transfers | | | | | 8,352,623 | (416,903) | 7,935,720 |
| Change in Cash Basis Net Position | | | | | (781,673) | 209,535 | (572,138) |
| Cash Basis Net Position Beginning of Year | | | | | 7,428,152 | 5,900,070 | 13,328,222 |
| Cash Basis Net Position End of Year | | | | | <u>\$ 6,646,479</u> | <u>\$ 6,109,605</u> | <u>\$ 12,756,084</u> |
| Cash Basis Net Position | | | | | | | |
| Restricted: | | | | | | | |
| Streets | | | | | \$ 772,878 | \$ - | \$ 772,878 |
| Capital projects | | | | | - | - | - |
| Debt service | | | | | 19,986 | - | 19,986 |
| Urban renewal purposes | | | | | 381,180 | - | 381,180 |
| Public safety | | | | | 350,589 | - | 350,589 |
| Other purposes | | | | | 315,138 | - | 315,138 |
| Unrestricted | | | | | 4,806,708 | 6,109,605 | 10,916,313 |
| Total cash basis net position | | | | | <u>\$ 6,646,479</u> | <u>\$ 6,109,605</u> | <u>\$ 12,756,084</u> |

City of Asbury, Iowa

Exhibit B – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances

Governmental Funds

As of and for the Year Ended June 30, 2022

| | Special Revenue | | | Capital Project | | Other Nonmajor Governmental Funds | Total |
|--|-----------------|------------------------|--------------|-------------------------------|------------------|-----------------------------------|--------------|
| | General | Local Option Sales Tax | Road Use Tax | Tax Increment Financing (TIF) | Road Improvement | Debt Service | |
| Receipts: | | | | | | | |
| Property tax | \$ 2,158,735 | \$ - | \$ - | \$ - | \$ - | \$ 423,276 | \$ 2,588,512 |
| Tax increment financing | - | - | - | 1,104,220 | - | - | 1,104,220 |
| Other City tax | - | 996,118 | - | - | - | - | 996,118 |
| Licenses and permits | 187,951 | - | - | - | - | - | 187,951 |
| Use of money and property | 8,536 | 2,071 | 507 | 976 | 72 | 366 | 13,839 |
| Intergovernmental | 2,895 | - | 809,256 | - | - | - | 1,618,592 |
| Charges for service | 1,180,118 | - | - | - | - | - | 1,180,118 |
| Special assessments | - | - | - | - | 253,015 | - | 253,015 |
| Miscellaneous | 9,164 | - | - | - | - | - | 9,164 |
| Total receipts | 3,547,399 | 998,189 | 809,763 | 1,105,196 | 253,087 | 423,642 | 7,951,529 |
| Disbursements: | | | | | | | |
| Operating: | | | | | | | |
| Public safety | 983,944 | - | - | - | - | - | 983,944 |
| Public works | 266,530 | - | 453,115 | - | - | - | 719,645 |
| Culture and recreation | 1,482,613 | - | - | - | - | - | 1,482,613 |
| Community and economic development | 4,438 | - | - | - | - | - | 4,438 |
| General government | 319,460 | - | - | - | - | - | 319,460 |
| Debt service: | | | | | | | |
| Principal | - | - | - | - | - | 4,740,099 | 4,740,099 |
| Interest and fiscal charges | - | - | - | - | - | 206,468 | 206,468 |
| Capital projects | - | - | - | - | 1,986,398 | - | 3,935,517 |
| Total disbursements | 3,056,985 | - | 453,115 | - | 1,986,398 | 4,946,567 | 12,392,184 |
| Excess (Deficiency) of Receipts over (Under) Disbursements | 490,414 | 998,189 | 356,648 | 1,105,196 | (1,733,311) | (4,522,925) | (4,440,655) |
| Other Financing Sources (Uses): | | | | | | | |
| Bond Issuance | - | - | - | - | - | 2,995,000 | 2,995,000 |
| Premium on Bond proceeds | - | - | - | - | - | 215,070 | 215,070 |
| Transfers in | 479,310 | - | - | - | 1,718,260 | 1,315,250 | 4,677,109 |
| Transfers out | (1,512,789) | (1,019,688) | (572,099) | (1,102,000) | - | - | (4,253,909) |
| Total other financing sources (uses) | (1,033,479) | (1,019,688) | (572,099) | (1,102,000) | 1,718,260 | 4,525,320 | 3,633,270 |
| Net Change in Cash Balances | (543,065) | (21,499) | (215,451) | 3,196 | (15,051) | 2,395 | (807,385) |
| Cash Balances Beginning of Year | 5,181,794 | 1,023,185 | 587,654 | 152,050 | 1,323 | 17,591 | 7,428,152 |
| Cash Balances End of Year | \$ 4,638,729 | \$ 1,001,686 | \$ 372,203 | \$ 155,246 | \$ (13,728) | \$ 19,986 | \$ 6,620,767 |
| Cash Basis Fund Balances | | | | | | | |
| Restricted | \$ - | \$ 1,001,686 | \$ 372,203 | \$ 155,246 | \$ - | \$ 19,986 | \$ 290,650 |
| Assigned | 1,525,092 | - | - | - | - | - | 447,255 |
| Unassigned | 3,113,637 | - | - | - | (13,728) | - | (291,260) |
| Total cash basis fund balances | \$ 4,638,729 | \$ 1,001,686 | \$ 372,203 | \$ 155,246 | \$ (13,728) | \$ 19,986 | \$ 6,620,767 |

City of Asbury, Iowa

Exhibit C – Reconciliation of the Statement of Cash Receipts, Disbursements, and Changes in Cash Balances
Governmental Funds
As of and for the Year Ended June 30, 2022

| | |
|--|--------------|
| Total Governmental Funds Cash Balances | \$ 6,620,767 |
|--|--------------|

Amounts Reported for Governmental Activities in the Statement
of Activities and Net Position - Cash Basis are Different Because:

The Internal Service Fund is used by management to charge the costs of partial
self funding of deductibles. The assets of the Internal Service Fund are
included in governmental activities in the Statement of Activities and
Net Position - Cash Basis

25,712

| | |
|--|---------------------|
| Cash Basis Net Position of Governmental Activities | <u>\$ 6,646,479</u> |
|--|---------------------|

| | |
|-------------------------|--------------|
| Change in Cash Balances | \$ (807,385) |
|-------------------------|--------------|

Amounts Reported for Governmental Activities in the Statement
of Activities and Net Position - Cash Basis are Different Because:

The Internal Service Fund is used by management to charge the costs of partial
self funding of deductibles. The change in cash balances of the
Internal Service Fund is reported with governmental activities in the
Statement of Activities and Net Position - Cash Basis

25,712

| | |
|--|---------------------|
| Change in Cash Basis Net Position of Governmental Activities | <u>\$ (781,673)</u> |
|--|---------------------|

City of Asbury, Iowa

Exhibit D – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances

Proprietary Funds

As of and for the Year Ended June 30, 2022

| | Enterprise Funds | | | | Governmental Activities Internal Service Funds |
|---|------------------|--------------|------------|--------------|---|
| | Sewer Utility | Water | Nonmajor | Total | |
| Operating Receipts: | | | | | |
| Charges for service | \$ 1,063,517 | \$ 1,132,928 | \$ 488,139 | \$ 2,684,584 | \$ 19,182 |
| Use of money and property | 4,905 | 8,194 | 698 | 13,797 | - |
| Total operating receipts | 1,068,422 | 1,141,122 | 488,837 | 2,698,381 | 19,182 |
| Operating Disbursements: | | | | | |
| Business-type activities: | | | | | |
| Salaries and wages | 145,939 | 131,777 | 44,005 | 321,721 | - |
| Employee benefits and costs | 48,671 | 46,087 | 18,468 | 113,226 | - |
| Staff development | 1,407 | 2,645 | 2,081 | 6,133 | - |
| Repair, maintenance, and utilities | 435,708 | 103,378 | - | 539,086 | - |
| Contractual services | 101,253 | 132,295 | 368,614 | 602,162 | 970 |
| Commodities | 4,669 | 63,995 | 5,947 | 74,611 | - |
| Capital outlay | 128,473 | 130,055 | 13,859 | 272,387 | - |
| Total operating disbursements | 866,120 | 610,232 | 452,974 | 1,929,326 | 970 |
| Excess of Operating Receipts over Operating Disbursements | 202,302 | 530,890 | 35,863 | 769,055 | 18,212 |
| Non-Operating Disbursements: | | | | | |
| Debt service | - | (128,820) | - | (128,820) | - |
| Excess of Receipts over Disbursements | 202,302 | 402,070 | 35,863 | 640,235 | 18,212 |
| Transfers in | - | - | - | - | 7,500 |
| Transfers Out | (15,000) | (315,700) | (100,000) | (430,700) | - |
| Total other financing sources (uses) | (15,000) | (315,700) | (100,000) | (430,700) | 7,500 |
| Net Change in Cash Balances | 187,302 | 86,370 | (64,137) | 209,535 | 25,712 |
| Cash Balances Beginning of Year | 2,609,023 | 2,837,024 | 454,023 | 5,900,070 | - |
| Cash Balances End of Year | \$ 2,796,325 | \$ 2,923,394 | \$ 389,886 | \$ 6,109,605 | \$ 25,712 |
| Cash Basis Fund Balances | | | | | |
| Unrestricted | \$ 2,796,325 | \$ 2,923,394 | \$ 389,886 | \$ 6,109,605 | \$ 25,712 |

Note 1 - Significant Accounting Policies

The City of Asbury, Iowa, is a political subdivision of the State of Iowa located in Dubuque County. It was first incorporated in 1933 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens, including public safety, public works, culture and recreation, community and economic development, and general government services. The City also provides water, sewer, solid waste, and storm sewer utilities for its citizens.

Reporting Entity

For financial reporting purposes, the City of Asbury, Iowa, has included all funds, organizations, agencies, boards, commissions, and authorities. The City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City. The City has no component units which meet the Governmental Accounting Standards Board criteria.

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Dubuque County Joint E911 Service Board and DMATS Policy Committee.

Basis of Presentation

Government-wide Financial Statement

The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for service.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary Net Position. Net Position is reported in two categories:

Restricted net position results when constraints placed on the use of cash balances are either externally imposed or imposed by law through constitutional provisions or enabling legislation. Enabling legislation did not result in any restricted net position.

Unrestricted net position consists of assets not meeting the definition of the preceding category. Unrestricted net position often has constraints on resources imposed by management, which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants, contributions, and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general and emergency levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges, and the capital improvement costs not paid from other funds.

Special Revenue

The Local Option Sales Tax Fund is used to account for the payment of police and fire protection, street lighting, snow and ice control, insurance, and street maintenance.

The Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Tax Increment Financing Fund is used to account for projects financed by tax increment financing.

Capital Project

The Road Improvement fund is used to account for receipts and disbursements which finance local road improvements.

Debt Service

The Debt Service Fund is utilized to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

The City reports the following major proprietary funds:

The Enterprise, Sewer Utility Fund accounts for the operation and maintenance of the City's wastewater treatment and sanitary sewer system.

The Enterprise, Water Fund accounts for the operation and maintenance of the City's water system.

The City also reports the following proprietary fund:

An Internal Service Fund is utilized to account for the costs of partial self-funding provided to departments on a cost-reimbursement basis.

Measurement Focus and Basis of Accounting

The City maintains its financial records on the cash basis of accounting, and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable, and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with accounting principles generally accepted in the United States of America.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

When both restricted or unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information.

Property Tax Receipts

Property taxes are levied as of July 1 on property values assessed as of January 1 of the previous year. The tax levy is divided into two billings. The first billing is mailed on July 1 and the second billing is mailed on January 1. The billings are considered due upon receipt by the taxpayer; however, the actual due date is based on a period ending three months after the tax bill mailing. On these dates (September 30 and March 31), the bill becomes delinquent, and penalties and interest may be assessed by the government.

Fund Equity

The City classifies fund balance in accordance with GASB Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. Fund balances for the governmental funds are reported in classifications that comprise a hierarchy based on the extent to which the government honors constraints on the specific purposes for which amounts in those funds can be spent.

Non-spendable - The non-spendable classification contains amounts legally or contractually required to be maintained intact.

Restricted - Restricted amounts contain restraints on their use externally imposed by creditors, grantors, contributors, or laws or regulation of other governments; or imposed by law through constitutional provisions or enabling legislation.

Committed - Committed amounts can only be used for specific purposes imposed by formal action of the government's highest level of decision-making authority. The highest level of decision-making authority is the City Council, and it takes an ordinance to establish a fund balance commitment.

Assigned - Amounts intended to be used for specific purposes are assigned as needed by the City Administrator. Assignments should not cause deficits in the unassigned fund balance.

Unassigned - Unassigned fund balance is the residual classification for the general fund.

When committed, assigned, and unassigned resources are available for use, it is the government's policy to use committed resources first, then assigned resources, and then unassigned resources as they are needed.

Note 2 - Cash and Investments

The City's deposits in banks at June 30, 2022 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City had no investments during the year ended June 30, 2022.

Interest Rate Risk

The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

Note 3 - Bonds and Notes Payable

Changes in long-term debt obligations for the year ended June 30, 2022, are as follows:

| | Balance Beginning of Year | Additions | Reductions | Balance End of Year | Due Within One Year |
|---------------------------|---------------------------------|---------------------|---------------------|------------------------|------------------------|
| Governmental activities: | | | | | |
| General obligation bonds | \$ 4,460,000 | \$ 2,995,000 | \$ 3,765,000 | \$ 3,690,000 | \$ 465,000 |
| Direct borrowings | | | | | |
| State Revolving Fund | | | | | |
| General obligation bonds | 1,245,000 | - | 975,099 | 269,901 | 73,000 |
| Golf cart lease | 20,167 | - | 20,167 | - | - |
| Total | <u>\$ 5,725,167</u> | <u>\$ 2,995,000</u> | <u>\$ 4,760,266</u> | <u>\$ 3,959,901</u> | <u>\$ 538,000</u> |
| Business-type activities: | | | | | |
| Direct borrowings | | | | | |
| State Revolving Fund | | | | | |
| Revenue bonds | <u>\$ 934,000</u> | <u>\$ -</u> | <u>\$ 110,000</u> | <u>\$ 824,000</u> | <u>\$ 112,000</u> |

Annual debt service requirements to maturity for general obligation bonds and direct borrowings and placements are as follows:

| Years Ending June 30, | Governmental activities | | Governmental activities | |
|--------------------------|--------------------------|-------------------|-------------------------|-------------------|
| | General | | Direct Borrowings | |
| | Principal | Interest | Principal | Interest |
| 2023 | \$ 465,000 | \$ 99,981 | \$ 73,000 | \$ 4,724 |
| 2024 | 475,000 | 87,081 | 75,000 | 3,446 |
| 2025 | 485,000 | 73,881 | 76,000 | 2,134 |
| 2026 | 470,000 | 60,250 | 45,901 | 804 |
| 2027 | 450,000 | 47,069 | - | - |
| 2028-2032 | <u>1,345,000</u> | <u>88,619</u> | <u>-</u> | <u>-</u> |
| | <u>\$ 3,690,000</u> | <u>\$ 456,881</u> | <u>\$ 269,901</u> | <u>\$ 11,108</u> |
| Years Ending June 30, | Business-type activities | | Total | |
| | Direct Borrowings | | | |
| | Principal | Interest | Principal | Interest |
| 2023 | \$ 112,000 | \$ 14,420 | \$ 650,000 | \$ 119,125 |
| 2024 | 113,000 | 12,460 | 663,000 | 102,987 |
| 2025 | 115,000 | 10,483 | 676,000 | 86,498 |
| 2026 | 118,000 | 8,470 | 633,901 | 69,524 |
| 2027 | 120,000 | 6,405 | 570,000 | 53,474 |
| 2028-2032 | <u>246,000</u> | <u>6,475</u> | <u>1,591,000</u> | <u>95,094</u> |
| | <u>\$ 824,000</u> | <u>\$ 58,713</u> | <u>\$ 4,783,901</u> | <u>\$ 526,702</u> |

Revenue Bonds

The City has pledged future water customer receipts, net of specified operating disbursements, to repay \$1,200,000 of a water revenue note issued in September 2017. Proceeds from the note issued in September 2017 provided financing for the Water Tower project. The total principal and interest remaining to be paid on the notes is \$882,713. For the current year, principal and interest paid and total customer net receipts were \$128,820 and \$652,751, respectively. The 2017 note is payable solely from water funds and is payable through 2029.

Refunding

During 2021, the City issued General Obligation Refunding Bonds Series 2021 at a par amount of \$2,995,000. The bonds carry coupon rates of 3% and have a final maturity of June 1, 2031. The bonds were issued to refund the 2012A and 2015B General Obligation Bonds. The refunding resulted in cashflow savings of \$171,914 and resulted in an economic gain of \$160,778.

Note 4 - Pension and Retirement Benefits

Plan Description - IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive, P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012, will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age, which is generally at age 55 and may retire any time after reaching age 50 with 22 or more years of covered employment. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2022, pursuant to the required rate, Regular members contributed 6.29% of payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protection occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll, for a total rate of 15.52%.

The City's contributions to IPERS for the year ended June 30, 2022 were \$125,385.

Net Pension Liabilities

At June 30, 2022, the City reported a liability for its proportionate share of the collective net pension liability (asset) totaled \$(254,028). The collective net pension liability (asset) was measured as of June 30, 2021, and the total pension liability (asset) used to calculate the collective net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the collective net pension liability (asset) was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2021, the City's proportion was 0.073583%, which was an increase of 0.062990% from its proportion measured as of June 30, 2020.

Actuarial Assumptions - The total pension liability (asset) in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|--|---|
| Rate of inflation (effective June 30, 2017) | 2.60 percent per annum |
| Rates of salary increase (effective June 30, 2017) | 3.25 to 16.25 percent, average, including inflation. Rates vary by membership group. |
| Long-term investment rate of return (effective June 30, 2017) | 7.00 percent compounded annually, net of investment expense including inflation. |
| Wage growth (effective June 30, 2017) | 3.25 percent per annum, based on 2.60 percent inflation and 0.65 percent real wage inflation. |

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2021 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

| <u>Asset Class</u> | <u>Asset Allocation</u> | <u>Long-Term Expected Real Rate of Return</u> |
|--------------------------|-------------------------|---|
| Core Plus Fixed Income | 26.00% | 0.29% |
| Domestic Equity | 22.00% | 4.43% |
| International Equity | 17.50% | 6.01% |
| Private Equity/Debt | 13.00% | 9.51% |
| Private Real Assets | 7.50% | 4.63% |
| Global smart beta equity | 6.00% | 5.10% |
| Public Credit | 4.00% | 2.08% |
| Private Credit | 3.00% | 2.87% |
| Cash | 1.00% | -0.25% |
| | <u>100%</u> | |

Discount Rate

The discount rate used to measure the total pension liability (asset) was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS investments was applied to all periods of projected benefit payments to determine the total pension liability (asset).

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00% percent, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percent lower (6.00%) or 1-percent higher (8.00%) than the current rate.

| | <u>1% Decrease (6.0%)</u> | <u>Discount Rate (7.0%)</u> | <u>1% Increase (8.0%)</u> |
|--|-----------------------------------|-------------------------------------|-----------------------------------|
| City's proportionate share of the net pension liability (asset) | \$ 436,617 | \$ (254,028) | \$ (832,563) |

IPERS' Fiduciary Net Position - Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Note 5 - Other Postemployment Benefits (OPEB)

Plan Description – The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses with a deductible of \$5,000/single and \$10,000/family. Group insurance benefits are established under Iowa Code Chapter 509A.13. The City currently finances the benefit plan on a pay-as-you-go basis. The most recent active member monthly premiums for the City and the plan members range from \$512 for single coverage to \$1,410 for family coverage. The City participates in a partial self-funding plan through Cottingham & Butler with Sisco as third-party administrator. The deductible for the employee is reduced to \$3,000/individual and \$6,000/family. For the year ended June 30, 2022, the City contributed \$227,235 and the plan members eligible for benefits contributed \$56,827 to the plan. At June 30, 2022, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits – Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy.

Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of service.

Note 6 - Interfund Transfers

The detail of interfund transfers for the year ended June 30, 2022, is as follows:

| Transfer to | Transfer from | Amount |
|------------------|-------------------------|------------------|
| General | Special Revenue: | |
| | Local Option Sales Tax | \$ 465,688 |
| | Nonmajor governmental | 13,622 |
| | | <u>479,310</u> |
| Road Improvement | General Fund | 860,000 |
| | Special Revenue: | |
| | Road Use Tax | 293,099 |
| | Local Option Sales Tax | 215,750 |
| | Water Utility | 315,700 |
| | Nonmajor Governmental | 33,711 |
| | | <u>1,718,260</u> |
| Debt Service | Special Revenue: | |
| | Local Option Sales Tax | 213,250 |
| | Tax Increment Financing | 1,102,000 |
| | | <u>1,315,250</u> |

| Transfer to | Transfer from | Amount |
|-----------------------------|------------------------|----------------------------|
| Nonmajor Governmental Funds | General Fund | \$ 645,289 |
| | Special Revenue: | |
| | Road Use Tax | 279,000 |
| | Local Option Sales Tax | 125,000 |
| | Sewer Utility | 15,000 |
| | Nonmajor Enterprise | 100,000 |
| | | <u>1,164,289</u> |
| Internal Service Funds | General Fund | <u>7,500</u> |
| | | <u><u>\$ 4,684,609</u></u> |

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

Note 7 - Risk Management

The City is exposed to various risks of loss related to torts; theft, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

Note 8 - Litigation

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

Note 9 - Commitments

The City had active construction projects at June 30, 2022. At year end the City's commitments with contractors are as follows:

| Project | Total Contract | Payments-to-Date | Remaining Commitment |
|------------------------------|----------------|------------------|----------------------|
| Cloie Creek Trail | \$ 707,853 | \$ 648,148 | \$ 59,706 |
| Springgreen Sunset | 1,677,825 | 430,389 | 1,247,436 |
| Meadows Clubhouse Renovation | 2,143,700 | - | 2,143,700 |

Note 10 - Conduit Debt

From time to time, the City has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bond principal and interest does not constitute liabilities of the City.

As of June 30, 2022, there are two Industrial Revenue Bonds outstanding, with a principal amount payable of \$5,130,427.

Note 11 - Fund Balance Reporting

The detail of the City's cash basis governmental fund balances at June 30, 2022, is as follows:

| | | Special Revenue | | | Capital Project | | | | |
|------------------------|---------------------|---------------------------|-------------------|----------------------------------|---------------------|------------------|-------------------|---------------------|--|
| | General | Local Option Sales Tax | Road Use Tax | Tax Increment Financing (TIF) | Road Improvement | Debt Service | Nonmajor | Total | |
| Restricted For | | | | | | | | | |
| Road improvements | \$ - | \$ - | \$ 372,203 | \$ - | \$ - | \$ - | - | \$ 372,203 | |
| Police | - | 180,303 | - | - | - | - | - | 180,303 | |
| Street lighting | - | 110,185 | - | - | - | - | - | 110,185 | |
| Fire services | - | 60,101 | - | - | - | - | - | 60,101 | |
| Snow | - | 100,169 | - | - | - | - | - | 100,169 | |
| Insurance | - | 150,253 | - | - | - | - | - | 150,253 | |
| Street maintenance | - | 400,675 | - | - | - | - | - | 400,675 | |
| TIF | - | - | - | 155,246 | - | - | - | 155,246 | |
| Debt service | - | - | - | - | - | 19,986 | - | 19,986 | |
| Special projects | - | - | - | - | - | - | 4,330 | 4,330 | |
| Municipal building | - | - | - | - | - | - | 60,386 | 60,386 | |
| Low to moderate | - | - | - | - | - | - | 225,934 | 225,934 | |
| Total restricted | - | 1,001,686 | 372,203 | 155,246 | - | 19,986 | 290,650 | 1,839,771 | |
| Assigned To | | | | | | | | | |
| Economic development | 1,525,092 | - | - | - | - | - | - | 1,525,092 | |
| Hales Mill Realignment | - | - | - | - | - | - | 710 | 710 | |
| Asbury road overlay | - | - | - | - | - | - | 19,234 | 19,234 | |
| Seippel Road | - | - | - | - | - | - | 427,311 | 427,311 | |
| Total assigned | 1,525,092 | - | - | - | - | - | 447,255 | 1,972,347 | |
| Unassigned | 3,113,637 | - | - | - | (13,728) | - | (291,260) | 2,808,649 | |
| Total Fund Balances | <u>\$ 4,638,729</u> | <u>\$ 1,001,686</u> | <u>\$ 372,203</u> | <u>\$ 155,246</u> | <u>\$ (13,728)</u> | <u>\$ 19,986</u> | <u>\$ 446,645</u> | <u>\$ 6,620,767</u> | |

Note 12 - Prospective Accounting Changes

The Governmental Accounting Standards Board (GASB) has issued the following statements not yet implemented by the City. The statements which might impact the City are as follows:

GASB Statement No. 91, *Conduit Debt Obligations*, issued May 2019, will be effective for the City beginning with its fiscal year ending June 30, 2023. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, issued March 2020, will be effective for the City beginning with its fiscal year ending June 30, 2023. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs).

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, issued in May 2020, will be effective for fiscal year ending June 30, 2023. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments).

GASB Statement No. 99, *Omnibus 2022*, issued April 2022, the requirements are effective for the City at issuance of the Statement, and with fiscal years ending after June 30, 2023 and June 30, 2024, respectively. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees.

GASB Statement No. 100, *Accounting Changes and Error Corrections*—an amendment of GASB Statement No. 62, issued June 2022 will be effective for the City beginning with its fiscal year ending after June 30, 2024. The objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

GASB Statement No. 101, *Compensated Absences*, issued June 2022 will be effective for the City beginning with its fiscal year ending after June 30, 2025. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences.

The City's management has not yet determined the effect these statements will have on the City's financial statements.

Note 13 - Contingency

On March 11, 2020, the World Health Organization proclaimed the Coronavirus (COVID-19) to be a pandemic. In an effort to lessen the risk of transmission of COVID-19, the United States government, state governments, local governments and private industries have taken measures to limit social interactions in an effort to limit the spread of COVID-19, affecting business activities and impacting global, state and local commerce and financial markets, including that of the City of Asbury. The extent of the financial impact of COVID-19 will depend on future developments, including the duration and spread, which are uncertain and cannot be predicted. Management believes the City is taking appropriate actions to mitigate any negative impact on its projected operations and financial results. However, due to the uncertainties surrounding the pandemic, the City is not able to predict and makes no representations as to the economic impact of the COVID-19 pandemic on the City or its financial position.

Note 14 - Deficit Balance

At June 30, 2022, the Road Improvement Fund had a deficit balance of \$13,728, the Hales Mill Intersection Realignment Fund had a deficit balance of \$39,844, the Sidewalk Assessment Fund had a deficit balance of \$59,717, and the Golf Course Improvement Fund had a deficit balance of \$189,509, and the Vehicle and Equipment Fund had a deficit balance of \$2,190. The deficit balances are the result of capital projects where permanent financing was not in place. The deficits will be eliminated upon receipt of funding in future periods.



Other Information
June 30, 2022

City of Asbury, Iowa

City of Asbury, Iowa

Schedule 1 – Budgetary Comparison Schedule of Receipts, Disbursements, and Changes in Cash Balances –
Budget and Actual (Cash Basis) – All Governmental Funds and Proprietary Funds

Other Information
Year Ended June 30, 2022

| | Governmental Funds Actual | Proprietary Funds Actual | Total Actual | Budgeted Amounts | | Final to Actual Variance- Positive (Negative) |
|---|---------------------------------|--------------------------------|----------------------|----------------------|---------------------|--|
| | | | | Original | Final | |
| Receipts: | | | | | | |
| Property tax | \$ 2,588,512 | \$ - | \$ 2,588,512 | \$ 2,577,976 | \$ 2,577,976 | \$ 10,536 |
| Tax increment financing | 1,104,220 | - | 1,104,220 | 1,126,101 | 1,126,101 | (21,881) |
| Other City tax | 996,118 | - | 996,118 | 1,008,110 | 1,008,110 | (11,992) |
| Licenses and permits | 187,951 | - | 187,951 | 78,935 | 78,935 | 109,016 |
| Use of money and property | 13,839 | 13,797 | 27,636 | 35,310 | 35,310 | (7,674) |
| Intergovernmental | 1,618,592 | - | 1,618,592 | 1,079,789 | 1,509,443 | 109,149 |
| Charges for service | 1,180,118 | 2,684,584 | 3,864,702 | 3,736,595 | 3,756,595 | 108,107 |
| Special assessments | 253,015 | - | 253,015 | 464,000 | 464,000 | (210,985) |
| Miscellaneous | 9,164 | - | 9,164 | 130,000 | 130,000 | (120,836) |
| Total receipts | <u>7,951,529</u> | <u>2,698,381</u> | <u>10,649,910</u> | <u>10,236,816</u> | <u>10,686,470</u> | <u>(36,560)</u> |
| Disbursements: | | | | | | |
| Public safety | 983,944 | - | 983,944 | 1,017,547 | 1,017,547 | 33,603 |
| Public works | 719,645 | - | 719,645 | 826,615 | 826,615 | 106,970 |
| Culture and recreation | 1,482,613 | - | 1,482,613 | 1,481,351 | 1,519,351 | 36,738 |
| Community and economic development | 4,438 | - | 4,438 | 70,490 | 70,490 | 66,052 |
| General government | 319,460 | - | 319,460 | 373,900 | 373,900 | 54,440 |
| Debt service | 4,946,567 | - | 4,946,567 | 1,740,638 | 4,938,154 | (8,413) |
| Capital projects | 3,935,517 | - | 3,935,517 | 3,701,135 | 4,652,789 | 717,272 |
| Business-type activities | - | 2,058,146 | 2,058,146 | 2,230,151 | 2,640,151 | 582,005 |
| Total disbursements | <u>12,392,184</u> | <u>2,058,146</u> | <u>14,450,330</u> | <u>11,441,827</u> | <u>16,038,997</u> | <u>1,588,667</u> |
| Excess (Deficiency) of Receipts over (Under) Disbursements | (4,440,655) | 640,235 | (3,800,420) | (1,205,011) | (5,352,527) | 1,552,107 |
| Other Financing Sources, Net | <u>3,633,270</u> | <u>(430,700)</u> | <u>3,202,570</u> | <u>-</u> | <u>3,187,610</u> | <u>14,960</u> |
| Excess (Deficiency) of Receipts and Other Financing Sources over (under) Disbursements and Other Financing Uses | (807,385) | 209,535 | (597,850) | (1,205,011) | (2,164,917) | 1,567,067 |
| Balances Beginning of Year | <u>7,428,152</u> | <u>5,900,070</u> | <u>13,328,222</u> | <u>11,755,863</u> | <u>11,755,863</u> | <u>1,572,359</u> |
| Balances End of Year | <u>\$ 6,620,767</u> | <u>\$ 6,109,605</u> | <u>\$ 12,730,372</u> | <u>\$ 10,550,852</u> | <u>\$ 9,590,946</u> | <u>\$ 3,139,426</u> |

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon eight major classes of disbursements known as functions, not by fund. These eight functions are: public safety, public works, culture and recreation, community and economic development, general government, debt service, capital projects and business-type activities. Function disbursements required to be budgeted include disbursements for the General Fund, the Special Revenue Funds, the Debt Service Fund, the Capital Projects Fund, and the Proprietary Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, two budget amendments increased budgeted disbursements by \$4,597,170. The budget amendment is reflected in the final budgeted amounts.

Disbursements for debt service prior to first budget amendment at January 11, 2022 exceeded budget by \$1,462,140, and disbursements at June 30, 2022 for debt service exceeded the amended budget amounts by \$8,413.

City of Asbury, Iowa
Schedule 2 - City's Proportionate Share of IPERS Net Pension Liability
Schedule 3 - IPERS Contributions
For Year Ended June 30, 2022

| Fiscal Year Ended | City's proportion of the net pension liability | City's proportionate share of the net pension liability (asset) | City's covered-payroll | City's proportionate share of the net pension liability as a percentage of its covered-payroll | Plan fiduciary net position as a percentage of the total pension liability |
|-------------------|--|---|------------------------|--|--|
| 2022 | 0.073583% | \$ (254,028) | \$ 1,149,712 | -22.09% | 100.81% |
| 2021 | 0.010593% | 744,139 | 1,091,564 | 68.17% | 82.90% |
| 2020 | 0.010077% | 583,518 | 1,088,874 | 53.59% | 85.45% |
| 2019 | 0.010006% | 633,226 | 1,001,297 | 63.24% | 83.62% |
| 2018 | 0.010451% | 696,156 | 998,590 | 69.71% | 82.21% |
| 2017 | 0.010097% | 635,467 | 934,803 | 67.98% | 81.82% |
| 2016 | 0.009411% | 466,449 | 880,705 | 52.96% | 85.19% |
| 2015 | 0.009045% | 358,706 | 877,100 | 40.90% | 87.61% |

The amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

GASB 68 requires reporting of the 10 most recent years of data to be presented. The City will present information for periods as they become available.

| Fiscal Year Ended | Statutorily Required Contribution | Contributions in Relation to the Statutorily Required Contribution | Contribution Deficiency (Excess) | City's Covered-Payroll | Contributions as a Percentage of Covered Payroll |
|-------------------|-----------------------------------|--|----------------------------------|------------------------|--|
| 2022 | \$ 125,385 | \$ 125,385 | \$ - | \$ 1,333,927 | 9.40% |
| 2021 | 109,950 | 109,950 | - | 1,149,712 | 9.56% |
| 2020 | 107,018 | 107,018 | - | 1,091,564 | 9.80% |
| 2019 | 104,423 | 104,423 | - | 1,088,874 | 9.59% |
| 2018 | 91,716 | 91,716 | - | 1,001,297 | 9.16% |
| 2017 | 91,400 | 91,400 | - | 998,590 | 9.15% |
| 2016 | 85,533 | 85,533 | - | 934,803 | 9.15% |
| 2015 | 78,647 | 78,647 | - | 880,705 | 8.93% |
| 2014 | 78,325 | 78,325 | - | 877,100 | 8.93% |
| 2013 | 74,579 | 74,579 | - | 860,196 | 8.67% |

Changes of Benefit Terms:

There are no significant changes in benefit terms.

Changes of Assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.



Supplementary Information
June 30, 2022

City of Asbury, Iowa

City of Asbury, Iowa
Schedule 4 – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances
Nonmajor Governmental Funds
As of and for the Year Ended June 30, 2022

| | Capital Projects | | | | | | | |
|---|--------------------------------------|---|--------------------------------|------------------------------------|---------------------------|----------------------------------|----------------------------|----------------------------------|
| | Hales Mill Road Reconstruction | Hales Mill Intersection Realignment | Sidewalk Assessment Fund | Golf Course Improvement Fund | Asbury Road Overlay | Vehicle and Equipment Fund | Seippel Road Project | Municipal Building Project |
| Receipts: | | | | | | | | |
| Property tax | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Use of money and property | - | - | - | 24 | 13 | - | 727 | 118 |
| Intergovernmental | - | - | 288,709 | - | 88,078 | - | 429,654 | - |
| Total receipts | - | - | 288,709 | 24 | 88,091 | - | 430,381 | 118 |
| Disbursements: | | | | | | | | |
| Current: | | | | | | | | |
| Capital projects | 72,151 | 6,290 | 709,681 | 246,506 | 282,857 | 222,675 | 17,304 | 21,700 |
| Excess (Deficiency) of Receipts over (Under) Disbursements | (72,151) | (6,290) | (420,972) | (246,482) | (194,766) | (222,675) | 413,077 | (21,582) |
| Other Financing Sources (Uses): | | | | | | | | |
| Transfers in | 30,000 | 7,000 | 360,945 | - | 214,000 | 220,000 | - | - |
| Transfers out | - | - | - | - | - | - | - | - |
| Total other financing sources (uses) | 30,000 | 7,000 | 360,945 | - | 214,000 | 220,000 | - | - |
| Net Change in Cash Balances | (42,151) | 710 | (60,027) | (246,482) | 19,234 | (2,675) | 413,077 | (21,582) |
| Cash Balances Beginning of Year | 2,307 | - | 310 | 56,973 | - | 485 | 14,234 | 81,968 |
| Cash Balances End of Year | <u>\$ (39,844)</u> | <u>\$ 710</u> | <u>\$ (59,717)</u> | <u>\$ (189,509)</u> | <u>\$ 19,234</u> | <u>\$ (2,190)</u> | <u>\$ 427,311</u> | <u>\$ 60,386</u> |
| Cash Basis Fund Balances | | | | | | | | |
| Restricted | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 60,386 |
| Assigned | - | 710 | - | - | 19,234 | - | 427,311 | - |
| Unassigned | (39,844) | - | (59,717) | (189,509) | - | (2,190) | - | - |
| Total cash basis fund balances | <u>\$ (39,844)</u> | <u>\$ 710</u> | <u>\$ (59,717)</u> | <u>\$ (189,509)</u> | <u>\$ 19,234</u> | <u>\$ (2,190)</u> | <u>\$ 427,311</u> | <u>\$ 60,386</u> |

City of Asbury, Iowa
Schedule 4 – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances
Nonmajor Governmental Funds
As of and for the Year Ended June 30, 2022

| | Capital Projects | | | Special Revenue | | | |
|---|-------------------------------|--------------------------------|---------------------------|-------------------|---------------------|---------------------------|-------------|
| | Street Improvement Fund | Stormwater Projects Fund | Park Expansion Fund | Special Levies | Special Projects | Low Moderate Income | Total |
| Receipts: | | | | | | | |
| Property tax | \$ - | \$ - | \$ - | \$ 6,501 | \$ - | \$ - | \$ 6,501 |
| Use of money and property | 16 | - | 15 | - | - | 398 | 1,311 |
| Intergovernmental | - | - | - | - | - | - | 806,441 |
| Total receipts | 16 | - | 15 | 6,501 | - | 398 | 814,253 |
| Disbursements: | | | | | | | |
| Current: | | | | | | | |
| Capital projects | - | 298,431 | 71,524 | - | - | - | 1,949,119 |
| Excess (Deficiency) of Receipts over (Under) Disbursements | 16 | (298,431) | (71,509) | 6,501 | - | 398 | (1,134,866) |
| Other Financing Sources (Uses): | | | | | | | |
| Transfers in | - | 291,437 | 40,907 | - | - | - | 1,164,289 |
| Transfers out | (33,711) | - | - | (13,622) | - | - | (47,333) |
| Total other financing sources (uses) | (33,711) | 291,437 | 40,907 | (13,622) | - | - | 1,116,956 |
| Net Change in Cash Balances | (33,695) | (6,994) | (30,602) | (7,121) | - | 398 | (17,910) |
| Cash Balances Beginning of Year | 33,695 | 6,994 | 30,602 | 7,121 | 4,330 | 225,536 | 464,555 |
| Cash Balances End of Year | \$ - | \$ - | \$ - | \$ - | \$ 4,330 | \$ 225,934 | \$ 446,645 |
| Cash Basis Fund Balances | | | | | | | |
| Restricted | \$ - | \$ - | \$ - | \$ - | \$ 4,330 | \$ 225,934 | \$ 290,650 |
| Assigned | - | - | - | - | - | - | 447,255 |
| Unassigned | - | - | - | - | - | - | (291,260) |
| Total cash basis fund balances | \$ - | \$ - | \$ - | \$ - | \$ 4,330 | \$ 225,934 | \$ 446,645 |

City of Asbury, Iowa

Schedule 5 – Statement of Cash Receipts, Disbursements, and Changes in Cash Balances
Nonmajor Enterprise Funds
As of and for the Year Ended June 30, 2022

| | Enterprise Funds | | |
|---|-------------------|-------------------|-------------------|
| | Solid Waste | Storm Water | Total |
| Operating Receipts: | | | |
| Charges for service | \$ 287,012 | \$ 201,127 | \$ 488,139 |
| Use of money and property | 507 | 191 | 698 |
| Total operating receipts | <u>287,519</u> | <u>201,318</u> | <u>488,837</u> |
| Operating Disbursements: | | | |
| Salaries and wages | 26,983 | 17,022 | 44,005 |
| Employee benefits and costs | 10,345 | 8,123 | 18,468 |
| Staff development | - | 2,081 | 2,081 |
| Contractual services | 326,516 | 42,098 | 368,614 |
| Commodities | 3,531 | 2,416 | 5,947 |
| Capital outlay | 64 | 13,795 | 13,859 |
| Total operating disbursements | <u>367,439</u> | <u>85,535</u> | <u>452,974</u> |
| Excess (Deficiency) of Operating Receipts Over (Under) Disbursements | (79,920) | 115,783 | 35,863 |
| Transfers out | <u>-</u> | <u>(100,000)</u> | <u>(100,000)</u> |
| Net Change in Cash Balances | (79,920) | 15,783 | (64,137) |
| Cash Balances Beginning of Year | <u>348,148</u> | <u>105,875</u> | <u>454,023</u> |
| Cash Balances End of Year | <u>\$ 268,228</u> | <u>\$ 121,658</u> | <u>\$ 389,886</u> |
| Cash Basis Fund Balances Unrestricted | <u>\$ 268,228</u> | <u>\$ 121,658</u> | <u>\$ 389,886</u> |

City of Asbury, Iowa
Schedule 6 – Schedule of Indebtedness
June 30, 2022

| Obligation | Date of Issue | Interest Rates | Amount Originally Issued | Balance Beginning of Year | Issued During Year | Redeemed During Year | Balance End of Year | Interest Paid | Interest Due and Unpaid |
|--------------------------------|---------------|----------------|--------------------------|---------------------------|--------------------|----------------------|---------------------|---------------|-------------------------|
| General Obligation Bonds: | | | | | | | | | |
| 2012A Refunding | 2/17/2012 | 2.00-2.62 | \$ 2,140,000 | \$ 1,250,000 | \$ - | \$ 1,250,000 | \$ - | \$ - | \$ - |
| 2012B Refunding | 2/17/2012 | 2.00 | 525,000 | 65,000 | - | 65,000 | - | 1,300 | - |
| 2012C Refunding | 2/17/2012 | 2.00 | 3,245,000 | 100,000 | - | 100,000 | - | 2,000 | - |
| 2015B Refunding Seippel Road | 2/9/2016 | 2.00-3.00 | 2,495,000 | 1,885,000 | - | 1,885,000 | - | 23,875 | - |
| 2017 GO Bond Sun Valley | 5/10/2017 | 2.00-3.00 | 1,540,000 | 1,160,000 | - | 100,000 | 1,060,000 | 29,681 | - |
| 2017 SRF TIF | 9/8/2017 | 1.75 | 1,807,000 | 1,245,000 | - | 975,099 | 269,901 | 21,788 | - |
| Golf Cart Lease | 1/23/2018 | 4.50 | 121,000 | 20,167 | - | 20,167 | - | 726 | - |
| 2021 Refunding | 10/21/2021 | 3.00-2.00 | 2,995,000 | - | 2,995,000 | 365,000 | 2,630,000 | 51,486 | - |
| Total General Obligation Bonds | | | | 5,725,167 | 2,995,000 | 4,760,266 | 3,959,901 | 130,856 | - |
| Revenue Bonds: | | | | | | | | | |
| 2017 SRF Water Revenue | 9/8/2017 | 1.75 | 1,200,000 | 934,000 | - | 110,000 | 824,000 | 16,345 | - |
| Total | | | | \$ 6,659,167 | \$ 2,995,000 | \$ 4,870,266 | \$ 4,783,901 | \$ 147,201 | \$ - |

City of Asbury, Iowa
Schedule 7 – Bond and Note Maturities
June 30, 2022

| General Obligation Bonds | | | | | | |
|----------------------------|-------------------------|---------------------|----------------------|---------------------|---------------------------|-------------------|
| Year Ending June 30, | 2021 Refunding | | 2017 Sun Valley | | 2017 GO SRF Loan | |
| | Issued October 21, 2021 | | Issued May, 10, 2017 | | Issued Septemeber 9, 2017 | |
| | Interest Rates | Amount | Interest Rates | Amount | Interest Rates | Amount |
| 2023 | 3.00 | \$ 360,000 | 2.00 | \$ 105,000 | 1.75 | \$ 73,000 |
| 2024 | 3.00 | 370,000 | 2.00 | 105,000 | 1.75 | 75,000 |
| 2025 | 3.00 | 380,000 | 2.13 | 105,000 | 1.75 | 76,000 |
| 2026 | 3.00 | 365,000 | 2.13 | 105,000 | 1.75 | 45,901 |
| 2027 | 3.00 | 345,000 | 2.63 | 105,000 | - | - |
| 2028 | 3.00 | 250,000 | 2.63 | 105,000 | - | - |
| 2029 | 2.00 | 185,000 | 2.63 | 105,000 | - | - |
| 2030 | 2.00 | 185,000 | 3.00 | 105,000 | - | - |
| 2031 | 2.00 | 190,000 | 3.00 | 110,000 | - | - |
| 2032 | - | - | 3.00 | 110,000 | - | - |
| | | <u>\$ 2,630,000</u> | | <u>\$ 1,060,000</u> | | <u>\$ 269,901</u> |

| Revenue Bonds | | |
|----------------------------|---|-------------------|
| Year Ending June 30, | 2017 Water Revenue Improvement Bonds | |
| | Issued September 8, 2017 | |
| | Interest Rates | Amount |
| 2023 | 1.75 | \$ 112,000 |
| 2024 | 1.75 | 113,000 |
| 2025 | 1.75 | 115,000 |
| 2026 | 1.75 | 118,000 |
| 2027 | 1.75 | 120,000 |
| 2028 | 1.75 | 122,000 |
| 2029 | 1.75 | 124,000 |
| 2030 | - | - |
| 2031 | - | - |
| 2032 | - | - |
| | | <u>\$ 824,000</u> |

City of Asbury, Iowa
Schedule 8 – Schedule of Receipts by Source and Disbursements by Function
All Governmental Funds
For the Last Ten Years

| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
|------------------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|---------------------|---------------------|
| Receipts: | | | | | | | | | | |
| Property tax | \$ 2,588,512 | \$ 2,490,261 | \$ 2,349,219 | \$ 2,338,332 | \$ 2,022,671 | \$ 1,791,821 | \$ 1,566,435 | \$ 1,411,451 | \$ 1,412,300 | \$ 1,376,477 |
| Tax increment financing | 1,104,220 | 1,181,308 | 1,589,704 | 1,269,450 | 1,995,705 | 2,062,571 | 2,090,034 | 2,125,686 | 1,650,028 | 1,433,700 |
| Other City tax | 996,118 | 854,584 | 729,324 | 680,780 | 653,658 | 641,812 | 571,108 | 518,694 | 515,484 | 529,380 |
| Licenses and permits | 187,951 | 175,341 | 175,135 | 205,052 | 179,874 | 248,243 | 203,772 | 199,251 | 200,440 | 157,047 |
| Use of money and property | 13,839 | 7,142 | 64,832 | 116,136 | 61,150 | 22,919 | 22,529 | 31,209 | 28,444 | 52,667 |
| Intergovernmental | 1,618,592 | 1,004,167 | 727,703 | 1,087,232 | 805,770 | 604,260 | 905,775 | 463,502 | 435,063 | 444,396 |
| Charges for service | 1,180,118 | 1,082,406 | 880,472 | 990,128 | 986,555 | 1,031,706 | 1,083,592 | 1,055,327 | 1,018,363 | 992,163 |
| Special assessments | 253,015 | 176,515 | 84,509 | 80,482 | 171,752 | 154,719 | 118,285 | 36,309 | 41,897 | 80,859 |
| Miscellaneous | 9,164 | 33,080 | 43,479 | 65,036 | 127,394 | 103,558 | 147,396 | 266,760 | 144,783 | 12,123 |
| Total receipts | <u>\$ 7,951,529</u> | <u>\$ 7,004,804</u> | <u>\$ 6,644,377</u> | <u>\$ 6,832,628</u> | <u>\$ 7,004,529</u> | <u>\$ 6,661,609</u> | <u>\$ 6,708,926</u> | <u>\$ 6,108,189</u> | <u>\$ 5,446,802</u> | <u>\$ 5,078,812</u> |
| Disbursements: | | | | | | | | | | |
| Operating: | | | | | | | | | | |
| Public safety | \$ 983,944 | \$ 803,743 | \$ 725,532 | \$ 658,765 | \$ 644,148 | \$ 664,821 | \$ 576,565 | \$ 514,611 | \$ 547,478 | \$ 473,094 |
| Public works | 719,645 | 511,236 | 495,274 | 544,499 | 406,557 | 418,945 | 330,833 | 450,492 | 462,248 | 471,561 |
| Culture and recreation | 1,482,613 | 1,269,335 | 1,182,256 | 1,258,379 | 1,229,766 | 1,179,208 | 1,213,318 | 1,324,309 | 1,250,345 | 1,217,369 |
| Community and economic development | 4,438 | 287,131 | 11,758 | 6,260 | 22,589 | 3,504 | 51,654 | 91,874 | 20,789 | 21,803 |
| General government | 319,460 | 289,379 | 279,441 | 278,596 | 290,644 | 261,022 | 245,601 | 219,623 | 220,188 | 241,074 |
| Debt service | 4,946,567 | 998,957 | 1,110,749 | 1,309,186 | 2,728,229 | 2,549,091 | 2,737,744 | 2,699,743 | 952,911 | 988,160 |
| Capital projects | 3,935,517 | 2,639,899 | 2,565,231 | 1,917,695 | 1,693,347 | 3,023,606 | 4,150,279 | 5,968,183 | 1,211,029 | 1,004,077 |
| Total disbursements | <u>\$ 12,392,184</u> | <u>\$ 6,799,680</u> | <u>\$ 6,370,241</u> | <u>\$ 5,973,380</u> | <u>\$ 7,015,280</u> | <u>\$ 8,100,197</u> | <u>\$ 9,305,994</u> | <u>\$ 11,268,835</u> | <u>\$ 4,664,988</u> | <u>\$ 4,417,138</u> |



**Independent Auditor's Report on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

To the Honorable Mayor and Members of the City Council
City of Asbury, Iowa

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Asbury, Iowa (City), as of and for the year ended June 30, 2022, and the related notes to financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated September 1, 2022. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than accounting principles generally accepted in the United States of America.

Report on Internal Control over Financial Reporting

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

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying Schedule of Findings and Responses, we identified certain deficiencies in internal control that we consider to be a material weakness and a significant deficiency.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. We consider the deficiency described in the accompanying Schedule of Findings and Responses as item 2022-001 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying Schedule of Findings and Responses as item 2022-002 to be a significant deficiency.

Report on 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 grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of noncompliance or other matters which are disclosed in Part III of the accompanying Schedule of Findings and Responses.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2022, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part III of the accompanying Schedule of Findings and Responses. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Responses to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's responses to the findings identified in our audit and described in the accompanying Schedule of Findings and Responses. The City's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

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



Dubuque, Iowa
September 1, 2022

Part I: Findings Related to the Financial Statements:

Material Weakness

2022-001 Preparation of Financial Statements

Criteria: A properly designed system of internal control over financial reporting includes the preparation of an entity's financial statements and accompanying notes to the financial statements by internal personnel of the entity.

Condition: As auditors, we were requested to draft the financial statements and accompanying notes to the financial statements. It is the responsibility of management and those charged with governance to make the decision whether to accept the degree of risk associated with this condition because of cost or other considerations.

Cause: We recognize that with a limited number of office employees, preparation of the financial statements is difficult.

Effect: The effect of this condition is that the year-end financial reporting is prepared by a party outside of the City. The outside party does not have the constant contact with ongoing financial transactions that internal staff have.

Recommendation: We recommend that City officials continue reviewing operating procedures in order to obtain the maximum internal control possible under the circumstances to enable staff to draft the financial statements internally.

Views of Responsible Officials: The City agrees with the finding.

Significant Deficiency

2022-002 Segregation of Duties

Criteria: Properly designed segregation of duties allows entities to initiate, authorize, record, process, and report financial data reliably in accordance with generally accepted accounting principles.

Condition: The City is unable to fully segregate receipt and posting functions, disbursement preparation and posting functions and reconciliation functions from receipt and disbursement functions.

Cause: The City has limited time and staffing constraints.

Effect: Since job functions were not properly segregated, misstatements may not have been prevented or detected on a timely basis in the normal course of operations.

Recommendation: We recommend that City staff review operating procedures in order to obtain the maximum internal controls possible.

Views of Responsible Officials: The City agrees with the finding.

Part II: Findings and Questioned Costs for Federal Awards

Single audit did not apply for fiscal year 2022.

Part III: Other Findings Related to Statutory Reporting:

2022-IA-A Certified Budget – Disbursements during year ended June 30, 2022 exceeded the amounts budgeted in the debt service function during the year and at year end. Chapter 384.20 of the Code of Iowa states, in part, “Public monies may not be expended or encumbered except under an annual or continuing appropriation.”

Recommendation – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Views of Responsible Officials – Due to the unknown nature of the final revenues and expenditures related to proceeds and disbursements from the debt refunding the budget was amended subsequent to the refunding. There was not a negative impact on the City’s financial position for this transaction.

2022-IA-B Questionable Disbursements – We noted no disbursements that fail to meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979.

2022-IA-C Travel Expense – No disbursements of City money for travel expenses of spouses of City officials or employees were noted.

2022-IA-D Business Transactions – Business transactions between the City and City officials or employees are detailed as follows:

| Name, Title, and Business Connection | Transaction Description | Amount |
|--|----------------------------|--------|
| Craig Miller, City Council Member Owner of A-Z Cleaning Solutions | Cleaning Supplies | \$ 117 |

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, the transaction with the City Council Member does not appear to represent a conflict of interest since the total transaction was less than \$6,000 during the fiscal year.

2022-IA-E Restricted Donor Activity – No transactions were noted between the City, City officials, City employees, and restricted donors in compliance with Chapter 68B of the Code of Iowa.

2022-IA-F Bond Coverage – Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

2022-IA-G Council Minutes – No transactions were found that we believe should have been approved in the Council minutes but were not.

2022-IA-H Deposits and Investments – No instances of noncompliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.

2022-IA-I Revenue Bonds and Notes – No instances of noncompliance with the revenue bond and note resolutions were noted.

2022-IA-J Annual Urban Renewal Report – The annual urban renewal report was approved and certified to the Iowa Department of Management on or before December 1, 2021.

2022-IA-K Tax Increment Financing – The Special Revenue Tax Increment Financing Fund properly disbursed payments for TIF loans and rebates. Also, the City properly completed the Tax Increment Debt Certificate forms to request TIF property taxes.