



# City of Keller, Texas

**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FISCAL YEAR ENDING SEPT. 30, 2021**

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**CITY OF KELLER, TEXAS  
ANNUAL COMPREHENSIVE FINANCIAL REPORT**

**FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**AS PREPARED BY THE  
FINANCE DEPARTMENT**

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**CITY OF KELLER, TEXAS  
ANNUAL COMPREHENSIVE FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

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## **INTRODUCTORY SECTION**

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March 25, 2022

Citizens of Keller, Honorable Mayor Armin Mizani,  
Members of the City Council and City Manager  
City of Keller, Texas:

The Annual Comprehensive Financial Report for the City of Keller, Texas (the City) for the fiscal year that ended September 30, 2021, is hereby submitted. Article VII, Section 8.15 of the Charter of the City of Keller requires an annual audit of all accounts of the City by an independent certified public accountant, selected by the City Council. This report is intended to meet that requirement, and the independent auditor's report has been included in this report. This report was prepared through the cooperative efforts of the City's Finance Department and independent auditors. The purpose of the report is to provide the City Council, management, staff, citizens, bondholders, and other interested parties with detailed information concerning the financial condition and activities of the City.

Responsibility for the accuracy and reliability of the presented data in this report, completeness and fairness of this report, and all disclosures, rests with City management. The City has established and maintains a system of internal accounting controls designed in part to provide a reasonable assurance that assets are safeguarded against loss, theft, or unauthorized use and that financial records can be relied upon to produce financial statements in accordance with generally accepted accounting principles (GAAP). The concept of reasonable assurance recognizes that the cost of maintaining the system of internal accounting controls should not exceed the benefits likely to be derived.

We believe the data, as presented, is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds; and that all disclosures necessary to enable the reader to gain the maximum understanding of the City's financial affairs have been included. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Weaver, L.L.P., Certified Public Accountants, have issued an unmodified ("clean") opinion on the City's financial statements for the fiscal year ended September 30, 2021. The independent auditor's report is located at the front of the financial section of this report.

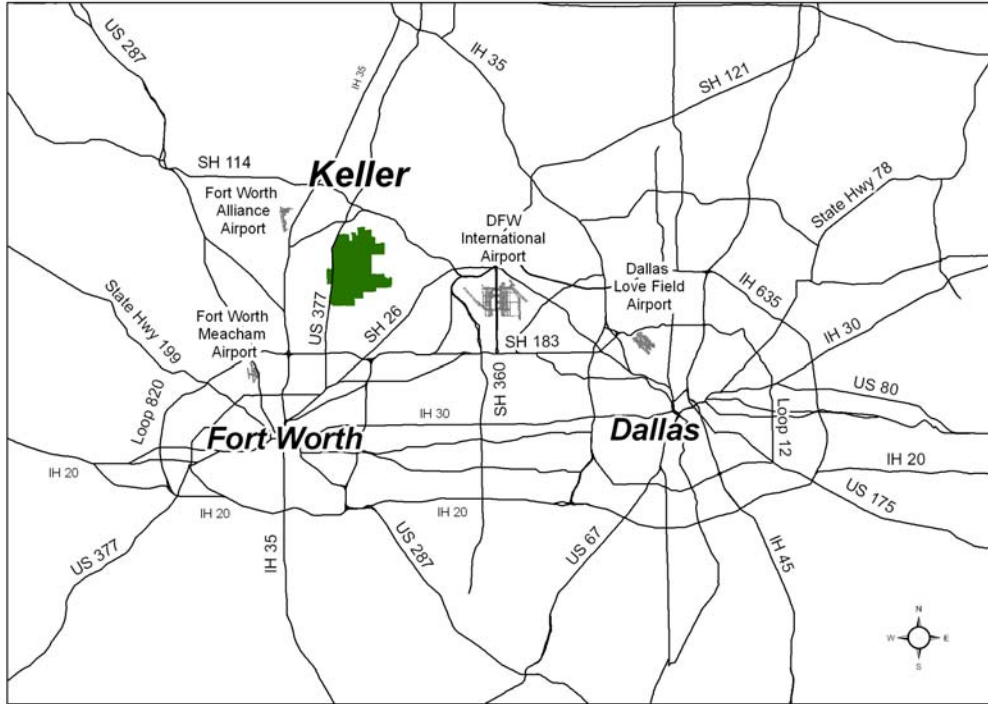
## City Profile

The City was incorporated on November 16, 1955, under the general laws of the State of Texas, and the current home-rule charter was approved by the voters in 1982 and most recently amended in 2010. The City operates under the Council-Manager form of government. The Keller City Council is composed of a Mayor and six Council members in places designated as 1 through 6, all elected at-large by registered voters within the city limits of Keller. The Mayor and all Council members are elected for staggered three-year terms. The Mayor and City Council members, places 5 and 6, were elected for the initial three-year term in 2020 (terms expire May 2023). City Council members, places 1 and 2, were elected in 2021 (terms expire May 2024), and Council places 3 and 4 were elected in 2019 (terms expire May 2022). Under the provisions of the City Charter, and subject only to the limitations imposed by the Texas Constitution, State law and the City Charter, the City Council enacts local legislation, adopts the annual operating budget and sets policy. The City Manager, appointed by the City Council, is responsible to the Council for proper administration of the City's daily affairs and appointment of heads of the various departments.

The City of Keller is renowned for being a good place to live and work, delivering big-city comforts with small-town charm. In addition to the numerous departmental awards and recognitions the City receives annually, Keller has also received the following community-wide awards and recognitions for 2021:

- Best Small Cities in America, WalletHub
- Safest Small Cities and Towns in America, MoneyGeek
- Top 10 Best Places to Live in Texas, HomeSnacks
- Best Suburbs to Live in Texas, Niche
- Best Places to Raise a Family in Texas, Niche
- Best Places to Live in Tarrant County, Niche
- Top 100 Safest Cities in the U.S., Neighborhood Scout
- Texas's 50 Safest Cities, Safewise
- Safest Cities in Texas, Alarms.org
- Safest Places in Texas, HomeSnacks
- Mother-Friendly Worksite, Texas Department of State Health Service
- Scenic City Platinum Status, Scenic City Texas
- Economic Excellence Recognition Award, Texas Economic Development Council
- Tree City USA, Arbor Day Foundation

Some of the items that contributed to these rankings include our extremely low crime rate, an excellent park and trail system, diverse and affordable housing opportunities, and an overall high quality of life. This ranking is a reflection of the dynamic community that Keller is becoming and its premier location in the heart of the DFW Metroplex. Keller is approximately midway between the Dallas/Fort Worth International and Alliance airports, both major employers for our community. The city is traversed by several major traffic corridors, including US Highway 377 (US 377) and Farm-to-Market Road 1709 (FM 1709). The city's quality school system, high residential growth rate, business-friendly atmosphere and low taxes make Keller an inviting destination for new commercial development projects.



The City of Keller is located in Northeast Tarrant County, Texas, approximately 10 miles north of Fort Worth on US 377, and 25 miles northwest of downtown Dallas. It is part of the 12-county "Metroplex" of North Central Texas, which includes the cities of Fort Worth and Dallas as well as surrounding communities, with an estimated population in the 12 county MPA exceeding 7.273 million in January 2021. The city limits of Keller currently encompass approximately 19 square miles.

The City provides a full range of municipal services, including general government, public safety (police and fire), streets, parks and recreation, community development, planning and zoning, code enforcement, public library, and business-type activities such as water, sewer and drainage utilities. Sanitation collection services are provided through a private contractor; customers contract through the City, with collection fees added to their municipal water, sewer and drainage utility bills.

### **Local Economy**

Keller, part of the Dallas/Fort Worth Metroplex, maintains a strong economy and is consistently ranked among the best places to call home in Texas. A conservative personal and corporate tax climate, excellent schools, favorable right to work laws and an ongoing commitment to business make this community and the State of Texas attractive both to businesses looking to relocate and those starting new.

According to the Texas Workforce Commission, the City's civilian labor force was 23,970 in calendar year 2020, compared to a total civilian labor force for Tarrant County of 1,082,822. Keller's unemployment rate in calendar year 2020 was 5.3%, compared to the Tarrant County rate of 7.3%, a statewide rate of 7.6% and a nationwide rate of 8.1%. The unemployment rates are not seasonally adjusted.

The City continues to experience an increase in population. Official Census reported population figures of 27,345 for 2000 and 39,627 for 2010. The January 2021 population estimate was 45,660, representing an increase of 6,033 (15.2%) since the 2010 Census. The following table presents Keller's official Census population since 1970, as well as the current year estimated population.

	<b>Population</b>	<b>Increase (Decrease)</b>	<b>Percent Change</b>
1970 Census	1,474	NA	NA
1980 Census	4,156	2,682	182.0%
1990 Census	13,683	9,527	229.2%
2000 Census	27,345	13,662	99.8%
2010 Census	39,627	12,282	44.9%
2021 Estimate	45,660	6,033	15.2%

Since 1970, the total population increase has exceeded 43,926. This increasing population trend is anticipated to persist for several years, although at a slower pace. Tarrant County has experienced similar growth during the last 40 years, increasing from 715,587 in 1970 to 1,809,034 in 2010, and an increase of more than 167%. According to the North Central Texas Council of Governments' population projections, the population of Tarrant County in 2021 is anticipated to be 2,091,320, an increase of 282,598 or 15.6% since the 2010 Census.

Another factor in measuring the local economy is its overall appraised value. Since 2000, the appraised value of property within Keller has more than doubled. Most of the increase has been the result of new residential development. Overall appraised values provide a better indication of new development than do taxable values, since taxable values are derived after deducting the various allowable exemptions. For Keller, this growth trend moderated in recent years. The following table provides the total appraised values of the City of Keller since 2011.

<u>September 30</u>	<u>Value (000's)</u>	<u>Change</u>
2011	4,133,807.9	2.1%
2012	4,287,820.9	3.7%
2014	4,557,288.9	6.3%
2015	4,731,833.0	3.8%
2016	5,368,009.1	13.4%
2017	5,627,823.2	4.8%
2018	6,213,765.3	10.4%
2019	6,881,693.8	10.7%
2020	7,401,205.8	7.5%
2021	7,596,486.5	2.6%

As shown, the rates of change in the City's total appraised value are continually growing, including a 2.6 percent increase in 2021 over prior year. The rates of increase in taxable values can impact the City's general fund operations significantly, since property tax revenues comprise approximately 50% of the total revenues for the General Fund. City management continuously monitors local economic trends in order to maintain adequate fund balance reserve levels and to meet policy targets.

The City is approximately 85% developed and continues to grow primarily as a residential community. Most residents are employed by major companies located within a 15-mile radius of the City. Several manufacturing firms are located in the Keller area, as well as a variety of commercial establishments, medical facilities, restaurants, retail shops and grocery stores. The City continues to encourage quality commercial growth, which will benefit the entire community.

The value of new construction is included in both market and net taxable values. The net taxable value of new construction for calendar year 2020 (FY 2020-21) was \$150.3 million, compared to \$131.8 million for calendar year 2019 (FY 2019-20).

The net assessed taxable value for calendar year 2020 (FY 2020-21) decreased by 1.5% and the levy decreased by 2.4%. By comparison the calendar year 2019 (FY 2019-20) net taxable value grew by 4.6% and the levy grew by 1.8% and the related levies grew by .8% and 1.8% respectively. The City has been steady growth in property values over the past five years. As a result, the City was able increase the homestead exemption to the legal maximum amount of 20% from 14% while still meeting the FY 2020-21 goals of the City, maintain excellent services, and adhere to the financial/budget targets to ensure the fiscal stability of the City's operations.

The expansion of retail within the city and increased on-line sales activity has also resulted in increases in sales tax collections. Total sales tax collections in FY 2020-21 represent the largest amount in the City's history, with collections totaling more than \$16.0 million; up from FY 2019-20 collections totaling \$14.3 million.

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

The City maintains a five-year Capital Improvement Program (CIP). The CIP has been used exclusively as a planning tool, and therefore does not commit the City to any project or project funding. The intent of the CIP is to identify and prioritize specific capital improvements needed during the subsequent five years. The CIP is not a capital budget, and as such, only recommends projects, project costs and the proposed means of financing improvements. Recommended improvements are not approved until official action has been taken by the City Council to authorize funding for the improvement.

The five-year capital improvements program (CIP) for fiscal years 2020-21 through 2024-25 was developed by City staff and reviewed and adopted by the City Council as a part of the fiscal year 2020-21 budget. The total five-year program for FY 2020-21 identified \$69.1 million of proposed improvements.

When considering future financial impacts on operations resulting from issuing debt obligations for capital improvements, the Finance Department prepares an internal five-year financial forecast for the General and Debt Service Funds. The forecast is also used as an informational planning tool for the City Council.

### **Relevant Financial Policies**

The City has strong financial management policies that provide the basis for the City's financial operations.

The City has 21 total funds and 14 are budgeted funds. Below is a breakdown of funds by type, total vs. budgeted:

<b>Fund Type</b>	<b>Fund Category</b>	<b># of Funds</b>	<b># Budgeted</b>
Governmental	General	1	1
Governmental	Special Revenue	9	6
Governmental	Debt Fund	1	1
Governmental	Capital Fund	4	0
Proprietary	Enterprise Fund	3	3
Proprietary	Internal Service	3	3

The unassigned fund balance in the General Fund (representing 88% of total General Fund expenditures) currently exceeds the requirements of the City’s Financial Management Policies adopted by the City Council for budgetary and planning purposes (i.e., 35% of General Fund expenditures). In addition to providing financial stability and sustainability during difficult economic times, the City may use available fund balance reserves as a means to fund one-time, non-recurring projects or expenditures.

In December 2008, the City Council adopted a Financial Management Contingency Plan. The primary purpose of the Plan is to guide planning efforts for City management and is intended to assist in budget balancing strategies during periods of economic uncertainty. During fiscal year 2020-21, no specific provisions of the Contingency Plan were enacted.

In May 2012, the City’s financial management policies were amended to increase the required unassigned fund balance in the General Fund from 60 to 70 days of expenditures. In May 2013, the City Council adopted an official GASB 54 fund balance policy. In July 2016, the City Council adopted revisions to the financial management policies which included creating a General Fund minimum of 19.2% (70 days) and a maximum fund balance of 50% (182 days). In November 2019, the City Council adopted revisions to the financial management policies which included creating a General Fund minimum of 25.0% and a maximum fund balance of 50%. In September 2021, the City Council adopted revisions to the financial management policies which included creating a General Fund minimum of 35.0% and a maximum fund balance of 50%.

### **Major Initiatives**

During FY 2020-21, the City continued construction on the voter-approved new Senior Activity Center which opened January 31, 2022. The 2020-21 General Fund budget included cash funding of \$1,000,000 for design and engineering for Shady Grove Reconstruction from Keller-Smithfield to Smithfield which is part of a \$5.0 million reconstruction project of the road, \$1,229,000 for the Bear Creek and Whitley roundabout project, \$150,000 for North Tarrant Parkway & Lakeview road improvements, and \$150,000 for Union Pacific railroad pedestrian crossing improvements. For FY 2020-21, the General Fund includes \$3,500,000 for sidewalk repair which will repair the city’s current outstanding sidewalk repair work orders. The General Fund budget also included cash funding of \$1,800,057 for street maintenance which matches the Street Maintenance fund cash funding of \$1,800,057 for a total project cost of \$3,600,114. FY 2020-21 included funding for improvements to the Keller Sports Park Parking Lot – Baseball lot of \$600,000 from the Keller Development Corporation (KDC) and the FY 2021-22 KDC budget included funding of \$790,000 for improvements to the Keller Sports Park Parking Lot –Softball Lot. In the Water-Wastewater Fund, the second round of SWIFT debt was issued in November 2020 for \$4,060,000 and will help fund water line replacements throughout the city. The FY 2020-21 Water-Wastewater fund also included \$540,000 in cash funding for replacement of the SCADA system.

## **Accounting System and Budgetary Control**

The annual budget of the City serves as the foundation for its financial planning and control. The budget is proposed by the City Manager and adopted by the City Council in accordance with policies and procedures established by the City Charter, Council ordinances and policies. The budget is prepared and presented by fund (e.g., general fund), department (e.g., police) or function (e.g., debt service), and major cost category (e.g., personnel services). The budgetary process begins each year with the preparation of revenue estimates and budget instructions by the City's Finance Department staff, and expenditure estimates and requests by each City department. Estimates and requests are reviewed by the City Manager and evaluated within the total financial framework of the City. The City Manager makes final decisions regarding the budget recommendations that are submitted to the City Council. The City Charter requires that the City Manager's proposed budget be filed with the City Secretary no later than August 15. The City Manager's proposed budget is reviewed by the City Council and followed by a final public review process, including a required public hearing prior to budget adoption. The City Charter requires adoption of the City budget no later than the twenty-seventh (27) day of the last month of the fiscal year.

Budgetary reporting is provided at the department level within the individual fund. The legal level of control for budgeted expenditures is at the fund level. Transfers of budget appropriations within funds may occur with the approval of the City Manager provided there is no increase in overall expenditures. Transfers of budget appropriations between funds, as well as any increase in total appropriations, require a formal budget amendment adopted by the City Council. Unless otherwise noted, except for capital projects funds, all appropriations lapse at year-end and excess funds become available for re-appropriation in the subsequent year. By policy, all encumbrances related to operating funds end at the end of the fiscal year, unless re-appropriated in the budget adoption. In addition, the financial policies placed capital projects and grants on a project life budget, rather than annual, and therefore encumbrances related to capital projects and grants are appropriated until related funds are spent or end of the project, whichever occurs first.

Budget amendments are presented to Council and adopted in accordance of the financial policies when budget adjustments are required. The amendments represent required budget adjustments determined either thru budget monitoring or required project funding changes. By Charter, budget amendments require a notice and public hearing similar to the adoption of the budget prior to approval by City Council.

Budget to actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund, this comparison is presented as required supplementary information. For governmental funds other than the general fund, with appropriated annual budgets, this comparison is presented in the major and non-major governmental fund sections of this report. All applicable financial targets were met or exceeded. Additional information regarding the annual budget is provided in the MD&A.

## **Finance Committee**

The City Council formed a Finance Committee as a sub-committee of the City Council. The committee is composed of the Mayor, two Council members (appointed by the Mayor), the City Manager, and the Director of Administrative Services/Finance. The committee functions as an audit committee and reviews all recommendations made by the independent auditors. The committee also serves as the City's investment committee, and reviews other periodic investment and financial reports.

## **Awards and Acknowledgements**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the fiscal year ended that September 30, 2020; a reproduction of the certificate accompanies this report.

The City has received a Certificate of Achievement for thirty-two (32) consecutive fiscal years (FY1988-89 through FY 2019-20). In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized annual comprehensive financial report (ACFR), the contents of which must conform to program standards. The ACFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for the period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition to the Certificate of Achievement, the City also received GFOA's Distinguished Budget Presentation Award for its FY 2020-21 annual budget document. In order to qualify for the award, the City's budget document was judged to be proficient in several categories, including policy documentation, financial planning and as an operations guide. The City has received the award for twenty-four (24) consecutive fiscal years (FY1996-97 through FY2020-21). Recognition by GFOA as evidenced by these two awards is verification of the Finance department's dedication to producing documents that effectively communicate the City's financial condition.

The City received three of five Transparency Stars from the Texas State Comptroller. The Traditional Finance Star requires providing information such as annual budgets, annual comprehensive financial reports, and check registers. The Contract and Procurement Star requires providing information such as annual bid solicited and contracts awarded. The Public Pension Star requires providing information such as retirement funding ratio, actuarially determined contribution rate, and unfunded actuarial accrued liability. As part of the City's goal of financial transparency, the City will continue applying for Transparency Stars until five stars are received.

The City's bonds are rated by both Moody's and Standard and Poor's. Moody's bond rating is Aaa, while Standard and Poor's bond rating is AAA. Both rating categories classify the City's debt obligations as high-quality investment grade. In June 2019, Moody's bond rating was upgraded to Aaa from Aa1 and Standard and Poor's confirmed their rating of AAA. In August 2020, Moody's confirmed their bond rating of Aaa and Standard and Poor's confirmed their rating of AAA.

The preparation of this report could not be accomplished without the dedicated services of the entire staff of the Finance Department. Many individuals devoted extra hours and exhibited dedicated effort in ensuring the accuracy and timeliness of this report. Appreciation is expressed to City employees throughout the organization, especially those responsible for the maintenance of records upon which this report is based. Acknowledgment is also given to representatives of Weaver, Certified Public Accountants, for their dedicated assistance in producing this report.

Finally, our appreciation is extended to the Mayor, City Council, and City Manager Mark Hafner for their interest and support in planning and conducting the financial operations of the City of Keller in a responsible and progressive manner.



Respectfully submitted,

Handwritten signature of Aaron Rector in cursive script, with a long horizontal line extending to the right.

Aaron Rector  
Director of Administrative Services/Finance

Handwritten signature of Pamela McGee in cursive script.

Pamela McGee  
Assistant Director of Finance



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Keller  
Texas**

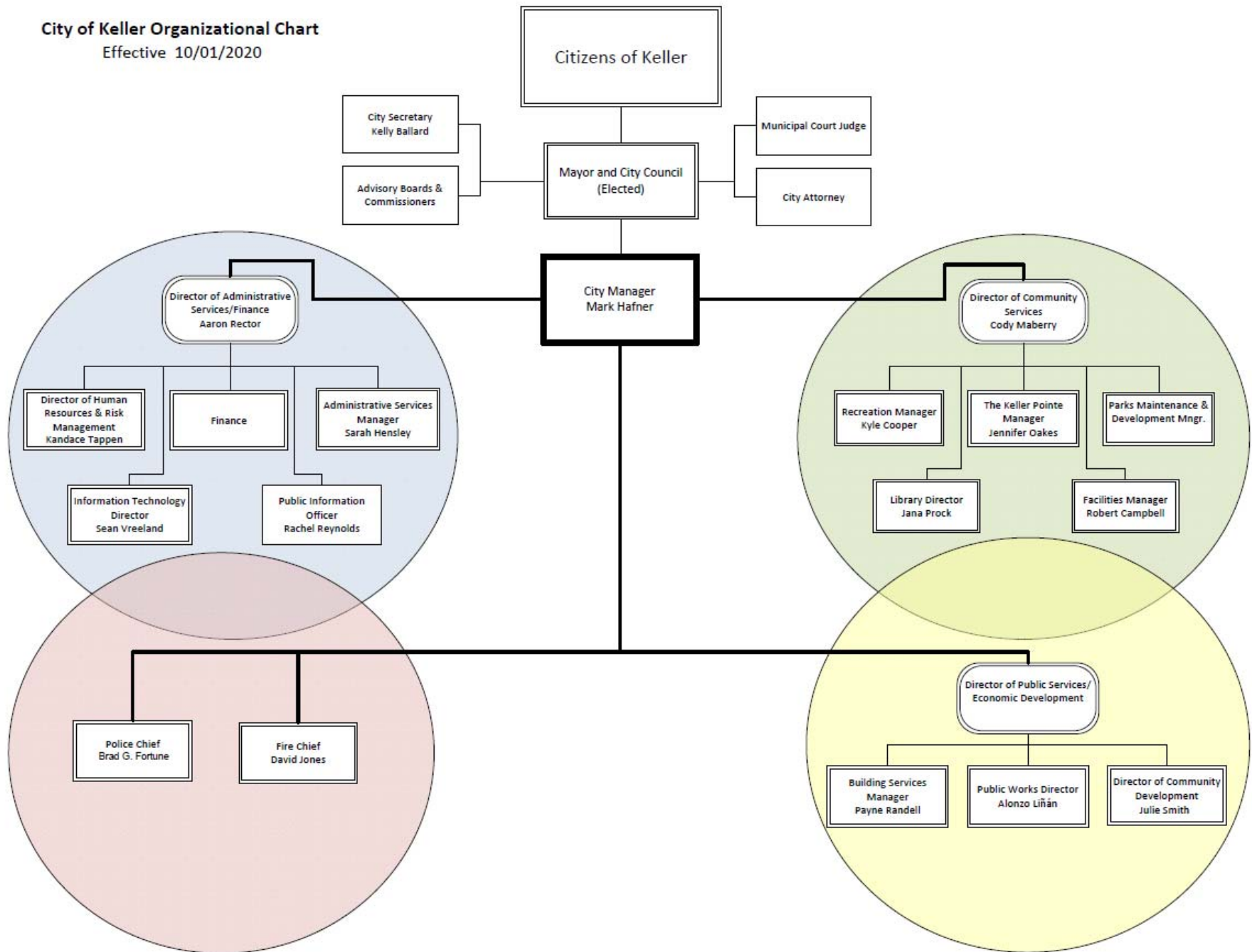
For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2020

*Christopher P. Morrill*

Executive Director/CEO

**City of Keller Organizational Chart**  
Effective 10/01/2020





## PRINCIPAL OFFICIALS

March 2022

### ELECTED OFFICIALS

<i>Position</i>	<i>Incumbent</i>	<i>Elected</i>	<i>Term Expires</i>
Mayor	Armin Mizani	December 2020*	2023*
Council, Place 1	Shannon Dubberly	May 2021	2024
Council, Place 2	Sean Hicks	May 2021	2024
Council, Place 3	Sheri Almond	May 2019	2022
Council, Place 4	Beckie Paquin	May 2019	2022
Council, Place 5	Chris Whatley	November 2020*	2023
Council, Place 6	Ross McMullin	November 2020*	2023

\*On March 18, 2020, Governor Greg Abbott issued a proclamation authorizing political subdivisions that would otherwise hold elections on May 2, 2020, to move their general elections for 2020 to November 3, 2020, due to public health and safety concerns related to the novel coronavirus (COVID-19).

### APPOINTED OFFICIALS

City Manager .....	Mark Hafner
City Secretary .....	Kelly Ballard
Director of Community Services .....	Cody Maberry
Director of Administrative Services/Finance .....	Aaron Rector
Economic Development .....	Mary Culver
Interim Fire Chief .....	Richard Witten
Police Chief .....	Brad G. Fortune
Public Works Director .....	Alonzo Liñán
Community Development Director .....	Julie Smith
Library Director .....	Jana Prock
Director of Human Resources .....	Marcia Reyna
Information Technology Director .....	Sean Vreeland

### FINANCE DEPARTMENT

Director of Administrative Services/Finance .....	Aaron Rector
Assistant Director of Finance .....	Pamela McGee
Management Analyst .....	Vacant
Purchasing Agent .....	Karla Parker
Senior Accountant .....	Violet Wangila
Accountant .....	Camie Orth
Accountant .....	Kristina Hataway
Accountant .....	Crystal MacNeil
Accounting Technician .....	Jonathan Dawson

## **FINANCIAL SECTION**

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## Independent Auditor's Report

Members of the City Council  
City of Keller, Texas

### Report on the Financial Statements

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

### *Management's Responsibility for the Financial Statements*

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

### *Auditor's Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2021, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Weaver and Tidwell, L.L.P.  
2300 North Field Street, Suite 1000 / Dallas, Texas 75201  
Main: 972.490.1970

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***Other Matters***

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, pension schedules, and other post-employment benefits schedules on pages 5 through 11, 64 through 66, 67 through 68, and 69 through 71, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

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

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

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.



Members of the City Council  
City of Keller, Texas

**Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated March 25, 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards the City's internal control over financial reporting and compliance.

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

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas  
March 25, 2022

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**City of Keller, Texas  
Management's Discussion and Analysis  
September 30, 2021**

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As management of the City of Keller, Texas (the "City") we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

**Financial Highlights**

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the fiscal year ended September 30, 2021, by \$281,738,965 (net position). Of this amount, \$44,161,989 (unrestricted portion of net position) may be used to meet the government's ongoing obligations to citizens and creditors. Included in the unrestricted portion of net position are monies from all the City's various funds which are not restricted for other purposes.
- The City's total net position increased by \$5,967,624. The increase is attributable to increases in charges for service, sales taxes, and ad valorem taxes being greater than the increases in operational expenses.
- Net position decreased in the Enterprise Funds by \$1,433,720 and decreased for the business-type activities by \$1,262,132 in comparison to the previous year. Business-type activities include an internal allocation for their portion of the internal service fund activity of \$171,588. A \$4.2 million increase in recreation aquatics center expenses was the primary reason for the decreases.
- The City's governmental funds reported combined ending fund balances of \$87,782,990, an increase of \$4,404,199 in comparison to the previous year.
- The unassigned portion of the General Fund fund balance at the end of the year was \$30,558,505 or 88% of total General Fund expenditures. This includes the 25% of General Fund expenditures which is required to be held in General Fund fund balance per the City Council approved Financial Management Policies. That amount is \$8,702,115. The remainder represents funds which may be used for one-time expenditures or unforeseen needs which the Council allocates for a specific purpose. The unassigned General Fund fund balance can be seen on page 18 of this report on the Balance Sheet-Governmental Funds. It is part of the total General Fund fund balances, September 30, 2021, shown on page 22 of this report on the Statement of Revenues, Expenditures, and Changes in Fund Balance.
- Total debt of the City decreased by \$3,755,812 during the fiscal year due to the net effect of payments on bonded debt and the issuance of new debt.

**Overview of the Financial Statements**

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

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City's finances. This is done in a manner similar to a private-sector business. Two statements, the Statement of Net Position and the Statement of Activities, are utilized to provide this financial overview.

**City of Keller, Texas  
Management's Discussion and Analysis  
September 30, 2021**

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

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flow. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide statements distinguish between governmental activities and business-type activities. Governmental activities basically account for those activities supported by taxes and intergovernmental revenues. On the other hand, business-type activities are basically supported by user fees and charges. Most City services are reported in governmental activities while business-type activities are reported in the Enterprise Funds.

The City's internal service fund assets and liabilities are reported within Governmental activities. A portion of the City's internal service fund activities is allocated to business-type activities. This allocation is based on the services that the internal service fund provides to the Enterprise Funds.

**Fund financial statements.** The City, like other state and local governments, utilizes fund accounting to ensure and demonstrate compliance with finance-related legal requirements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

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

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

The City maintains 15 individual governmental funds. Information is presented separately in the Governmental Funds Balance Sheet and in the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund, the General Obligation Debt Service Fund, Crime Control Prevention District, and Capital Projects Fund. Data from the other non-major funds are also combined and reported in a single column. Individual fund data for each of the non-major governmental funds is provided in the form of combining statements elsewhere in this report.

*Proprietary funds.* The City maintains two types of proprietary funds, enterprise and internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and wastewater operations, drainage utility operations, and aquatics center activity. The City uses internal service funds to account for maintenance and replacement costs of information technology, and vehicles, and equipment and health services. These services benefit both the governmental and business-type activity functions and therefore, the internal service fund allocates a portion of its activities to the business-type activities.

**City of Keller, Texas  
Management's Discussion and Analysis  
September 30, 2021**

Proprietary funds financial statements provide the same type of information as the government-wide financial statements, only in more detail.

**Notes to the financial statements.** The notes provide additional information that is essential to gain a full understanding of the data provided in the government-wide and fund financial statements

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. Required supplementary information can be found after the notes to the financial statements.

**Government-Wide Financial Analysis**

At the end of fiscal year 2021, the City's net position totaled \$281,738,965. This analysis focuses on the net position (Table 1) and changes in net position (Table 2).

**Net Position.** The largest portion of the City's net position, \$187,129,500, or 66%, reflects its investment in capital assets (land, buildings, improvements other than buildings, machinery and equipment, construction in progress), less any related debt used to acquire those assets that is still outstanding. The City uses these assets to provide services to its citizens; consequently, these assets are not available for future spending. Although the City reports its capital assets net of related debt, the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, \$50,447,476, or 18% represents resources that are subject to external restrictions on how they may be used. The unrestricted portion of net position which is \$44,161,989 (16%) may be used to meet the government's ongoing obligations to citizens and creditors.

**Table 1  
Condensed Statement of Net Position**

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 105,907,001	\$ 95,616,733	\$ 34,119,133	\$ 28,598,321	\$ 140,026,134	\$ 124,215,054
Capital assets	122,961,581	128,852,556	105,297,408	110,250,337	228,258,989	239,102,893
Total Assets	228,868,582	224,469,289	139,416,541	138,848,658	368,285,123	363,317,947
Deferred outflows of resources	3,302,421	3,438,469	566,296	582,676	3,868,717	4,021,145
Other liabilities	6,188,406	3,709,825	5,688,260	5,161,908	11,876,666	8,871,733
Long term liabilities	46,505,844	51,649,795	28,897,194	27,558,981	75,403,038	79,208,776
Total liabilities	52,694,250	55,359,620	34,585,454	32,720,889	87,279,704	88,080,509
Deferred inflows of resources	2,740,949	3,042,090	394,222	445,152	3,135,171	3,487,242
Net Position:						
Net investment in capital assets	102,376,998	103,266,045	84,752,502	87,307,591	187,129,500	190,573,636
Restricted for debt service	3,276,097	3,229,975	-	-	3,276,097	3,229,975
Restricted for capital projects	27,825,574	29,002,765	4,930,176	4,417,535	32,755,750	33,420,300
Restricted for parks development	4,509,800	3,742,458	-	-	4,509,800	3,742,458
Restricted for street maintenance	1,140,534	-	-	-	1,140,534	-
Restricted for law enforcement	6,697,632	5,877,403	-	-	6,697,632	5,877,403
Restricted for other	2,067,663	1,846,392	-	-	2,067,663	1,846,392
Unrestricted	28,841,506	22,541,010	15,320,483	14,540,167	44,161,989	37,081,177
Total Net Position	\$ 176,735,804	\$ 169,506,048	\$ 105,003,161	\$ 106,265,293	\$ 281,738,965	\$ 275,771,341

**City of Keller, Texas  
Management's Discussion and Analysis  
September 30, 2021**

*Changes in Net Position.* The net position of the City increased by \$5,967,624 for the fiscal year ended September 30, 2021.

*Governmental Activities.* Governmental activities increased the City's net position by \$7,229,756 from the prior year. This was primarily due to a decrease in net pension liability, an increase in sales tax revenues, and an increase in charges for service.

*Business-type Activities.* Business-type activities net position decreased by \$1,262,132 from the prior year. This decrease is primarily due to the \$4.2 million increase in recreation aquatics center expenses.

**Table 2  
Changes in Net Position**

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues:						
Program revenues:						
Charges for services	\$ 6,112,192	\$ 4,740,898	\$ 30,435,588	\$ 30,052,083	\$ 36,547,780	\$ 34,792,981
Operating grants and contributions	6,013,508	6,710,961	-	-	6,013,508	6,710,961
Capital grants and contributions	740,219	1,826,542	1,891,912	2,089,853	2,632,131	3,916,395
General revenues:						
Ad valorem taxes	24,136,514	24,016,772	-	-	24,136,514	24,016,772
Sales taxes	16,025,875	14,358,763	-	-	16,025,875	14,358,763
Other taxes and fees	4,601,101	4,529,524	-	-	4,601,101	4,529,524
Interest	419,517	1,296,970	168,286	497,252	587,803	1,794,222
Gain (loss) disposal of capital assets	-	-	-	-	-	-
Miscellaneous	1,768,131	727,029	194,199	172,192	1,962,330	899,221
Total revenues	59,817,057	58,207,459	32,689,985	32,811,380	92,507,042	91,018,839
Expenses:						
General government	8,384,847	6,869,123	-	-	8,384,847	6,869,123
Public safety	19,297,660	18,811,465	-	-	19,297,660	18,811,465
Public works	12,698,624	11,550,285	-	-	12,698,624	11,550,285
Community development	1,836,261	2,239,811	-	-	1,836,261	2,239,811
Recreation and Leisure	9,777,808	5,758,248	-	-	9,777,808	5,758,248
Interest on long-term debt	823,081	958,518	-	-	823,081	958,518
Water and wastewater operations	-	-	24,628,884	23,565,553	24,628,884	23,565,553
Drainage utility	-	-	2,192,325	2,660,241	2,192,325	2,660,241
Recreation aquatics center	-	-	6,899,928	2,687,701	6,899,928	2,687,701
Total expenses	52,818,281	46,187,450	33,721,137	28,913,495	86,539,418	75,100,945
Increase (decrease) in net position before transfers	6,998,776	12,020,009	(1,031,152)	3,897,885	5,967,624	15,917,894
Transfers	230,980	309,902	(230,980)	(309,902)	-	-
Increase (decrease) in net position	7,229,756	12,329,911	(1,262,132)	3,587,983	5,967,624	15,917,894
Net position - October 1	169,506,048	157,176,137	106,265,293	102,677,310	275,771,341	259,853,447
Net position - September 30	\$ 176,735,804	\$ 169,506,048	\$ 105,003,161	\$ 106,265,293	\$ 281,738,965	\$ 275,771,341

**Government-Wide Financial Analysis**

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

**City of Keller, Texas  
Management's Discussion and Analysis  
September 30, 2021**

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As of year-end of the current fiscal year, the City's governmental funds reported combined fund balances of \$87,782,990.

The General Fund is the main operating fund of the City. At the end of the current fiscal year, unassigned fund balance was \$30,558,505. There was an increase in General Fund balance of \$4,550,232 during the current fiscal year. This increase is primarily due to increased ad valorem (the result of increased valuation of property) and sales tax revenues and reduced transfers to other funds. Sales tax from on-line purchases increased significantly during fiscal year 2021 in part due to changes from State law and sales tax home-improvements continue to exceed projections. The City continues to budget sales tax conservatively as it is anticipated the growth will normalize soon. Economic Development incentive payments scheduled for fiscal year 2021 were delayed until fiscal year 2022 based upon contractual requirements. In addition, the General Fund experienced salary savings during the year and savings on related supply and services due to the vacancies.

The General Obligation Debt Service Fund had an increase of \$99,839 in fund balance. These funds are specifically restricted for the payment of debt service. The Crime Control Prevention District Fund increased \$850,279 due to more sales tax revenue than expenditures. The Capital Projects Fund had a decrease of \$4,267,592 due primarily to current year spending on capital projects of bonds issued in the prior year.

Nonmajor governmental funds' combined fund balances increased \$3,171,441 which is primarily due to a \$1.3 million increase in road impact fees and increased sales tax revenue. Among the nonmajor governmental funds, the Keller Crime Control and Prevention District had an increase of \$850,279 in fund balance. Sales tax from on-line purchases increased significantly during fiscal year 2021 in part due to changes from State law and home-improvements continue to exceed projections. The City continues to budget sales tax conservatively as it is anticipated the growth will normalize soon. In addition, the City anticipated building repairs of \$125,000 during the year, however, they have been delayed until at least fiscal year 2022.

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

The net position of the Water and Wastewater Utilities Fund at the end of the year was \$76,359,214. This represents an increase of \$2,736,629 which was the result of operating revenues exceeding operating expenses by \$2,373,407. This income is attributable to significant increases in water and sewer charges for service revenue and increased impact fee revenue. Water and sewer sales were down due to significant rain during the late Spring-Early Summer of 2021 which created a loss of approximately \$1.28 million. However, the City received unanticipated impact fees of \$949,046 from various developments, in particular the Center Stage development on North 377.

The net position of the Drainage Utility Fund at the end of the year was \$20,199,225. This represents an increase of \$143,978 due primarily to \$834,750 of developer contributions of capital assets. This year's operating loss was \$698,462. This loss is less than the loss in the previous year due to reduced operating costs in the current year. The Drainage fund experienced salary savings during the year and savings on related supply and services due to the vacancies.

The proprietary funds also included a decrease in net position from the Recreation/Aquatic Center and an increase in internal service funds. The Recreation/Aquatic Center fund had a decrease of \$4,314,327 primarily due to a significant increase in operational expenses, primarily due to increased depreciation expense. The Keller Pointe experienced salary savings due to part-time/seasonal vacancies and savings on maintenance and utilities from lowered usage related to COVID-19 restrictions in early FY 21. The internal service fund had an increase of \$3,131,386 due to approximately \$885,000 of insurance recoveries and a \$1.4 million transfer to provide additional funding of future health insurance.

**General Fund Budgetary Highlights.** In FY2021, the General Fund expenditure budget was decreased by \$783,177 from the 2021 original budget. Each year the City performs a mid-year review of the budget. If the City Manager determines that funds are available, certain amendments are proposed to the City Council for their review and approval. Expenditures were amended throughout the year with the majority occurring during mid-year reviews. These amendments decreased General Fund appropriations by 2.25%.

In the General Fund, the actual revenue received in comparison to the final budget was greater by \$3,038,820. This positive variance is most noticeable in sales tax revenues which was \$1,583,920 over budget. General Fund expenditures

**City of Keller, Texas  
Management's Discussion and Analysis  
September 30, 2021**

had a final budget to actual positive variance of \$1,445,369 prior to other financing sources/uses. This amount is attributable to intentional savings made by all departments.

**Capital Assets and Debt Administration**

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of September 30, 2021, amounts to \$228,258,989 (net of accumulated depreciation). The investment in capital assets includes land, buildings, improvements other than buildings, machinery and equipment, and construction in progress. The total decrease in the City's investment in capital assets for the current year was -4.54%.

**Table 3  
Capital Assets at Year-end  
Net of Accumulated Depreciation (000's)**

Asset	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 34,551	\$ 34,383	\$ 2,018	\$ 2,018	\$ 36,569	\$ 36,401
Capacity rights	-	-	930	1,086	930	1,086
Buildings	22,403	28,759	6,347	10,673	28,749	39,431
Improvements	50,910	56,884	94,254	78,643	145,163	135,527
Machinery and equipment	6,114	6,118	688	852	6,802	6,970
Construction in progress	8,985	2,708	1,062	16,978	10,047	19,686
	<u>\$ 122,962</u>	<u>\$ 128,853</u>	<u>\$ 105,297</u>	<u>\$ 110,250</u>	<u>\$ 228,259</u>	<u>\$ 239,102</u>

Additional information on the City's capital assets can be found in the notes to the financial statements on pages 43-44.

Debt Administration. At the end of the current fiscal year, the City had total debt outstanding of \$57,128,584 which was backed by the full faith and credit of the City in addition to unamortized premiums.

**Table 4  
Outstanding Debt at Year End (000's)**

Type of Debt	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
General Obligation	\$ 20,045	\$ 23,485	\$ 4,735	\$ 6,020	\$ 24,780	\$ 29,505
Certificates/Contractual Obligations	7,855	9,140	20,455	17,650	28,310	26,790
Unamortized bond premium	3,164	3,561	874	1,028	4,038	4,589
Total	<u>\$ 31,064</u>	<u>\$ 36,186</u>	<u>\$ 26,064</u>	<u>\$ 24,698</u>	<u>\$ 57,128</u>	<u>\$ 60,884</u>

The City continues to maintain favorable ratings from bond rating agencies. The current General Obligation, Combination Tax and Revenue Certificates of Obligation, and Revenue Bonds ratings are as follows.

	Moody's	Standard
	Investors Service	& Poor's
General obligation bonds	Aaa	AAA
Certificates of obligation	Aaa	AAA

Additional information on the City's long-term debt can be found in the notes to the financial statements on pages 46-48.



## **ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

In the next year's adopted fiscal year (FY) 2021-22 budget, total General Fund revenues (including transfers-in) are budgeted to increase by \$796,453 (2.0%) from the final FY 2020-21 Budget and increase by \$536,724 (1.3%) from the FY 2020-21 year-end projection, with general property taxes comprising about 50.2% of General Fund budgeted revenues and transfers-in. Certified taxable assessed valuations (after adjustments) remained flat from the prior year, compared to a decrease of 1.5% prior year which is due in part to the increasing the homestead exemption by 6%. Even with the flat taxable valuations, continued conservative budgeting helped the city maintain the tax rate at \$0.3995 per \$100 for FY 2021 and it included increasing the homestead exemption from 14% to 20%. The homestead exemption is now at the legal and has allowed the City to provide the largest tax mitigation in the City's history.

A slight increase of 1.1% from FY 2020-21 year-end projects is budgeted for sales tax revenue for FY 2021-22 as the city anticipates sales tax to stabilize after significant growth during FY 2019-20 and FY 2020-21. While the projection is low, FY 2021-22 budget reflects an increase of sales tax revenue of \$1.4 million (11.0%) from the FY 2020-21 budget. Retail sales tax activity has continued steady annually grow and the city continues to see significant growth in on-line sales tax due to changes in State law. The City continues to monitor the impact of the new sales tax law and budgets conservatively with the anticipation that the on-line sales will normalize soon.

Expenditures for the 2021-22 adopted budget represents an increase of \$1,332,087 (3.3%) from the FY 2019-20 budget. The FY 2020-21 budget includes one-time expenditures of \$2,177,865 of which \$1,961,865 relates to cash-funding capital improvements rather than issuing debt. The budget includes one-time funding for Shady Grove Reconstruction, bar ditch Maintenance, sidewalk maintenance, a crack sealer replacement, a senior bus replacement, and way-finding sign replacements. With the one-time expenditures removed from FY 2019-20 and FY 2020-21, adopted budget represents an increase of \$628,354 or 2.2%.

The FY 2021-22 General Fund expenditure budget is \$45,445,179, which is an increase of \$6,143,772 or 15.6% from FY 2020-21. Included in the General Fund are one-time expenditures totaling \$7,698,872 which includes \$3.25 million for sidewalk maintenance, \$2 million for Shady Grove Road reconstruction, \$1,800,057 for street maintenance, and \$400,000 to address Bear Creek bridge erosion. When the one-time expenditures are removed from the FY 2020-21 and FY 2021-22 budgets, on-going General Fund expenditures are an increase of \$622,765 or 1.68% year over year. The use of cash funding one-time projects in the General Fund, the city is able to meet current service demands, including capital maintenance needs, without issuing debt.

Conservative revenue and expenditure budgeting resulted in a balanced budget that meets the City Council goals and directions, continues to provide excellent service levels, and maintains ending fund balances as required by the city's financial policies. The FY 2021-22 estimated ending unassigned fund balance at September 30, 2022 is \$22,161,658 which equals 58.7% of on-going expenditures. The estimated fund balance is above the policy required minimum balance of 35.0% and the policy maximum of 50.0%. The City will be looking to further cash fund capital projects as a way to reduce the fund balance below the policy maximum.

The City is able to maintain its financial position because of having a stable tax and retail base, as well as a competitive tax rate. The City's property tax rate for FY 2021-22 ranks as one of the lowest among neighboring Tarrant County area cities.

### **Requests for Information**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, P.O. Box 770, Keller, Texas 76244-0770, call (817) 743-4025, or email at [finance@CityofKeller.com](mailto:finance@CityofKeller.com).

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## **BASIC FINANCIAL STATEMENTS**

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**CITY OF KELLER, TEXAS  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

**EXHIBIT A-1**

	<b>Primary Government</b>		
	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Cash and equivalents	\$ 48,253,220	\$ 12,330,425	\$ 60,583,645
Investments	52,580,591	5,880,249	58,460,840
Receivables (net of allowance for uncollectibles)	5,854,877	4,761,262	10,616,139
Inventories	101,184	276,389	377,573
Prepaid items	56,590	317,515	374,105
Internal balances	(939,461)	939,461	-
Restricted assets:			
Investments	-	9,613,832	9,613,832
Capital assets (net of accumulated depreciation):			
Land	34,551,267	2,017,914	36,569,181
Construction in progress	8,984,516	1,062,088	10,046,604
Buildings	22,402,501	6,346,501	28,749,002
Improvement other than buildings	50,908,916	94,253,557	145,162,473
Capacity rights	-	929,848	929,848
Machinery and equipment	6,114,381	687,500	6,801,881
<b>Total Assets</b>	<b>228,868,582</b>	<b>139,416,541</b>	<b>368,285,123</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred loss on refunding	500,228	78,783	579,011
Deferred outflows related to pensions	2,299,453	401,948	2,701,401
Deferred outflows related to OPEB - SDBF	229,833	39,059	268,892
Deferred outflows related to OPEB Health Benefits	272,907	46,506	319,413
<b>Total deferred outflows of resources</b>	<b>3,302,421</b>	<b>566,296</b>	<b>3,868,717</b>
<b>LIABILITIES</b>			
Accounts payable and other current liabilities	5,207,839	3,598,758	8,806,597
Accrued interest payable	127,869	84,240	212,109
Customer deposits	275,308	1,304,513	1,579,821
Escrow payables	377,260	-	377,260
Unearned revenue	200,130	700,749	900,879
Non-current liabilities:			
Due within one year	6,363,113	2,832,624	9,195,737
Due in more than one year:	40,142,731	26,064,570	66,207,301
<b>Total Liabilities</b>	<b>52,694,250</b>	<b>34,585,454</b>	<b>87,279,704</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows related to pensions	2,493,229	352,040	2,845,269
Deferred inflows related to OPEB - SDBF	56,397	9,675	66,072
Deferred inflows related to OPEB Health Benefits	191,323	32,507	223,830
<b>Total deferred inflows of resources</b>	<b>2,740,949</b>	<b>394,222</b>	<b>3,135,171</b>
<b>NET POSITION</b>			
Net investment in capital assets	102,376,998	84,752,502	187,129,500
Restricted for:			
Debt service	3,276,097	-	3,276,097
Capital projects	27,825,574	4,930,176	32,755,750
Parks development	4,509,800	-	4,509,800
Street maintenance	1,140,534	-	1,140,534
Law Enforcement	6,697,632	-	6,697,632
Other	2,067,663	-	2,067,663
Unrestricted	28,841,506	15,320,483	44,161,989
<b>Total Net Position</b>	<b>\$ 176,735,804</b>	<b>\$ 105,003,161</b>	<b>\$ 281,738,965</b>

The accompanying notes to the basic financial statements are an integral part of this statement.

**CITY OF KELLER, TEXAS  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

<u>Function/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
<b>Primary Government</b>				
Governmental activities:				
General government	\$ 8,384,847	\$ 2,096,370	\$ 25,577	\$ -
Public safety	19,297,660	1,638,022	4,159,865	-
Public works	12,698,624	100,074	1,774,447	740,219
Community and economic development	1,836,261	2,076,813	53,619	-
Recreation and cultural	9,777,808	200,913	-	-
Interest on long-term debt	823,081	-	-	-
<b>Total governmental activities</b>	<u>52,818,281</u>	<u>6,112,192</u>	<u>6,013,508</u>	<u>740,219</u>
Business-type activities:				
Water and wastewater utility	24,628,884	26,425,512	-	1,057,162
Drainage utility	2,192,325	1,493,863	-	834,750
Recreation/Aquatic Center	6,899,928	2,516,213	-	-
<b>Total business-type activities</b>	<u>33,721,137</u>	<u>30,435,588</u>	<u>-</u>	<u>1,891,912</u>
<b>Total primary government</b>	<u>\$ 86,539,418</u>	<u>\$ 36,547,780</u>	<u>\$ 6,013,508</u>	<u>\$ 2,632,131</u>
General revenues:				
Ad valorem taxes				
Sales taxes				
Franchise taxes				
Mixed drink taxes				
Investment earnings				
Miscellaneous income				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position - Beginning of year				
<b>Net position - Ending</b>				

The accompanying notes to the basic financial statements are an integral part of this statement.

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


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<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
\$ (6,262,900)	\$ -	\$ (6,262,900)
(13,499,773)	-	(13,499,773)
(10,083,884)	-	(10,083,884)
294,171	-	294,171
(9,576,895)	-	(9,576,895)
(823,081)	-	(823,081)
<u>(39,952,362)</u>	<u>-</u>	<u>(39,952,362)</u>
-	2,853,790	2,853,790
-	136,288	136,288
<u>-</u>	<u>(4,383,715)</u>	<u>(4,383,715)</u>
-	(1,393,637)	(1,393,637)
<u>(39,952,362)</u>	<u>(1,393,637)</u>	<u>(41,345,999)</u>
24,136,514	-	24,136,514
16,025,875	-	16,025,875
4,452,725	-	4,452,725
148,376	-	148,376
419,517	168,286	587,803
1,768,131	194,199	1,962,330
230,980	(230,980)	-
<u>47,182,118</u>	<u>131,505</u>	<u>47,313,623</u>
7,229,756	(1,262,132)	5,967,624
<u>169,506,048</u>	<u>106,265,293</u>	<u>275,771,341</u>
<u>\$ 176,735,804</u>	<u>\$ 105,003,161</u>	<u>\$ 281,738,965</u>

**CITY OF KELLER, TEXAS  
BALANCE SHEET-GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	<u>General Fund</u>	<u>General Obligation Debt Service</u>	<u>Crime Control Prevention District</u>	<u>Capital Projects Fund</u>
<b>ASSETS</b>				
Cash and equivalents	\$ 24,285,353	\$ 45,791	\$ 778,864	\$ 5,306,203
Investments	6,383,900	3,307,101	5,240,241	23,701,249
Receivables (net of allowance for uncollectibles):				
Ad valorem taxes	227,265	50,186	-	-
Franchise taxes	591,999	-	-	-
Sales taxes	1,437,462	-	342,957	-
Accounts	615,287	888	-	-
Interest and Other	173,226	-	169	-
Due from other governments	862,954	-	143,309	-
Inventories, at cost	101,184	-	-	-
Prepaid items	56,590	-	-	-
<b>Total assets</b>	<u>\$ 34,735,220</u>	<u>\$ 3,403,966</u>	<u>\$ 6,505,540</u>	<u>\$ 29,007,452</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
LIABILITIES:				
Accounts payable	\$ 1,202,400	\$ -	\$ -	\$ 2,110,952
Other payables and accruals	933,533	-	3,384	-
Customer deposits	256,962	-	-	-
Escrow payables	-	-	-	-
Unearned revenue	199,620	-	-	-
<b>Total liabilities</b>	<u>2,592,515</u>	<u>-</u>	<u>3,384</u>	<u>2,110,952</u>
<b>DEFERRED INFLOWS OF RESOURCES:</b>				
Unavailable resources	606,134	50,186	-	-
<b>Total deferred inflows of resources</b>	<u>606,134</u>	<u>50,186</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES:</b>				
Nonspendable				
Inventory and prepaids	157,774	-	-	-
Restricted				
Debt service	-	3,353,780	-	-
Capital projects	-	-	-	25,403,303
Park development	-	-	-	-
Municipal court	-	-	-	-
Law enforcement	-	-	6,502,156	-
Recreation and cultural	378,163	-	-	-
Public information and broadcasting	-	-	-	-
Community clean up	365,253	-	-	-
Street maintenance	-	-	-	-
Public safety and public works grants	76,876	-	-	-
Assigned				
Capital projects	-	-	-	1,493,197
Unassigned				
	30,558,505	-	-	-
<b>Total fund balances</b>	<u>31,536,571</u>	<u>3,353,780</u>	<u>6,502,156</u>	<u>26,896,500</u>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<u>\$ 34,735,220</u>	<u>\$ 3,403,966</u>	<u>\$ 6,505,540</u>	<u>\$ 29,007,452</u>

The accompanying notes to the basic financial statements are an integral part of this statement.



Non major Governmental Funds	Total Governmental Funds
\$ 7,468,337	\$ 37,884,548
12,034,942	50,667,433
-	277,451
-	591,999
1,131,138	2,911,557
4,908	621,083
-	173,395
1,757	1,008,020
-	101,184
-	56,590
<u>\$ 20,641,082</u>	<u>\$ 94,293,260</u>
\$ 742,140	\$ 4,055,492
7,964	944,881
18,346	275,308
377,260	377,260
510	200,130
<u>1,146,220</u>	<u>5,853,071</u>
<u>879</u>	<u>657,199</u>
<u>879</u>	<u>657,199</u>
-	157,774
-	3,353,780
12,401,681	37,804,984
4,509,800	4,509,800
206,684	206,684
195,476	6,697,632
454,289	832,452
585,519	585,519
-	365,253
1,140,534	1,140,534
-	76,876
-	
-	1,493,197
-	30,558,505
<u>19,493,983</u>	<u>87,782,990</u>
<u>\$ 20,641,082</u>	<u>\$ 94,293,260</u>

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**CITY OF KELLER, TEXAS  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE  
SHEET TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

**EXHIBIT A-4**

Total fund balance-governmental funds balance sheet	\$ 87,782,990
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet. Excludes governmental portion of the internal service funds of \$3,954,417.	119,007,164
Deferred losses on refunding are reported as deferred outflows of resources in the government-wide statement of net position.	500,228
Revenues earned but not available within sixty days of the fiscal year-end are not recognized as revenue in the fund financial statements.	657,199
Deferred outflows, \$2,708,183, and inflows, (\$2,642,069), of resources related to the City's net pension and other post employment benefit liabilities results in an increase in net position in the government-wide financial statements (including internal service fund activity). This amount excludes the internal service funds' deferred outflows of \$94,010 and inflows of (\$98,880).	66,114
Interest payable on long-term debt does not require current financial resources, therefore interest payable is not reported as a liability in the governmental funds balance sheet.	(127,869)
Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore are not reported in the fund financial statements.	(31,064,221)
Net pension liability, \$10,629,779, compensated absences, \$2,127,640, and total other post employment benefit obligation (OPEB), \$2,251,085, are not due and payable in the current period, and therefore are not reported in the fund financial statements. This amount excludes governmental portion of the internal service fund net pension liability of \$355,210 and OPEB liability \$77,909.	(15,008,504)
Internal service funds are used by management to charge the costs of capital assets to individual funds. This amount represents the net position of the internal service fund, excluding \$939,461 allocated to the business-type activities.	<u>14,922,703</u>
<b>NET POSITION OF GOVERNMENTAL ACTIVITIES - statement of net position</b>	<u><u>\$176,735,804</u></u>

The accompanying notes to the basic financial statements are an integral part of this statement.

**CITY OF KELLER, TEXAS  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT A-5**

	General Fund	General Obligation Debt Service	Crime Control Prevention District	Capital Projects Fund	Non major Governmental Funds	Total Governmental Funds
<b>REVENUES</b>						
Ad valorem taxes	\$ 20,388,004	\$ 3,734,853	\$ -	\$ -	\$ -	\$ 24,122,857
Sales taxes	8,072,194	-	1,899,536	-	6,054,145	16,025,875
Franchise fees	4,348,295	-	-	-	104,430	4,452,725
Mixed drink tax	148,376	-	-	-	-	148,376
Licenses and permits	1,835,800	-	-	-	-	1,835,800
Intergovernmental	3,945,067	-	235,625	39,960	220,383	4,441,035
Charges for services	3,244,622	-	-	-	242,557	3,487,179
Fines and forfeitures	413,612	-	-	-	48,213	461,825
Special assessments and impact fees	-	-	-	-	1,774,447	1,774,447
Donations	48,716	-	-	-	25,286	74,002
Interest income	88,116	28,683	2,895	154,834	117,139	391,667
Miscellaneous income	302,408	1,695	351	-	84,888	389,342
<b>Total revenues</b>	<b>42,835,210</b>	<b>3,765,231</b>	<b>2,138,407</b>	<b>194,794</b>	<b>8,671,488</b>	<b>57,605,130</b>
<b>EXPENDITURES</b>						
Current:						
General government	5,373,110	-	-	-	267,529	5,640,639
Public safety	18,644,477	-	561,416	-	138,573	19,344,466
Public works	3,432,671	-	-	31,925	123,566	3,588,162
Community and economic development	1,887,810	-	-	-	105,384	1,993,194
Recreation and cultural	5,027,154	-	-	-	19,585	5,046,739
Capital outlay	443,236	-	489,558	8,322,384	1,691,101	10,946,279
Debt service:						
Principal	-	2,910,000	410,000	-	1,405,000	4,725,000
Interest and fiscal charges	-	755,392	114,950	22	178,934	1,049,298
<b>Total expenditures</b>	<b>34,808,458</b>	<b>3,665,392</b>	<b>1,575,924</b>	<b>8,354,331</b>	<b>3,929,672</b>	<b>52,333,777</b>
<b>Excess (deficiency) of revenues under expenditures</b>	<b>8,026,752</b>	<b>99,839</b>	<b>562,483</b>	<b>(8,159,537)</b>	<b>4,741,816</b>	<b>5,271,353</b>
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers in	97,980	-	32,488	3,891,945	2,120,049	6,142,462
Transfers out	(3,575,336)	-	-	-	(3,695,712)	(7,271,048)
Proceeds from sale of property	836	-	255,308	-	5,288	261,432
<b>Total other financing sources (uses)</b>	<b>(3,476,520)</b>	<b>-</b>	<b>287,796</b>	<b>3,891,945</b>	<b>(1,570,375)</b>	<b>(867,154)</b>
<b>Net change in fund balances</b>	<b>4,550,232</b>	<b>99,839</b>	<b>850,279</b>	<b>(4,267,592)</b>	<b>3,171,441</b>	<b>4,404,199</b>
Fund balances, October 1	26,986,339	3,253,941	5,651,877	31,164,092	16,322,542	83,378,791
<b>Fund balances, September 30</b>	<b>\$ 31,536,571</b>	<b>\$ 3,353,780</b>	<b>\$ 6,502,156</b>	<b>\$ 26,896,500</b>	<b>\$ 19,493,983</b>	<b>\$ 87,782,990</b>

The accompanying notes to the basic financial statements are an integral part of this statement.

**CITY OF KELLER, TEXAS  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE TO  
THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT A-6**

Net change in fund balances- total governmental funds.	\$ 4,404,199
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Excludes capital asset additions in the internal service fund of \$468,120.	10,946,278
Developers contributions are not reported in governmental funds.	739,828
Depreciation expense on capital assets is reported in the statement of activities but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds. Excludes depreciation expense of \$866,140 from internal service fund.	(17,077,236)
Disposal of capital assets not reported in governmental funds. Excludes internal service fund disposals of \$49,219.	(52,606)
The repayment of the principal of long term debt consumes the current financial resources of governmental funds, but has no effect on net position. The amortization of bond premiums and deferred gain/loss on refunding of long term debt is reported in statement of activities but does not require the use of current financial resources. Therefore the effect of the amortization of these various items are not reported in the statement of revenues, expenses, and changes in fund balance.	
This amount represents the net effect of the following items:	
o Repayments of principal	4,725,000
o Amortization/refunding of premium on bonds	397,269
o Amortization/refunding of deferred loss on refunding	(132,364)
Implementation of GASB 68 requires certain expenditures to be de-expended and recorded as deferred. The following is the net effect of current year pension expense and contributions made after the measurement date. Excludes changes in pension activity of \$32,263 that are from the internal service funds.	879,098
Implementation of GASB 75 requires certain expenditures to be de-expended and recorded as deferred. The following is the net effect of current year Other Post Employment Benefits (OPEB) expense and contributions made after the measurement date. Excludes changes in OPEB activity of \$5,943 that are from the internal service funds.	(161,929)
Current year changes in accrued interest payable does not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.	(38,688)
Current year changes in the long-term liability for compensated absences do not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.	(424,350)
Certain revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenue in the governmental funds.	65,459
Internal service funds are used by management to share the costs of capital assets to individual funds. This is the amount of change in net position allocated to governmental activities.	2,959,798
<b>CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES - statement of activities</b>	<u>\$ 7,229,756</u>

The accompanying notes to the basic financial statements are an integral part of this statement.

**CITY OF KELLER, TEXAS  
STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
SEPTEMBER 30, 2021**

	<b>Water and Wastewater Utilities</b>	<b>Drainage Utility</b>	<b>Recreation/ Aquatic Center</b>	<b>Total Enterprise Funds</b>	<b>Non-Major Total Internal Service Funds</b>
<b>ASSETS</b>					
Current assets					
Cash and equivalents	\$ 9,509,220	\$ 2,074,347	\$ 746,858	\$ 12,330,425	\$ 10,368,672
Investments	3,186,312	1,813,267	880,670	5,880,249	1,913,158
Accounts receivables (net of allowances for uncollectibles)	4,687,442	59,985	13,819	4,761,246	271,372
Interest receivable	16			16	-
Inventories, at cost	270,888	-	5,501	276,389	-
Prepaid items	317,515	-	-	317,515	-
Restricted assets					
Investments	9,613,832	-	-	9,613,832	-
<b>Total current assets</b>	<b>27,585,225</b>	<b>3,947,599</b>	<b>1,646,848</b>	<b>33,179,672</b>	<b>12,553,202</b>
Non-current assets					
Capital assets:					
Land	1,956,642	61,272	-	2,017,914	-
Water and sewer system	134,399,479	35,891,230	-	170,290,709	-
Buildings	19,790	-	18,897,766	18,917,556	38,500
Machinery and equipment	2,038,845	373,289	1,530,124	3,942,258	13,302,012
Capacity rights	6,282,281	-	-	6,282,281	-
Construction in progress	1,022,738	39,350	-	1,062,088	-
Accumulated depreciation	(64,035,105)	(19,645,999)	(13,534,294)	(97,215,398)	(9,386,095)
<b>Total capital assets (net of accumulated depreciation)</b>	<b>81,684,670</b>	<b>16,719,142</b>	<b>6,893,596</b>	<b>105,297,408</b>	<b>3,954,417</b>
<b>Total non-current assets</b>	<b>81,684,670</b>	<b>16,719,142</b>	<b>6,893,596</b>	<b>105,297,408</b>	<b>3,954,417</b>
<b>Total assets</b>	<b>109,269,895</b>	<b>20,666,741</b>	<b>8,540,444</b>	<b>138,477,080</b>	<b>16,507,619</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	78,783	-	-	78,783	-
Deferred outflows related to pensions	282,737	56,814	62,397	401,948	76,523
Deferred outflows related to SDBF	27,316	5,555	6,188	39,059	8,025
Deferred outflows related to OPEB Health Benefits	32,573	6,585	7,348	46,506	9,462
<b>Total deferred outflows of resources</b>	<b>421,409</b>	<b>68,954</b>	<b>75,933</b>	<b>566,296</b>	<b>94,010</b>

The accompanying notes to the basic financial statements are an integral part of this statement.

	Water and Wastewater Utilities	Drainage Utility	Recreation/ Aquatic Center	Total Enterprise Funds	Non-Major Total Internal Service Funds
<b>LIABILITIES</b>					
Current liabilities:					
Accounts payable	\$ 3,211,260	\$ 74,113	\$ 138,790	\$ 3,424,163	\$ 166,590
Other payables and accruals	122,397	15,423	36,775	174,595	40,876
Unearned revenue	265,117	-	435,632	700,749	-
Compensated absences payable - current	150,724	43,281	23,619	217,624	-
General obligation bonds payable - current	1,340,000	-	-	1,340,000	-
Certificates of obligations - current	1,275,000	-	-	1,275,000	-
Accrued interest payable	84,240	-	-	84,240	-
Customer deposits	1,302,415	-	2,098	1,304,513	-
<b>Total current liabilities</b>	<u>7,751,153</u>	<u>132,817</u>	<u>636,914</u>	<u>8,520,884</u>	<u>207,466</u>
Non-current liabilities:					
Compensated absences payable	49,273	13,691	-	62,964	-
General obligation bonds payable	4,269,363	-	-	4,269,363	-
Certificate of obligations	19,180,000	-	-	19,180,000	-
Net pension liability	1,529,005	275,482	345,889	2,150,376	355,210
Total OPEB Liability (SDBF)	107,584	21,271	24,076	152,931	30,028
Total OPEB Liability (Health Benefits)	175,595	34,286	39,055	248,936	47,881
<b>Total noncurrent liabilities</b>	<u>25,310,820</u>	<u>344,730</u>	<u>409,020</u>	<u>26,064,570</u>	<u>433,119</u>
<b>Total liabilities</b>	<u>33,061,973</u>	<u>477,547</u>	<u>1,045,934</u>	<u>34,585,454</u>	<u>640,585</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred inflows related to pensions	240,514	52,877	58,649	352,040	90,219
Deferred inflows related to SDBF	6,833	1,382	1,460	9,675	1,944
Deferred inflows related to OPEB Health Benefits	22,770	4,664	5,073	32,507	6,717
<b>Total deferred inflows of resources</b>	<u>270,117</u>	<u>58,923</u>	<u>65,182</u>	<u>394,222</u>	<u>98,880</u>
<b>NET POSITION</b>					
Net investment in capital assets	61,139,764	16,719,142	6,893,596	84,752,502	3,954,417
Restricted for construction	4,930,176	-	-	4,930,176	-
Unrestricted	10,289,274	3,480,083	611,665	14,381,022	11,907,747
<b>Total net position</b>	<u>\$ 76,359,214</u>	<u>\$ 20,199,225</u>	<u>\$ 7,505,261</u>	104,063,700	<u>\$ 15,862,164</u>
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds.				939,461	
Total Business-type Activities' Net Position per Government-Wide Financial Statements				<u>\$ 105,003,161</u>	

**CITY OF KELLER, TEXAS  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND  
NET POSITION – PROPRIETARY FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT A-8**

	<b>Water and Wastewater Utilities</b>	<b>Drainage Utility</b>	<b>Recreation/ Aquatic Center</b>	<b>Total Enterprise Funds</b>	<b>Non-Major Total Internal Service Funds</b>
<b>OPERATING REVENUES</b>					
Water	\$ 18,297,691	\$ -	\$ -	\$ 18,297,691	\$ -
Sewer	8,020,473	-	-	8,020,473	-
Drainage revenue	-	1,493,863	-	1,493,863	-
Recreation/Aquatic center revenue	-	-	2,516,213	2,516,213	-
Tap and connection fees	107,348	-	-	107,348	-
Miscellaneous	128,085	-	6,143	134,228	3,714,993
<b>Total operating revenues</b>	<b>26,553,597</b>	<b>1,493,863</b>	<b>2,522,356</b>	<b>30,569,816</b>	<b>3,714,993</b>
<b>OPERATING EXPENSES</b>					
Personnel services	2,961,808	541,599	1,197,691	4,701,098	793,697
Supplies and maintenance	181,511	23,618	107,972	313,101	164,128
Services and other	6,391,386	693,039	1,111,419	8,195,844	1,317,021
Wholesale water purchases	8,306,796	-	-	8,306,796	-
Wastewater services contracted	3,782,395	-	-	3,782,395	-
Depreciation	2,556,294	934,069	4,482,846	7,973,209	866,140
<b>Total operating expenses</b>	<b>24,180,190</b>	<b>2,192,325</b>	<b>6,899,928</b>	<b>33,272,443</b>	<b>3,140,986</b>
<b>Operating income (loss)</b>	<b>2,373,407</b>	<b>(698,462)</b>	<b>(4,377,572)</b>	<b>(2,702,627)</b>	<b>574,007</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>					
Investment revenue	155,775	7,690	4,821	168,286	27,850
Gain on sale of property	-	-	5,441	5,441	30,673
Other	1,547	-	52,983	54,530	1,139,290
Interest expense	(620,282)	-	-	(620,282)	-
<b>Total non-operating revenues (expenses)</b>	<b>(462,960)</b>	<b>7,690</b>	<b>63,245</b>	<b>(392,025)</b>	<b>1,197,813</b>
<b>Net income (loss) before transfers and contributions</b>	<b>1,910,447</b>	<b>(690,772)</b>	<b>(4,314,327)</b>	<b>(3,094,652)</b>	<b>1,771,820</b>
<b>TRANSFERS AND CONTRIBUTIONS</b>					
Developer contributions	1,057,162	834,750	-	1,891,912	-
Transfers in	32,000	-	-	32,000	1,424,054
Transfers out	(262,980)	-	-	(262,980)	(64,488)
<b>Total transfers and contributions</b>	<b>826,182</b>	<b>834,750</b>	<b>-</b>	<b>1,660,932</b>	<b>1,359,566</b>
Change in net position	2,736,629	143,978	(4,314,327)	(1,433,720)	3,131,386
<b>Net position, October 1</b>	<b>73,622,585</b>	<b>20,055,247</b>	<b>11,819,588</b>		<b>12,730,778</b>
<b>Net position, September 30</b>	<b>\$ 76,359,214</b>	<b>\$ 20,199,225</b>	<b>\$ 7,505,261</b>		<b>\$ 15,862,164</b>
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds.				171,588	
Change in Net Position Business-type Activities				<u>\$ (1,262,132)</u>	

The accompanying notes to the basic financial statements are an integral part of this statement.



**CITY OF KELLER, TEXAS  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT A-9**

	Water and Wastewater Utilities	Drainage Utility	Recreation/ Aquatic Center	Total Enterprise Funds	Non-Major Total Internal Service Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Cash received from customers	\$ 26,496,862	\$ 1,509,632	\$ 2,545,532	\$ 30,552,026	\$ 3,670,507
Cash payments to employees for services	(3,037,293)	(546,914)	(1,191,309)	(4,775,516)	(819,655)
Cash payments to other suppliers for goods and services	<u>(18,376,152)</u>	<u>(682,633)</u>	<u>(1,185,302)</u>	<u>(20,244,087)</u>	<u>(1,481,813)</u>
<b>Net cash provided by operating activities</b>	<u>5,083,417</u>	<u>280,085</u>	<u>168,921</u>	<u>5,532,423</u>	<u>1,369,039</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>					
Transfers from other funds	32,000	-	-	32,000	1,424,054
Transfers to other funds	<u>(262,980)</u>	<u>-</u>	<u>-</u>	<u>(262,980)</u>	<u>(64,488)</u>
<b>Net cash provided by (used in) non-capital financing activities</b>	<u>(230,980)</u>	<u>-</u>	<u>-</u>	<u>(230,980)</u>	<u>1,359,566</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>					
Principal and interest paid	(3,296,028)	-	-	(3,296,028)	-
Bond proceeds	4,060,000	-	-	4,060,000	-
Acquisition or construction of capital assets net of contributions	<u>(1,077,672)</u>	<u>(24,245)</u>	<u>(26,451)</u>	<u>(1,128,368)</u>	<u>(467,705)</u>
Insurance recoveries	-	-	-	-	1,139,290
Miscellaneous revenue	1,547	-	52,983	54,530	-
Proceeds from sale of capital assets	<u>-</u>	<u>-</u>	<u>5,441</u>	<u>5,441</u>	<u>79,476</u>
<b>Net cash provided by (used in) capital and related financing activities</b>	<u>(312,153)</u>	<u>(24,245)</u>	<u>31,973</u>	<u>(304,425)</u>	<u>751,061</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Purchase or sale of investments	1,093,476	66,144	(840,594)	319,026	(832,793)
Interest and dividends on investments	<u>155,775</u>	<u>7,690</u>	<u>4,821</u>	<u>168,286</u>	<u>27,850</u>
<b>Net cash provided by (used in) investing activities</b>	<u>1,249,251</u>	<u>73,834</u>	<u>(835,773)</u>	<u>487,312</u>	<u>(804,943)</u>
<b>Net increase (decrease) in cash and cash equivalents</b>	5,789,535	329,674	(634,879)	5,484,330	2,674,723
<b>Cash and cash equivalents at beginning of year</b>	<u>3,719,685</u>	<u>1,744,673</u>	<u>1,381,737</u>	<u>6,846,095</u>	<u>7,693,949</u>
<b>Cash and cash equivalents at end of year</b>	<u>\$ 9,509,220</u>	<u>\$ 2,074,347</u>	<u>\$ 746,858</u>	<u>\$ 12,330,425</u>	<u>\$ 10,368,672</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>					
Operating income (loss)	<u>\$ 2,373,407</u>	<u>\$ (698,462)</u>	<u>\$ (4,377,572)</u>	<u>\$ (2,702,627)</u>	<u>\$ 574,007</u>
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:					
Depreciation	2,556,294	934,069	4,482,846	7,973,209	866,140
Effects of changes in assets and liabilities:					
Decrease (increase) in receivables	(251,524)	3,115	14,939	(233,470)	(44,721)
Decrease (increase) in inventories and prepaid items	(15,725)	-	4,382	(11,343)	-
Decrease (increase) in interest receivables	44,374	12,654	3,865	60,893	235
Decrease (increase) in deferred outflows	435	91	98	624	1,920
Increase (decrease) in accounts payable	301,661	34,024	29,707	365,392	(664)
Increase (decrease) in other payables and accruals	5,639	(4,199)	2,692	4,132	362
Increase (decrease) in compensated absences	6,617	16,955	23,619	47,191	-
Increase (decrease) in customer deposits	(5,482)	-	(4,316)	(9,798)	-
Increase (decrease) in unearned revenue	155,897	-	8,688	164,585	-
Increase (decrease) in pension and OPEB liability	(52,638)	(10,841)	(11,956)	(75,435)	(15,790)
Increase (decrease) in deferred inflows	<u>(35,538)</u>	<u>(7,321)</u>	<u>(8,071)</u>	<u>(50,930)</u>	<u>(12,450)</u>
<b>Total adjustments</b>	<u>2,710,010</u>	<u>978,547</u>	<u>4,546,493</u>	<u>8,235,050</u>	<u>795,032</u>
<b>Net cash provided by operating activities</b>	<u>\$ 5,083,417</u>	<u>\$ 280,085</u>	<u>\$ 168,921</u>	<u>\$ 5,532,423</u>	<u>\$ 1,369,039</u>
<b>NONCASH ITEMS</b>					
Developer contributions of capital assets	946,042	\$ 834,750	\$ -	\$ 1,780,792	\$ -

The accompanying notes to the basic financial statements are an integral part of this statement.

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**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Keller (the City) was incorporated in 1955. The City operates under a Council-Manager form of government as a duly incorporated home rule charter approved in 1982. The City provides the following services: public safety (police and fire), streets, water, sewer and storm water drainage, public improvements, culture, planning and zoning, parks and recreation, and general administrative services.

The City reports in accordance with accounting principles generally accepted in the United States of America (GAAP) as established by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB). The accounting and reporting framework and the more significant accounting principles and practices are discussed in subsequent sections of this Note. The remainder of the notes are organized to provide concise explanations, including required disclosures of budgetary matters, assets, liabilities, fund equity, revenues, expenditures/expenses, and other information considered important to gaining a clear picture of the City's financial activities for the fiscal year ended September 30, 2021.

**A. Financial Statement Presentation**

The basic financial statements are prepared in conformity with GASB Statement No. 34, which requires the government-wide financial statements to be prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities, business-type activities and activities of its discretely presented component unit on the statement of net position and statement of activities. Significantly, the City's statement of net position includes both noncurrent assets and noncurrent liabilities of the City. In addition, the government-wide statement of activities reflects depreciation expenses on the City's capital assets, including infrastructure.

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

The City also presents Management's Discussion and Analysis, which includes an analytical overview of the City's financial activities. In addition, a budgetary comparison schedule is presented that compares the original adopted and final amended General Fund budget with actual results.

**B. Financial Reporting Entity**

The City's basic financial statements include the accounts of all City operations. In evaluating how to define the government for financial reporting purposes, management has considered all entities for which the City is considered to be financially accountable. The City is a home-rule municipality governed by an elected Mayor and six-member City Council, who appoint a City Manager. As required by GAAP, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. All of the City's component units are presented as a blended component unit.

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**B. Financial Reporting Entity – Continued**

**Blended Component Unit**

**Keller Development Corporation (KDC)** – The City created the Keller Development Corporation for the purpose of implementing its Parks Master Plan and appointed a seven-member Board of Directors, four of whom are required to be members of the City Council. The remaining three members are residents of the City. All Board members are appointed by the City Council. KDC is authorized to sell bonds or other forms of indebtedness. In the event of dissolution of KDC, the assets of KDC will be distributed to the City.

Since the KDC Board of Directors act primarily in an advisory role to the Keller City Council, who exercise the ultimate financial control over the recommendations of the KDC Board and there is either a financial benefit or burden relationship between the City and KDC, the financial information of KDC is blended as a governmental fund into the primary government.

**Keller Crime Control Prevention District (KCCPD)** – In accordance with Section 363 of the Texas Local Government Code, the City Council appointed a temporary KCCPD Board, who then developed and proposed a two-year financial plan to the residents of the City for a public vote. In November 2001, the residents of the City, by referendum, approved an additional three-eighths of one percent (0.375%) sales and use tax to be used for public safety crime control and prevention programs, including public safety equipment, and improvements to public safety facilities. Following voter approval of KCCPD, a Board of Directors was officially appointed by the City Council, and the two-year budget was then adopted by the Board and City Council. By statute, the life of KCCPD cannot exceed five years without re-authorization by another referendum. The additional sales tax became effective in April 2002. The tax was authorized for an initial period of five years. In May 2006, voters re-authorized the tax for an additional period of 15 years. In November 2007, voters authorized a reduction in the rate from three-eighths of one percent (0.375%) to one-quarter of one percent (0.25%).

Since the KCCPD Board acts primarily in an advisory role to the Keller City Council, who exercises the ultimate financial control over the recommendations of the KCCPD Board and the KCCPD provides services entirely, or almost entirely, to the City or otherwise exclusively, or almost exclusively, benefits the City even though it does not provide services directly to it, the financial information for KCCPD is blended as a governmental fund into the primary government. Separate financial statements for the component units are not prepared.

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

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

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

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

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

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

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

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

Governmental fund level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. The governmental fund financial statements follow the accounting set forth by the Governmental Accounting Standards Board.

Property taxes, franchise fees, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Sales taxes collected and held by the State and merchants at year-end on behalf of the City are also recognized as revenue. All other revenue items are considered to be measurable and available only when cash is received by the government.

CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021

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NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation – Continued

Fund Accounting

The following major funds are used by the City:

1. Governmental Funds:

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

- a. The **General Fund** is the operating fund of the City. This fund is used to account for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General Fund.
- b. The **General Obligation Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.
- c. The **Crime Control Prevention District Special Revenue Fund** is used to account for collection of sales and use taxes, in accordance with Section 363 of the Texas Local Government Code, to be used for public safety crime control and prevention programs.
- d. The **Capital Projects Fund** is used to account for construction and progress capital outlay or long-term repair contract expenditures.

In addition, the City reports the following non-major governmental funds.

**Non-major Special Revenue Funds** are used to account for the specific revenues that are legally restricted to expenditure for particular purposes.

**Library Fund** – This fund accounts for public donations and revenues restricted for Library improvements

**Municipal Court Fund** – This fund accounts for technology and building security fees collected from Municipal Court citations. Expenditures from these fees are specifically restricted by state law for court technology and security.

**Public Safety Fund** – This fund accounts for revenues derived from forfeiture and seizure of assets resulting from illegal narcotic activity. Expenditures are restricted for the Police Department to be used in illegal narcotic enforcement.

**Public Art Fund** – This fund is to account for contributions, donations, and other resources that are restricted for specific uses or purposes.

**Public Information and Broadcasting** – This fund is used to account for collection of franchise taxes from cable fees. Expenditures are restricted for the use of communications throughout the City.

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

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

**Tree Restoration Fund** – This fund accounts for charges for services restricted for the use of restoring trees around the City.

**Keller Development Corporation Fund** – This fund is used to account for collection of sales and use taxes for the payment of bonds or other forms of indebtedness to finance the cost of Keller parks.

**Street/Sidewalk Improvement Fund** – This fund is used to account for revenues that are restricted for street and sidewalk improvements. Authorized expenditures include improvements and related engineering.

The **Nonmajor Capital Projects Funds** account for all resources used for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

**Roadway Impact Fees Fund** – This fund is used to account for revenues that are restricted for roadway improvements. Authorized expenditures include improvements and engineering.

**Park Development Fee Fund** – This fund is used to account for resources received primarily from park development fees and expenditures for specific park improvements

**Parks Capital Improvement Fund** – This fund is to account for acquisition or construction of capital assets.

Governmental funds with legally adopted annual budgets include the General Fund, the General Obligation Debt Service Fund, Crime Control Prevention District, Municipal Court fund, Public Safety, Public Information and Broadcasting, Keller Development Corporation, and the Street/Sidewalk Improvement fund. The legal level of control and budget to actual expenditure comparison is reported at the department level. The City notes that actual expenditures were in excess of the budgeted expenditures for the police department within the public safety nonmajor special revenue fund by \$81,610.

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

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

**2. Proprietary Funds:**

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

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

The following proprietary funds are reported as enterprise funds:

***Water and Wastewater Utilities Fund*** – This fund is used to account for the operations of the water distribution system, wastewater pumping stations and collection systems. The City reports the water and wastewater utilities fund as a major fund.

***Drainage Utility Fund*** – This fund is used to account for the operations of the City's drainage system for storm water control. The City reports the drainage utility fund as a major fund.

***Recreation/Aquatic Center Fund*** – This fund is considered a non-major fund for reporting purposes and is used to account for customer activity at the City's recreation and pool facilities.

The City's enterprise funds are reported in the business-type activities on the governmental-wide financial statements.

The City reports the following non-major internal service funds:

***Information Technology Fund*** – This fund is used to account for replacements of computers and software for the City's departments.

***Equipment Replacement Fund*** – This fund is used to account for replacement of vehicles and other equipment that are City owned.

***Health Insurance Fund*** – This fund is used to pay for the City's current employee's health insurance.

The City's internal service funds account for the financing of goods and services provided by one department to other City departments or to other governmental units on a cost-reimbursement basis. The City's internal service funds are reported with the governmental activities with an allocation to the business-type activities on the government-wide financial statements.



**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**E. Cash and Cash Equivalents**

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. Substantially all operating cash and cash equivalents are maintained in consolidated cash accounts or individual fund investment accounts.

State statutes authorize the City to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) other obligation, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States; (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (5) certificates of deposit by state and national banks domiciled in this state that are (A) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or (B) secured by obligations that are described by (1), pledged with third party selected or approved by the City, and placed through a primary government securities dealer.

Investments, except for the investment pools and money market mutual funds are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Money market mutual funds are accessible at any time and therefore are also reported at amortized cost.

**F. Inventories and Prepaid Items**

Inventory is valued at cost (first-in, first-out). The cost of governmental fund type inventory is recorded as an expenditure when consumed rather than when purchased. Reported inventories are equally offset by non-spendable fund balance, which indicates that they do not constitute "available, spendable resources" even though they are a component of fund balance. The City is not required to maintain a minimum level of inventory. Inventories in the Proprietary Funds consist of supplies and are recorded at cost when consumed rather than when purchased.

Prepaid balances are for payments made by the City for which benefits extend beyond September 30, 2021, and the non-spendable fund balance has been recognized to signify that a portion of fund balance is not available for other subsequent expenditures. The cost of prepaid services is recorded based on when prepaids was consumed rather than when purchased.

**G. Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by non-spendable fund balance in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of an allowance for uncollectibles. Trade accounts receivable in excess of 60 days comprise the trade accounts receivable allowance for uncollectibles.

The governmental and proprietary funds report grant receivables as earned upon the time when eligible to receive reimbursement if collected within a year after fiscal year end.

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**H. Restricted Assets**

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants or contractual agreements.

Customer deposits received for water and wastewater service are, by law, considered to be restricted assets. These balances are included in the proprietary funds.

**I. Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the primary government, as well as the component units, are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	20 - 40
Improvements other than buildings	20 - 40
Water, sewer, and drainage system	20 - 40
Capacity rights	40
Machinery, vehicle, and other equipment	3 - 20

**J. Compensated Absences**

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Vacation is accrued depending on level of employment and years of service. Vacation can be accrued up to 240 to 400 hours depending on years of service with the City. Accrued vacation is paid upon retirement or termination. Sick leave is accrued at 8 hours per month with no limitations. Accrued sick leave expires and is not paid upon retirement or termination. Unused compensatory time for nonexempt employees is paid upon termination. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they are matured, for example, unused reimbursable leave payable as a result of employee resignations and retirements.

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**K. Long-term Obligations**

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

Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Losses on refunding are deferred and amortized over the life of the new issuance or the existing debt using the effective interest method.

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

**L. Pensions and Other Post-Employment Benefits (OPEB)**

The City has Pension and OPEB for supplemental death benefits fund (SDBF) with the Texas Municipal Retirement System (TMRS) and has OPEB for health insurance. For purposes of measuring the net pension and total OPEB liability from TMRS, pension/OPEB related deferred outflows and inflows of resources, and pension/OPEB expense, City specific information about its Fiduciary Net Position in TMRS and additions to/deductions from the City's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions to TMRS are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's Total Pension and Total OPEB Liabilities is obtained from TMRS through reports prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statements No. 68 and 75. The OPEB for health benefits is an unfunded plan. The same actuaries used for pensions and OPEB from TMRS are used to provide the reporting information for the OPEB for health benefits.

**M. Deferred Outflows and Inflows of Resources**

In addition to assets, the statement of financial position and/or balance sheet will sometimes report separate sections for deferred outflows and inflows of resources. These separate financial statement elements, deferred outflows (a consumption of net position) and inflows of resources (an acquisition of net position) represent amounts that apply to a future period(s) and so will not be recognized as an outflow or inflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in these categories:

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

**Pensions and OPEB** – these deferred outflows result from pension and OPEB contributions after the measurement date (deferred and recognized as a reduction of the pension/OPEB liability in the following fiscal year). There are also deferred outflows and inflows based on changes in actuarial assumptions and differences between expected and actual economic experience (deferred and amortized over the average remaining service life of participants) and differences between projected and actual investment earnings (deferred and amortized over a closed 5 year period).

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**N. Fund Equity**

The City has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions*. The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are Nonspendable, Restricted, Committed, Assigned, and Unassigned.

These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

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

Nonspendable fund balance – includes amounts that are not in a spendable form or are required to be maintained intact. (i.e. inventories, prepaid items)

Restricted fund balance – includes amounts that can be spent only for the specific purposes stipulated by external resource providers either constitutionally or through enabling legislation. (i.e. debt service, capital projects, economic development, municipal court security, municipal court technology, tourism)

Committed fund balance – includes amounts that can be used only for the specific purposes determined by a formal action of the government’s highest level of decision-making authority (City Council). Commitments may be changed or lifted only by the government taking the same formal action (resolution) that imposed the constraint originally (i.e. park acquisition and improvement, recreation, fire training, fire development, public arts).

Assigned fund balance – comprises amounts intended to be used by the government for specific purposes. Per the fund balance policy, intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority. The City Council has authorized the City Manager as the official authorized to assign fund balance to a specific purpose as approved by the fund balance policy.

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

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

The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**O. Property Taxes**

Property taxes are levied for appropriation for the fiscal year beginning on October 1, are due October 1, attach as an enforceable lien on property as of January 1, and become delinquent on February 1. Property taxes are accrued based on the period for which they are levied and available. Delinquent taxes estimated not to be available are treated as deferred revenue in the governmental fund financial statements. Property taxes for cities, including those applicable to debt service, are limited by the Texas Constitution to \$2.50 per \$100 of assessed valuation. The City's current tax rate is \$0.3950 per \$100 of assessed valuation and assessed valuation is approximately 100% of estimated value.

**P. Use of Estimates**

The preparation of financial statements, in conformity with GAAP, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

**NOTE 2. CASH, INVESTMENTS, AND DEPOSITS**

At year end, the carrying amount of the City's interest bearing bank deposits and money market funds was \$60,578,720 and the bank balance was \$60,517,540. All of the bank balances were covered by federal deposit insurance and collateralized by the pledging financial institution's City's safekeeping account at the Federal Reserve or held by a third party custodian. The custodian serves contractually as the City's agent. The City's cash and equivalents also included cash drawers of \$4,925.

Additionally, the City has an account under a safekeeping agreement with Frost Bank, TX. The U.S. Government Treasury and Agency investments clear via the Federal Reserve System through this account upon purchase, sale, or maturity. All assets in the account are held in the City's name.

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

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment In One Issuer
U.S Treasury Obligations	3 years	100%	None
U.S. Agency Obligations	3 years	80%	None
State Agency Obligations	3 years	40%	None
Certificate of Deposits	3 years	80%	None
Investment Pools	3 years	80%	None
Repurchase Agreement	3 years	40%	None
Money Market Mutual Funds	3 years	40%	None
Money Market Accounts	3 years	80%	None

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 2. CASH, INVESTMENTS, AND DEPOSITS – CONTINUED**

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

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

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

*Investment Pools* are measured at amortized cost and are exempt for fair value reporting.

Certificates of Deposit classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities.

The City has recurring fair value measurements as presented in the table below. The City's investment balances and weighted average maturity of such investments are as follows:

	Fair Value	Level 1 Inputs	Level 2 Inputs	Percent of Total Investments	Weighted Average Maturity (Days)	Credit Risk	Rating Agency
Investments measured at amortized cost							
Investment Pools							
TexPool	\$ 26,569,523	\$ -	\$ -	39.03%	37	AAAm	S&P
Investments by fair value level							
Certificates of Deposit	41,505,149	41,505,149	-	60.97%	345	AAAm	S&P
Total	<u>\$ 68,074,672</u>	<u>\$ 41,505,149</u>	<u>\$ -</u>	<u>100.00%</u>			
Portfolio Weighted Average Maturity					<u>225</u>		

Weighted average maturity of the portfolio by investment type reflected in the table is stated in days. For investment pools, the recent weighted average maturity is presented based on the statewide investment pool. Interest bearing bank deposits is not included in the portfolio's weighted average maturity presented.

**Interest Rate Risk**

In compliance with the City's Investment Policy, as of September 30, 2021, the City minimized the interest rate risk, the risk relating to the decline in fair value of securities in the portfolio, by: limiting the weighted average maturity to 365 days and the stated maturity to two years or less, with the exception of securities purchases related to reserve funds; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities in the secondary market prior to maturity; monitoring credit ratings of portfolio positions to assure compliance with rating requirements imposed by the PFIA; and investing funds primarily in money market mutual funds, government investment pools, and shorter-term securities with a weighted average maturity of less than 200 days.

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 2. CASH, INVESTMENTS, AND DEPOSITS – CONTINUED**

**Interest Rate Risk – Continued**

The following table details the maturity schedule for the City’s investments as of September 30, 2021:

<u>Maturity Schedule</u>	<u>Book Value</u>	<u>Fair Value</u>	<u>% of Portfolio</u>
Less than 1 Month	\$ 4,073,465	\$ 4,073,465	6%
1 to 6 Months	31,589,412	31,589,412	46%
6 to 9 Months	12,013,792	12,013,792	18%
9 to 12 Months	6,508,008	6,508,008	10%
12 to 18 Months	7,009,995	7,009,995	
18 to 24 Months	6,880,000	6,880,000	10%
Total	<u>\$ 68,074,672</u>	<u>\$ 68,074,672</u>	<u>100%</u>

**Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. It is the City’s policy to limit its investment types with an investment quality rating not less than AAA or its equivalent by a national recognized statistical rating organization.

The City’s investment policy does not allow for an investment in any one issuer (other than investment pools) that is in excess of five percent of the fair value of the City’s total investments.

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

The Public Funds Investment Act does not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits:

The Public Funds Investment Act requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The fair value of the pledged securities in the collateral pool must equal at least the bank balance less the FDIC insurance at all times.

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

The State Comptroller of Public Accounts exercises responsibility over TexPool. This oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. TexPool operates in a manner consistent with the SEC’s Rule 2a7 of the Investment Company Act of 1940. TexPool uses amortized costs rather than fair value to report net position to compute share prices. Accordingly, the fair value of the position in TexPool is the same as the value of TexPool shares. There are no significant limitations or restrictions on participant withdrawals.

**CITY OF KELLER, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 3. RECEIVABLES**

Year-end receivable balances for the government's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

Governmental Funds	Governmental Funds					Total
	General	General Obligation Debt Service	Crime Control Prevention District	Capital Projects Fund	Non Major Governmental Funds	
Receivables						
Property taxes	\$ 259,731	\$ 57,355	\$ -	\$ -	\$ -	\$ 317,086
Franchise taxes	591,999	-	-	-	-	591,999
Sales taxes	1,437,462	-	342,957	-	1,131,138	2,911,557
Accounts	1,274,342	888	-	-	4,908	1,280,138
Other	173,226	-	169	-	-	173,395
Due from other Governments	862,954	-	143,309	-	1,757	1,008,020
Gross receivables	4,599,714	58,243	486,435	-	1,137,803	6,282,195
Less: allowance	(691,521)	(7,169)	-	-	-	(698,690)
Net total receivables	<u>\$ 3,908,193</u>	<u>\$ 51,074</u>	<u>\$ 486,435</u>	<u>\$ -</u>	<u>\$ 1,137,803</u>	<u>\$ 5,583,505</u>

Year-end receivable balances for the government's individual proprietary funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

Proprietary Funds	Proprietary Funds				Non-Major Internal Service Fund
	Water and Wastewater Utilities	Drainage Utility	Non-Major Recreation Aquatic Center	Total Enterprise Funds	
Receivables					
Accounts	\$ 4,848,004	\$ 67,796	\$ 13,819	\$ 4,929,619	\$ 271,372
Interest	16	-	-	16	-
Gross receivables	4,848,020	67,796	13,819	4,929,635	271,372
Less: allowance	(160,562)	(7,811)	-	(168,373)	-
Net total receivables	<u>\$ 4,687,458</u>	<u>\$ 59,985</u>	<u>\$ 13,819</u>	<u>\$ 4,761,262</u>	<u>\$ 271,372</u>



**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 4. CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2021 was as follows:

**Primary Government**

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets not being depreciated:					
Land	\$ 34,383,198	\$ 168,069	\$ -	\$ -	\$ 34,551,267
Construction in progress	2,707,553	6,945,049	-	(668,086)	8,984,516
Total capital assets, not being depreciated	<u>37,090,751</u>	<u>7,113,118</u>	<u>-</u>	<u>(668,086)</u>	<u>43,535,783</u>
Capital assets being depreciated:					
Buildings	52,235,093	99,837	-	-	52,334,930
Improvements other than buildings	209,118,387	3,299,428	-	668,086	213,085,901
Machinery and equipment	24,642,033	1,641,843	(409,596)	-	25,874,280
Total capital assets being depreciated	<u>285,995,513</u>	<u>5,041,108</u>	<u>(409,596)</u>	<u>668,086</u>	<u>291,295,111</u>
Less accumulated depreciation for:					
Buildings	(23,476,437)	(6,455,992)	-	-	(29,932,429)
Improvements other than buildings	(152,234,181)	(9,942,804)	-	-	(162,176,985)
Machinery and equipment	(18,523,090)	(1,544,580)	307,771	-	(19,759,899)
Total accumulated depreciation	<u>(194,233,708)</u>	<u>(17,943,376)</u>	<u>307,771</u>	<u>-</u>	<u>(211,869,313)</u>
Total capital assets being depreciated, net	<u>91,761,805</u>	<u>(12,902,268)</u>	<u>(101,825)</u>	<u>668,086</u>	<u>79,425,798</u>
Governmental activities capital assets, net	<u>\$ 128,852,556</u>	<u>\$ (5,789,150)</u>	<u>\$ (101,825)</u>	<u>\$ -</u>	<u>\$ 122,961,581</u>

Governmental activities include internal service fund machinery and equipment of \$13,340,512 with accumulated depreciation of \$9,386,095 as of September 30, 2021.

Depreciation expense was charged to governmental activity functions as follows:

Governmental Activities:	
General government	\$ 3,271,435
Public safety	573,628
Public works	9,352,544
Community development	4,698,364
Recreation and cultural	47,405
Total depreciation expense - governmental activities	<u>\$ 17,943,376</u>

Governmental activities portion of the internal service fund depreciation expense of \$866,140 is allocated within each function.

**CITY OF KELLER, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 4. CAPITAL ASSETS – CONTINUED**

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities:					
Capital assets not being depreciated:					
Land	\$ 2,017,914	\$ -	\$ -	\$ -	\$ 2,017,914
Construction in progress	16,978,033	602,704	-	(16,518,649)	1,062,088
Total capital assets, not being depreciated	<u>18,995,947</u>	<u>602,704</u>	<u>-</u>	<u>(16,518,649)</u>	<u>3,080,002</u>
Capital assets being depreciated:					
Buildings	18,907,265	10,291	-	-	18,917,556
Utility facilities	151,402,886	2,369,174	-	16,518,649	170,290,709
Machinery and equipment	3,915,837	37,611	(11,190)	-	3,942,258
Capacity rights	6,281,781	500	-	-	6,282,281
Total capital assets being depreciated	<u>180,507,769</u>	<u>2,417,576</u>	<u>(11,190)</u>	<u>16,518,649</u>	<u>199,432,804</u>
Less accumulated depreciation for:					
Buildings	(8,234,541)	(4,336,514)	-	-	(12,571,055)
Utility facilities	(72,759,979)	(3,277,173)	-	-	(76,037,152)
Machinery and equipment	(3,063,471)	(202,477)	11,190	-	(3,254,758)
Capacity rights	(5,195,388)	(157,045)	-	-	(5,352,433)
Total accumulated depreciation	<u>(89,253,379)</u>	<u>(7,973,209)</u>	<u>11,190</u>	<u>-</u>	<u>(97,215,398)</u>
Total capital assets being depreciated, net	<u>91,254,390</u>	<u>(5,555,633)</u>	<u>-</u>	<u>16,518,649</u>	<u>102,217,406</u>
Business-type activities capital assets, net	<u>\$ 110,250,337</u>	<u>\$ (4,952,929)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 105,297,408</u>

Business-type activities depreciation expense as follows:

Business-type activities:	
Water and wastewater utilities	\$ 2,556,294
Drainage utility	934,069
Recreation / aquatic center	<u>4,482,846</u>
Total depreciation expense - business-type activities	<u>\$ 7,973,209</u>

**Construction Commitments**

The City has active construction projects as of September 30, 2021. The projects include construction, park improvements, and drainage improvements.

Significant Commitments for construction in progress are composed of the following:

Project Name	Budget	Y-T-D	Remaining
Overton Ridge Park Improvement	\$ 463,062	\$ 172,171	\$ 290,891
Senior Activities Center	9,600,000	6,615,825	2,984,175
KSP Parking Lot C Pad	185,000	155,500	29,500
Big Bear Crk Central Intersection	861,384	523,303	338,081
Hwy 377 12" Waterlines	1,000,000	515,942	484,058
Nightingale Culvert Bridge	693,000	34,650	658,350
	<u>\$ 12,802,446</u>	<u>\$ 8,017,391</u>	<u>\$ 4,785,055</u>

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 5. TRANSFERS**

Transfers are used to provide funds for debt service, contributions for capital construction or reimbursement for capital asset purchases, cost allocations and other operational costs as determined by the City’s annual budget. Transfers between funds during the year were as follows:

Transfers In	Transfers Out	Amount	Purpose
Capital Projects Fund	Nonmajor Governmental Funds	\$ 1,526,609	Transfers for capital projects
Capital Projects Fund	General Fund	2,200,336	Transfers for capital projects
Capital Projects Fund	Water and Wastewater Fund	165,000	Transfers for capital projects
Nonmajor Governmental Funds	Nonmajor Governmental Funds	2,120,049	Transfers for capital projects
General Fund	Water and Wastewater Fund	97,980	Transfers for capital projects
Crime Control Prevention District	Internal Service Fund	32,488	Transfers for capital projects
Water and Wastewater Fund	Internal Service Fund	32,000	Transfers for capital projects
Internal Service Fund	Nonmajor Governmental Funds	49,054	Transfers for capital projects
Internal Service Fund	General Fund	1,375,000	Transfer for more funding for the City's health insurance fund
	Total Transfers	<u>\$ 7,598,516</u>	

**NOTE 6. DEFERRED INFLOWS OF RESOURCES**

Governmental funds report *deferred inflows of resources* in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of deferred inflows of resources reported in the governmental funds were as follows:

	General Fund	General Obligation Debt Service	Nonmajor Governmental Funds	Total
Deferred inflows of resources:				
Property taxes	\$ 227,265	\$ 50,186	\$ -	\$ 277,451
Court fines	32,498	-	879	33,377
Emergency services	346,371	-	-	346,371
Total	<u>\$ 606,134</u>	<u>\$ 50,186</u>	<u>\$ 879</u>	<u>\$ 657,199</u>

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 7. LONG-TERM DEBT**

**General Obligation Bonds, Certificates of Obligation and Contractual Obligations**

The City issues general obligation bonds, certificates of obligation bonds, and contractual obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental which includes blended component units and business-type activities. These issues are direct obligations and pledge the full faith and credit of the City.

<u>General Obligation Bonds</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Component Unit Portion</u>	<u>City Portion</u>	<u>Total Governmental</u>	<u>Business-Type</u>
\$9,860,000 Series 2011* Refunding	2023	0.55 - 5.00%	\$ 2,595,000	\$ 175,000	\$ 2,770,000	\$ -
\$11,465,000 Series 2012 Refunding	2024	2.00 - 5.00%	-	1,435,000	1,435,000	2,320,000
\$10,475,000 Series 2015 Refunding	2026	2.00 - 4.00%	-	-	-	1,395,000
\$7,350,000 Series 2017 Refunding	2029	2.00 - 3.00%	-	6,020,000	6,020,000	-
\$12,220,000 Series 2020 Refunding and Improvement	2035	2.00 - 5.00%	-	9,820,000	9,820,000	1,020,000
<b>Total General Obligation Bonds</b>			<b>\$ 2,595,000</b>	<b>\$ 17,450,000</b>	<b>\$ 20,045,000</b>	<b>\$ 4,735,000</b>

\*Component Unit Portion is with Keller Development Corp.

<u>Certificates of Obligation</u>	<u>Final Maturity</u>	<u>Interest</u>	<u>Component Unit Portion</u>	<u>City Portion</u>	<u>Total Governmental</u>	<u>Business-Type</u>
\$5,835,000 Series 2012 Improvements (CWSRF)	2032	0.05 - 2.20%	\$ -	\$ -	\$ -	\$ 3,515,000
\$6,000,000 Series 2012 Improvement	2027	2.00 - 5.00%	-	2,875,000	2,875,000	-
\$3,870,000 Series 2015* Improvements	2034	2.00 - 3.13%	2,740,000	-	2,740,000	-
\$4,060,000 Series 2016 Improvements	2031	0.53 - 1.93%	-	-	-	2,765,000
\$9,250,000 Series 2017 Tax and Revenue	2037	2.00 - 4.00%	-	2,240,000	2,240,000	3,865,000
\$7,045,000 Series 2019 Tax and Revenue	2039	2.00 - 2.65%	-	-	-	6,515,000
\$4,060,000 Series 2020 Tax and Revenue	2035	0.10 - 1.36%	-	-	-	3,795,000
<b>Total Certificates of Obligation</b>			<b>\$ 2,740,000</b>	<b>\$ 5,115,000</b>	<b>\$ 7,855,000</b>	<b>\$ 20,455,000</b>

\*Component Unit Portion is with Keller Development Corp.

In November 2020, the City issued \$4,060,000 in Combination Tax and Surplus Revenue Certificates of Obligations, Series 2020, the proceeds of which were used for capital projects for business-type activities.

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 7. LONG-TERM DEBT – CONTINUED**

**Changes in Long-term Liabilities**

A summary of long-term debt transactions, including current portion, for the year ended September 30, 2021, is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One year
Governmental activities:					
General obligation bonds	\$ 23,485,000	\$ -	\$ (3,440,000)	\$ 20,045,000	\$ 3,475,000
Certificate of obligations	9,140,000	-	(1,285,000)	7,855,000	1,335,000
Unamortized bond premium (discount)	3,561,490	-	(397,269)	3,164,221	-
Total bonds payable	36,186,490	-	(5,122,269)	31,064,221	4,810,000
Compensated absences	1,703,290	1,852,402	(1,428,052)	2,127,640	1,553,113
Net pension liability*	11,779,705	-	(794,716)	10,984,989	-
Total OPEB liability - SDBF*	718,244	170,993	-	889,237	-
Total OPEB liability health benefits*	1,262,066	177,691	-	1,439,757	-
Total governmental activities	<u>\$ 51,649,795</u>	<u>\$ 2,201,086</u>	<u>\$ (7,345,037)</u>	<u>\$ 46,505,844</u>	<u>\$ 6,363,113</u>

\*Net pension and OPEB liabilities from the internal service fund are reported within governmental activities. Sources from the general fund are used to liquidate net pension/OPEB liabilities for governmental funds.

	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One year
Business-type activities:					
General obligation bonds	\$ 6,020,000	\$ -	\$ (1,285,000)	\$ 4,735,000	\$ 1,340,000
Certificate of obligations	17,650,000	4,060,000	(1,255,000)	20,455,000	1,275,000
Unamortized bond premium (discount)	1,027,906	-	(153,543)	874,363	-
Total bonds payable	24,697,906	4,060,000	(2,693,543)	26,064,363	2,615,000
Compensated absences	233,397	210,541	(163,350)	280,588	217,624
Net pension liability	2,284,780	-	(134,404)	2,150,376	-
Total OPEB liabilities-SDBF	124,013	28,918	-	152,931	-
Total OPEB liabilities-health benefits	218,885	30,051	-	248,936	-
Total business-type activities	<u>\$ 27,558,981</u>	<u>\$ 4,329,510</u>	<u>\$ (2,991,297)</u>	<u>\$ 28,897,194</u>	<u>\$ 2,832,624</u>

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 7. LONG-TERM DEBT – CONTINUED**

General Obligation Bonds

Fiscal Year Ending September 30,	Governmental Activities			Business-Type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2022	\$ 3,475,000	\$ 718,644	\$ 4,193,644	\$ 1,340,000	\$ 170,675	\$ 1,510,675
2023	3,235,000	597,156	3,832,156	1,110,000	116,375	1,226,375
2024	1,900,000	499,300	2,399,300	1,170,000	65,550	1,235,550
2025	1,450,000	440,700	1,890,700	370,000	33,950	403,950
2026	1,495,000	400,050	1,895,050	380,000	23,525	403,525
2027-2031	6,275,000	1,024,025	7,299,025	365,000	35,375	400,375
2032-2036	2,215,000	181,900	2,396,900	-	-	-
Total	<u>\$ 20,045,000</u>	<u>\$ 3,861,775</u>	<u>\$ 23,906,775</u>	<u>\$ 4,735,000</u>	<u>\$ 445,450</u>	<u>\$ 5,180,450</u>

Certificate of Obligations

Fiscal Year Ending September 30,	Governmental Activities			Business-Type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2022	\$ 1,335,000	\$ 219,444	\$ 1,554,444	\$ 1,275,000	\$ 463,530	\$ 1,738,530
2023	1,375,000	177,150	1,552,150	1,290,000	444,745	1,734,745
2024	1,420,000	134,344	1,554,344	1,310,000	425,448	1,735,448
2025	675,000	102,919	777,919	1,340,000	402,667	1,742,667
2026	695,000	82,369	777,369	1,370,000	376,951	1,746,951
2027-2031	1,600,000	208,294	1,808,294	7,315,000	1,419,520	8,734,520
2032-2036	755,000	36,022	791,022	4,895,000	597,844	5,492,844
2037-2041	-	-	-	1,660,000	67,450	1,727,450
Total	<u>\$ 7,855,000</u>	<u>\$ 960,541</u>	<u>\$ 8,815,541</u>	<u>\$ 20,455,000</u>	<u>\$ 4,198,154</u>	<u>\$ 24,653,154</u>

**Conduit Debt**

Certain revenue bonds have been issued in the past to provide financial assistance to nonprofit and public entities for acquisition and construction of educational and student housing 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 entities served by the bonds. The City is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of September 30, 2021, there was one series of revenue bonds outstanding. The aggregate principal amount payable for the issues was \$21,230,000.

**Compensated Absences**

Compensated absences represent the estimated liability for employees' vacation leave for which employees are entitled to be paid upon termination. The retirement of this liability is typically paid from the General Fund and Enterprise Funds based on the assignment of an employee at termination. Business-type activities records all of the compensated absences balance as due within one year since the balance has typically been paid within the following year.

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 8. PENSION PLAN**

**Plan Description**

The City participates as one of 895 plans in the defined benefit cash balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of the System with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at [www.tmrs.com](http://www.tmrs.com).

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

**Benefits Provided**

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

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

Employee deposit rate	7%
Matching ratio (city to employee)	2-1
Years required for vesting	5 years
Updated service credit	100% Repeating, Transfers
Annuity increase (to retirees)	50% of CPI Repeating

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

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	181
Inactive employees entitled to but not yet receiving benefits	233
Activity employees	<u>281</u>
Total	<u><u>695</u></u>

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 8. PENSION PLAN – CONTINUED**

**Contributions**

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The city's contribution rate is based on the liabilities created from the benefit plan options selected by the city and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 15.83% in calendar year 2020 and 16.07% in calendar year 2021, respectively. The City's contributions to TMRS for the year ended September 30, 2021 were \$3,166,103, and were equal to the required contributions.

**Net Pension Liability**

The City's Net Pension Liability (NPL) was measured as of December 31, 2020 and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

**Actuarial Assumptions:**

The Total Pension Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.50% to 11.50% including inflation
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation
Actuarial cost method	Entry Age Normal
Amortization method	Level percentage of payroll, closed

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4- year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.



**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 8. PENSION PLAN – CONTINUED**

**Net Pension Liability – Continued**

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

The target allocation and best estimates of real rates of return for each major asset class are summarized as follows:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global equity	30.0%	5.30%
Core fixed income	10.0%	1.25%
Non-core fixed income	20.0%	4.14%
Real return	10.0%	3.85%
Real estate	10.0%	4.00%
Absolute return	10.0%	3.48%
Private equity	10.0%	7.75%
Total	<u>100.0%</u>	

**Discount Rate**

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

**Allocations**

The City’s net pension liability, pension expense, and deferred outflows of resources related to TMRS have been allocated between governmental activities, business-type activities, and the internal service fund using a contribution-based method. The internal service fund portion of the pension activity is recorded within governmental activities at the governmental wide financial statements.

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 8. PENSION PLAN – CONTINUED**

**Changes in the Net Pension Liability**

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/2019	\$ 110,711,848	\$ 96,647,363	\$ 14,064,485
Changes for the year:			
Service Cost	3,413,551	-	3,413,551
Interest	7,450,262	-	7,450,262
Change of benefit terms	-	-	-
Difference between expected and actual experience	77,470	-	77,470
Changes of assumptions	-	-	-
Contributions - employer	-	3,174,883	(3,174,883)
Contributions - employee	-	1,403,928	(1,403,928)
Net investment income	-	7,340,916	(7,340,916)
Benefit payments, including refunds of employee contributions	(4,088,744)	(4,088,744)	-
Administrative expense	-	(47,470)	47,470
Other changes	-	(1,854)	1,854
Net Changes	<u>6,852,539</u>	<u>7,781,659</u>	<u>(929,120)</u>
Balance at 12/31/20	<u>\$ 117,564,387</u>	<u>\$ 104,429,022</u>	<u>\$ 13,135,365</u>

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

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

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net pension liability	\$ 30,982,436	\$ 13,135,365	\$ (1,394,471)

**Pension Plan Fiduciary Net Position**

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

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 8. PENSION PLAN – CONTINUED**

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

For the year ended September 30, 2021, the City recognized pension expense of \$2,074,537.

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 108,700	\$ 119,520
Changes in actuarial assumptions	288,389	-
Difference between projected and actual investment earnings	-	2,725,749
Contributions subsequent to the measurement date	2,304,312	-
<b>Total</b>	<b>\$ 2,701,401</b>	<b>\$ 2,845,269</b>

The \$2,304,312 reported as deferred outflows of resources related to pensions result from contributions subsequent to the measurement date and will reduce the net pension liability during the fiscal year ended September 30, 2022. The other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended Sept. 30:	Net Deferred Outflows (Inflows)
2022	\$ (924,499)
2023	194,058
2024	(1,558,509)
2025	(159,230)
<b>Total</b>	<b>\$ (2,448,180)</b>

**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB)**

The City provides for two other post-employment benefits (OPEB) plans; one provides for post-employment health insurance benefits through a single-employer defined benefit medical plan (City of Keller Retiree Health Care Plan), and the other is The Texas Municipal Retirement System Supplemental Death Benefits Fund, a single employer defined benefit OPEB plan. Both plans are described in detail below. Aggregate amounts for the two OPEB plans are as follows:

	Retiree Healthcare Plan	TMRS SDBF	Total
OPEB liability	\$ 1,688,693	\$ 1,042,168	\$ 2,730,861
Deferred outflows of resources	319,413	268,892	588,305
Deferred inflows of resources	223,830	66,072	289,902
OPEB expense	136,671	106,656	243,327

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**CITY OF KELLER RETIREE HEALTH CARE PLAN**

**Plan Description and Benefits Provided**

The City provides other postemployment benefits (OPEB) in the form of health insurance benefits through a single-employer defined benefit medical plan. Regular full-time employees retiring from the City with 20 years of service or five years of service if over 60, have the option to continue medical insurance coverage for themselves and their families until the retiree becomes eligible for Medicare or is eligible to be covered under another medical plan. The retired employee pays 100% of the premium which was \$855 to \$2,132 depending on what plan the retiree chooses. A third-party administrator is utilized to provide claims administration and payment of claims.

The Plan does not issue a separate financial report.

**Employees Covered by Benefit Terms**

The following table provides a summary of the number of participants in the plan as of December 31, 2020:

Inactive employees or beneficiaries currently receiving benefits	3
Inactive employees entitled to but not yet receiving benefits	-
Active employees	<u>284</u>
Total	<u><u>287</u></u>

**Contributions**

The City’s plan is a pay-as-you-go plan in which the City does not contribute to a trust to fund future benefits. The City’s contributions during the fiscal year ending September 30, 2021 of \$37,464 all of which were for the benefit payments and were paid by the City using its own assets. The benefit payments were determined in a manner similar to how the benefit payments for the measurement period were developed. The City through its budgeting process determines the annual contributions to the Plan based on the actuarially determined contribution and the availability of funds.

**Total OPEB Liability**

Total OPEB liability reported at September 30, 2021 was measured as of December 31, 2020, and based on actuarial valuation performed as of December 31, 2019.

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**CITY OF KELLER RETIREE HEALTH CARE PLAN – CONTINUED**

**Actuarial Assumptions**

The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial cost method	Individual Entry-Age Normal
Discount rate	2.00% as of December 31, 2020
Inflation	2.50%
Salary increases	3.50% to 11.50%, including inflation
Demographic assumptions	Based on the experience study covering the four-year period ending December 31, 2018 as conducted for the Texas Municipal Retirement System.
Mortality	For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the MP tables to account for future mortality improvements.
Healthcare cost trend rates	Initial rate of 7.00% declining to an ultimate rate of 4.15% after 15 years
Participation rates	17% for employees retiring on or after the age of 50 and 0 % for employees retiring before age 50

For plans that do not have formal assets, the discount rate should equal the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date. For the purpose of this valuation, the municipal bond rate is 2.00% (based on the daily rate closest to but not later than the measurement date of the Fidelity “20-Year Municipal GO AA Index”). The discount rate was 2.75% as of the prior measurement date.

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

**Changes in the Total OPEB Liability**

	Total OPEB Liability
Balance at 12/31/2019	\$ 1,480,951
Changes for the year:	
Service Cost	87,041
Interest on the total OPEB liability	41,408
Difference between expected and actual experience	(3,754)
Changes of assumptions	120,511
Benefit payments	(37,464)
Net Changes	207,742
Balance at 12/31/20	\$ 1,688,693

Total OPEB liability for health care insurance as a percentage of covered payroll was 8.42%.

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**CITY OF KELLER RETIREE HEALTH CARE PLAN – CONTINUED**

The benefit payments during the measurement period were determined as follows:

Age-adjusted premiums (retiree contributions * 1.888)	\$ 79,653
Retiree contributions	<u>(42,189)</u>
Total benefit payments	<u>\$ 37,464</u>

The 1.888 factor equals the ratio of the expected retiree claims to the expected retiree contributions. The underlying retiree claims were estimated using age-adjusted premiums.

***Sensitivity of the Total OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates***

Regarding the sensitivity of the total OPEB liability to changes in the Single Discount Rate, the following presents the plan’s total OPEB liability, calculated using a discount rate of 2.00%, as well as what the plan’s total OPEB liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

	1% Decrease in Discount Rate (1.00%)	Discount Rate (2.00%)	1% Increase in Discount Rate (3.00%)
Total OPEB liability	\$ 1,862,022	\$ 1,688,693	\$ 1,529,746

Regarding the sensitivity of the total OPEB liability to changes in the healthcare cost trend rates, the following presents the plan’s total OPEB liability, calculated using the assumed trend rates as well as what the plan’s total OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher:

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Total OPEB liability	\$ 1,453,099	\$ 1,688,693	\$ 1,974,265

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**CITY OF KELLER RETIREE HEALTH CARE PLAN – CONTINUED**

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

For the year ended December 31, 2020, the City recognized OPEB expense of \$136,671. At September 30, 2021, the reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in actuarial assumptions	\$ 282,219	\$ 41,412
Difference between projected and actual experience	6,319	182,418
Contributions subsequent to the measurement date	<u>30,875</u>	<u>-</u>
Total	<u>\$ 319,413</u>	<u>\$ 223,830</u>

The \$30,875 reported as deferred outflows of resources related to OPEB result from contributions subsequent to the measurement date and will reduce the total OPEB liability during the fiscal year ending September 30, 2022.

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

<u>Fiscal Year Ended Sept. 30:</u>	<u>Net Deferred Outflows (Inflows)</u>
2022	\$ 8,222
2023	8,222
2024	8,222
2025	8,222
2026	8,222
Thereafter	<u>23,598</u>
Total	<u>\$ 64,708</u>

Differences between expected and actual experience and changes in assumptions are recognized in OPEB expense using a systematic and rational method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with OPEB through the OPEB plan (active employees and inactive employees) determined as of the beginning of the measurement period.

At the beginning of the current measurement period, the expected remaining service lives of all active employees in the plan was approximately 2,752 years. Additionally, the total plan membership (active employees and inactive employees) was 287. As a result, the average of the expected remaining service lives for purposes of recognizing the applicable deferred outflows and inflows of resources established in the current measurement period is 9.5905 years.

**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**OTHER POST EMPLOYMENT BENEFITS – TMRS SUPPLEMENTAL DEATH BENEFIT FUND**

**Plan Description**

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

**Benefits Provided**

The death benefit for active employees provides a lump-sum payment approximately equal to the employee’s annual salary (calculated based on the employee’s actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit (“OPEB”) and is a fixed amount of \$7,500.

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	111
Inactive employees entitled to but not yet receiving benefits	56
Active employees	281
Total	448

**Contributions**

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

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

The retiree portion of contribution rates to the SDBF for the City was 0.02% and 0.06% in calendar years 2020 and 2021. The City’s contributions to the SDBF for the year ended September 30, 2021 were \$9,603, and were equal to the required contributions.



**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**OTHER POST EMPLOYMENT BENEFITS – TMRS SUPPLEMENTAL DEATH BENEFIT FUND – CONTINUED**

**Total OPEB Liability**

The City’s Total OPEB Liability (TOL) was measured as of December 31, 2020 and was determined by an actuarial valuation as of that date.

**Actuarial Assumptions**

The Total OPEB Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Salary increases	3.50% to 11.50%, including inflation
Discount Rate	2.00%
Retiree's share of benefit-related costs	0.00%
Actuarial cost method	Entry Age Normal

Salary increases were based on a service-related table. Salary increases were based on a service-related table. Mortality rates for post-retirement were based on the 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Mortality rates for pre-retirement were based on PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Actuarial assumptions used in the December 31, 2019 valuation were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were first adopted in 2019 and first used in the December 31, 2019 actuarial valuation.

The discount rate used to measure the Total OPEB Liability was 2.00% and was based on the Fidelity Index’s “20-Year Municipal GO AA Index” rate as of December 31, 2020.

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**OTHER POST EMPLOYMENT BENEFITS SUPPLEMENTAL DEATH BENEFIT FUND – CONTINUED**

**Changes in Total OPEB Liability**

Balance at 12/31/2019	\$	842,257
Changes for the year:		
Service Cost		42,118
Interest		23,686
Difference between expected and actual experience		(17,720)
Changes in assumptions or other inputs		155,838
Benefit payments		(4,011)
Net Changes		<u>199,911</u>
Balance at 12/31/20	\$	<u>1,042,168</u>

The OPEB liability for supplemental death benefits as a percentage of covered payroll was 5.20%.

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

The following presents the total OPEB liability of the City, calculated using the discount rate of 2.00%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (1.00%) or 1 percentage-point higher (3.00%) than the current rate:

	1% Decrease in Discount Rate (1.00%)	Discount Rate (2.00%)	1% Increase in Discount Rate (3.00%)
Total OPEB liability	\$ 1,307,943	\$ 1,042,168	\$ 841,082

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

For the year ended September 30, 2021, the City recognized OPEB expense of \$106,656. At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in actuarial assumptions	\$ 258,917	\$ 32,428
Differences between expected and actual economic experience	1,452	33,644
Contributions subsequent to the measurement date	8,523	-
Total	<u>\$ 268,892</u>	<u>\$ 66,072</u>

**CITY OF KELLER, TEXAS  
 NOTES TO THE FINANCIAL STATEMENTS  
 YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 9. OTHER POST EMPLOYMENT BENEFITS (OPEB) – CONTINUED**

**OTHER POST EMPLOYMENT BENEFITS – TMRS SUPPLEMENTAL DEATH BENEFIT FUND – CONTINUED**

**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB – Continued**

The \$8,523 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will reduce the Total OPEB liability during the year ending September 30, 2022. The other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ended Sept. 30:	Net Deferred Outflows (Inflows)
2022	\$ 40,852
2023	40,852
2024	40,592
2025	32,430
2026	32,162
Thereafter	<u>7,409</u>
Total	<u>\$ 194,297</u>

**NOTE 10. OTHER INFORMATION**

**Contingent Liabilities**

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City periodically is a defendant in various lawsuits. At September 30, 2021, after consultation with the City’s attorney, the City is not aware of any pending litigation.

The City contracts for garbage disposal with a third party. Under the terms of the agreement the City bills and collects the residential billing and remits that amount to the contracting party. The contractor bills the commercial customers and remits a franchise fee to the City based on total revenues received from the contract.

**Risk Management**

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; employee health benefits; and other claims of various natures. The City purchases commercial insurance to indemnify it in event of loss. For the past three years, settlements did not exceed coverage.

**CITY OF KELLER, TEXAS  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**

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**NOTE 11. TAX ABATEMENTS**

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

Chapter 380 of the Texas Local Government Code allows the City to provide grants for the purpose of promoting local economic development. Based on City Council agreements with developers, the City reimbursed \$54,783 for building permits and \$193,473 for hotel occupancy taxes paid to the City for fiscal year ending September 30, 2021.

**NOTE 12. SUBSEQUENT EVENTS**

The City has evaluated all events or transactions that occurred after September 30, 2021 up through March 25, 2022, the date the financial statements were issued. During this period, there were no material subsequent events.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**CITY OF KELLER, TEXAS  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - BUDGET (GAAP BASIS) AND ACTUAL – GENERAL FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT A-10**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual Amount</u>	
<b>REVENUES</b>				
Ad valorem taxes	\$ 20,016,263	\$ 20,016,263	\$ 20,388,004	\$ 371,741
Sales taxes	6,488,274	6,488,274	8,072,194	1,583,920
Franchise fees	4,194,587	4,194,587	4,348,295	153,708
Mixed drink tax	159,214	159,214	148,376	(10,838)
Licenses and permits	1,087,146	1,087,146	1,835,800	748,654
Intergovernmental	3,330,536	3,330,536	3,945,067	614,531
Charges for services	3,129,750	3,129,750	3,244,622	114,872
Fines and forfeitures	840,048	840,048	413,612	(426,436)
Donations	44,389	44,389	48,716	4,327
Interest income	266,717	266,717	88,116	(178,601)
Miscellaneous income	94,546	239,466	302,408	62,942
<b>Total revenues</b>	<b>39,651,470</b>	<b>39,796,390</b>	<b>42,835,210</b>	<b>3,038,820</b>
<b>EXPENDITURES</b>				
Current				
Administration	2,294,090	2,252,090	2,263,472	(11,382)
Town Hall Operations	573,493	573,493	559,800	13,693
Mayor and Council	57,564	57,564	46,696	10,868
Finance and Municipal Court	1,748,615	1,720,615	1,670,347	50,268
Human Resources	884,924	844,924	802,308	42,616
Police Department	10,034,495	9,704,495	10,094,724	(390,229)
Fire Department	9,412,833	9,304,656	8,918,997	385,659
Street Maintenance	3,590,238	3,540,238	3,530,651	9,587
Library	1,784,492	1,754,492	1,672,395	82,097
Parks and Recreation	3,671,128	3,591,128	3,361,258	229,870
Economic Development	1,384,418	1,309,418	385,025	924,393
Community Development	1,600,714	1,600,714	1,502,785	97,929
<b>Total expenditures</b>	<b>37,037,004</b>	<b>36,253,827</b>	<b>34,808,458</b>	<b>1,445,369</b>
<b>Excess of revenues over expenditures</b>	<b>2,614,466</b>	<b>3,542,563</b>	<b>8,026,752</b>	<b>4,484,189</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	97,980	97,980
Transfers out	(2,670,536)	(3,670,536)	(3,575,336)	95,200
Proceeds from sale of property	-	-	836	836
<b>Total other financing sources (uses)</b>	<b>(2,670,536)</b>	<b>(3,670,536)</b>	<b>(3,476,520)</b>	<b>194,016</b>
<b>Net change in fund balances</b>	<b>(56,070)</b>	<b>(127,973)</b>	<b>4,550,232</b>	<b>4,678,205</b>
<b>Fund balances, October 1</b>	<b>26,986,339</b>	<b>26,986,339</b>	<b>26,986,339</b>	<b>-</b>
<b>Fund balances, September 30</b>	<b>\$ 26,930,269</b>	<b>\$ 26,858,366</b>	<b>\$ 31,536,571</b>	<b>\$ 4,678,205</b>

**CITY OF KELLER, TEXAS  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES – BUDGET (GAAP BASIS) AND ACTUAL  
CRIME CONTROL PREVENTION DISTRICT FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT A-11**

	<u>Budgeted Amounts</u>			<b>Variance with Final Budget Positive (Negative)</b>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Sales Taxes	\$ 1,546,477	\$ 1,546,477	\$ 1,899,536	\$ 353,059
Intergovernmental	20,000	20,000	235,625	215,625
Interest income	100,000	100,000	2,895	(97,105)
Miscellaneous	-	-	351	351
<b>Total revenues</b>	<u>1,666,477</u>	<u>1,666,477</u>	<u>2,138,407</u>	<u>471,930</u>
<b>EXPENDITURES</b>				
Current:				
Police Department	1,491,286	1,491,286	1,050,974	440,312
Debt service:				
Principal	410,000	414,550	410,000	4,550
Interest and other charges	119,500	114,950	114,950	-
<b>Total expenditures</b>	<u>2,020,786</u>	<u>2,020,786</u>	<u>1,575,924</u>	<u>444,862</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(354,309)</u>	<u>(354,309)</u>	<u>562,483</u>	<u>916,792</u>
<b>Other financing sources</b>				
Transfers in	-	-	32,488	32,488
Proceeds from sale of capital assets	50,000	50,000	255,308	205,308
<b>Total other financing sources</b>	<u>50,000</u>	<u>50,000</u>	<u>287,796</u>	<u>237,796</u>
<b>Net change in fund balances</b>	<u>(304,309)</u>	<u>(304,309)</u>	<u>850,279</u>	<u>1,154,588</u>
Fund balances, October 1	<u>5,651,877</u>	<u>5,651,877</u>	<u>5,651,877</u>	<u>-</u>
Fund balances, September 30	<u>\$ 5,347,568</u>	<u>\$ 5,347,568</u>	<u>\$ 6,502,156</u>	<u>\$ 1,154,588</u>

**CITY OF KELLER, TEXAS  
NOTES TO BUDGET COMPARISON SCHEDULES  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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**STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**Budgetary Information**

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

1. Public hearings are conducted to obtain taxpayer comments.
2. Prior to October 1, the budget is legally enacted through passage of an ordinance.
3. The City Council must authorize amendments to budgeted amounts between departments within any fund. Therefore the department level is the legal level of control and budget to actual expenditure comparisons is reported at the department level.
4. All transfers to and from budgeted funds must be approved by the City Council unless related to grant or bond activities.
5. Budgeted amounts are as originally adopted or as amended by the City Council. During 2021, individual amendments were not material in relation to the original appropriations for expenditures. All budget appropriations automatically lapse at year-end.
6. Formal budgetary integration is employed as a management control device during the year. The legally adopted budget is adopted on a basis consistent with generally accepted accounting principles.
7. Expenditures in excess of appropriations for the year ended September 30, 2021 are as follows:
  - Administration – (\$11,382)
  - Police Department – (\$390,229)



**CITY OF KELLER, TEXAS  
TEXAS MUNICIPAL RETIREMENT SYSTEM  
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS  
LAST SEVEN MEASUREMENT YEARS  
(UNAUDITED)**

**EXHIBIT A-12**

	Measurement Year 2020	Measurement Year 2019	Measurement Year 2018	Measurement Year 2017	Measurement Year 2016	Measurement Year 2015	Measurement Year 2014
Total pension liability:							
Service cost	\$ 3,413,551	\$ 3,298,258	\$ 3,212,200	\$ 3,157,398	\$ 3,108,994	\$ 2,979,303	\$ 2,982,697
Interest	7,450,262	6,989,780	6,584,504	6,208,840	5,809,689	5,555,939	5,216,622
Changes of benefit terms	-	-	-	-	-	-	-
Difference between expected and actual experience	77,470	(94,235)	134,966	(297,161)	(233,586)	(270,677)	(993,549)
Change in assumptions	-	527,715	-	-	-	1,065,970	-
Benefit payments, including refunds of employee contributions	(4,088,744)	(3,825,677)	(4,115,526)	(2,946,666)	(2,645,244)	(2,747,691)	(1,953,842)
Net change in total pension liability	6,852,539	6,895,841	5,816,144	6,122,411	6,039,853	6,582,844	5,251,928
Total pension liability - beginning	110,711,848	103,816,007	97,999,863	91,877,452	85,837,599	79,254,755	74,002,827
Total pension liability - ending (a)	117,564,387	110,711,848	103,816,007	97,999,863	91,877,452	85,837,599	79,254,755
Plan fiduciary net position:							
Contributions - employer	3,174,883	2,971,278	2,898,267	2,858,974	2,693,980	2,732,236	2,678,823
Contributions - employee	1,403,928	1,346,228	1,308,051	1,289,486	1,263,085	1,233,387	1,223,684
Net investment income	7,340,916	12,893,636	(2,574,087)	10,318,203	4,632,668	99,266	3,537,194
Benefit payments, including refunds of employee contributions	(4,088,744)	(3,825,677)	(4,115,526)	(2,946,666)	(2,645,244)	(2,747,691)	(1,953,842)
Administrative expense	(47,470)	(72,799)	(49,714)	(53,441)	(52,297)	(60,456)	(36,922)
Other	(1,854)	(2,186)	(2,558)	(2,711)	(2,818)	(2,987)	(3,036)
Net change in plan fiduciary net position	7,781,659	13,310,480	(2,535,567)	11,463,845	5,889,374	1,253,755	5,445,901
Plan fiduciary net position - beginning	96,647,363	83,336,883	85,872,450	74,408,605	68,519,231	67,265,476	61,819,575
Plan fiduciary net position - ending (b)	104,429,022	96,647,363	83,336,883	85,872,450	74,408,605	68,519,231	67,265,476
Net pension liability - ending (a) - (b)	\$ 13,135,365	\$ 14,064,485	\$ 20,479,124	\$ 12,127,413	\$ 17,468,847	\$ 17,318,368	\$ 11,989,279
Plan fiduciary net position as a percentage of total pension liability	88.83%	87.30%	80.27%	87.63%	80.99%	79.82%	84.87%
Covered payroll	\$ 20,056,116	\$ 19,231,826	\$ 18,686,443	\$ 18,421,226	\$ 18,044,073	\$ 17,556,292	\$ 17,462,991
Net pension liability as a percentage of covered payroll	65.49%	73.13%	109.59%	65.83%	96.81%	98.64%	68.66%

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

**CITY OF KELLER, TEXAS  
TEXAS MUNICIPAL RETIREMENT SYSTEM  
SCHEDULE OF PENSION CONTRIBUTIONS  
LAST SEVEN FISCAL YEARS  
(UNAUDITED)**

**EXHIBIT A-13**

	Fiscal Year 2021	Fiscal Year 2020	Fiscal Year 2019	Fiscal Year 2018	Fiscal Year 2017	Fiscal Year 2016	Fiscal Year 2015
Actuarially determined contribution	\$ 3,166,103	\$ 3,062,263	\$ 2,984,650	\$ 2,919,456	\$ 2,842,339	\$ 2,828,969	\$ 2,711,603
Contribution in relation of the actuarially determined contribution	3,166,103	3,062,263	2,984,650	2,919,456	2,842,339	2,828,969	2,711,603
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 19,605,266	\$ 19,294,644	\$ 19,127,201	\$ 18,656,792	\$ 18,325,278	\$ 18,575,332	\$ 17,520,409
Contributions as a percentage of covered payroll	16.15%	15.87%	15.60%	15.65%	15.51%	15.23%	15.48%

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

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

**CITY OF KELLER, TEXAS  
TEXAS MUNICIPAL RETIREMENT SYSTEM FOR SDBF  
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS  
LAST FOUR MEASUREMENT YEARS  
(UNAUDITED)**

**EXHIBIT A-14**

	Measurement Year 2020	Measurement Year 2019	Measurement Year 2018	Measurement Year 2017
Total OPEB liability:				
Service cost	\$ 42,118	\$ 30,771	\$ 35,504	\$ 29,474
Interest	23,686	25,368	22,710	21,710
Change in benefit terms	-	-	2,550	-
Difference between expected and actual experience	(17,720)	(26,911)	-	-
Change in assumptions	155,838	146,555	(56,935)	60,354
Benefit payments	(4,011)	(3,846)	(3,737)	(1,842)
Net change in total OPEB liability	199,911	171,937	92	109,696
Total OPEB liability - beginning	842,257	670,320	670,228	560,532
Total OPEB liability - ending (a)	<u>\$ 1,042,168</u>	<u>\$ 842,257</u>	<u>\$ 670,320</u>	<u>\$ 670,228</u>
Covered-employee payroll	\$ 20,056,116	\$ 19,231,826	\$ 18,686,443	\$ 18,421,226
Total OPEB liability as a percentage of covered-employee payroll	5.20%	4.38%	3.59%	3.64%

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

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

**CITY OF KELLER, TEXAS  
 TEXAS MUNICIPAL RETIREMENT SYSTEM FOR SDBF  
 SCHEDULE OF OPEB CONTRIBUTIONS  
 LAST FOUR FISCAL YEARS  
 (UNAUDITED)**

**EXHIBIT A-15**

	Fiscal Year 2021	Fiscal Year 2020	Fiscal Year 2019	Fiscal Year 2018
Actuarially determined contribution	\$ 9,603	\$ 3,859	\$ 3,825	\$ 3,281
Contribution in relation of the actuarially determined contribution	9,603	3,859	3,825	3,281
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 19,605,266	\$ 19,294,644	\$ 19,127,201	\$ 18,656,792
Contributions as a percentage of covered-employee payroll	0.05%	0.02%	0.02%	0.02%

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

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

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

**CITY OF KELLER, TEXAS  
RETIREE HEALTH BENEFITS PLAN  
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS  
LAST FOUR MEASUREMENT YEARS  
(UNAUDITED)**

**EXHIBIT A-16**

	Measurement Year 2020	Measurement Year 2019	Measurement Year 2018	Measurement Year 2017
Total OPEB liability:				
Service cost	\$ 87,041	\$ 75,552	\$ 75,886	\$ 66,467
Interest	41,408	54,374	47,242	48,385
Difference between expected and actual experience	(3,754)	(223,895)	8,944	-
Change in assumptions	120,511	164,885	(58,608)	69,663
Benefit payments	(37,464)	(35,615)	(34,269)	(29,461)
Net change in total OPEB liability	207,742	35,301	39,195	155,054
Total OPEB liability - beginning	1,480,951	1,445,650	1,406,455	1,251,401
Total OPEB liability - ending (a)	<u>\$ 1,688,693</u>	<u>\$ 1,480,951</u>	<u>\$ 1,445,650</u>	<u>\$ 1,406,455</u>
Covered-employee payroll	\$ 20,056,117	\$ 18,781,278	\$ 19,602,257	\$ 18,421,226
Total OPEB liability as a percentage of covered-employee payroll	8.42%	7.89%	7.37%	7.63%

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

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**COMBINING AND BUDGETARY FUND  
FINANCIAL STATEMENTS AND SCHEDULES**

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**CITY OF KELLER, TEXAS  
 BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)  
 GENERAL OBLIGATION DEBT SERVICE FUND  
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT A-18**

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget - Positive (Negative)
<b>REVENUES</b>				
Ad valorem taxes	\$ 3,702,372	\$ 3,702,372	\$ 3,734,853	\$ 32,481
Interest income	57,922	57,922	28,683	(29,239)
Miscellaneous income	-	-	1,695	1,695
<b>Total revenues</b>	<b>3,760,294</b>	<b>3,760,294</b>	<b>3,765,231</b>	<b>4,937</b>
<b>EXPENDITURES</b>				
Debt service				
Principal	2,910,000	2,910,000	2,910,000	-
Interest and fiscal charges	760,321	760,321	755,392	4,929
<b>Total debt service</b>	<b>3,670,321</b>	<b>3,670,321</b>	<b>3,665,392</b>	<b>4,929</b>
<b>Excess (deficiency) of revenue over (under) expenditures</b>	<b>89,973</b>	<b>89,973</b>	<b>99,839</b>	<b>9,866</b>
<b>Net change in fund balances</b>	<b>89,973</b>	<b>89,973</b>	<b>99,839</b>	<b>9,866</b>
Fund balances, October 1	3,253,941	3,253,941	3,253,941	-
Fund balances, September 30	<b>\$ 3,343,914</b>	<b>\$ 3,343,914</b>	<b>\$ 3,353,780</b>	<b>\$ 9,866</b>

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## **NON-MAJOR GOVERNMENTAL FUNDS**

### **SPECIAL REVENUE FUNDS**

#### **LIBRARY FUND**

This fund accounts for public donations and revenues designed for Library improvements.

#### **MUNICIPAL COURT FUND**

This fund accounts for technology and building security fees collected from Municipal Court citations. Expenditures from these fees are specifically designated by state law.

#### **PUBLIC SAFETY FUND**

This fund accounts for revenues derived from forfeiture and seizure of assets resulting from illegal narcotic activity. Expenditures are restricted for the Police Department to be used in illegal narcotic enforcement.

#### **PUBLIC ART FUND**

This fund is to account for contributions, donations, and other resources that are dedicated for specific uses or purposes.

#### **PUBLIC INFORMATION AND BROADCASTING**

This fund is used to account for revenue received from PEG fees and expenditures to enhance public communication.

#### **TREE RESTORATION FUND**

This fund accounts for public donations and charges for services designed for Library preservation of trees throughout the City.

#### **KELLER DEVELOPMENT CORPORATION FUND**

This fund is used to account for collection of sales and use taxes for the payment of bonds or other forms of indebtedness to finance the cost of Keller parks.

#### **STREET/SIDEWALK IMPROVEMENTS FUND**

This fund is used to account for revenues that are restricted for street and sidewalk improvements. Authorized expenditures include improvements and engineering.

### **CAPITAL PROJECT FUNDS**

#### **ROADWAY IMPACT FEES FUND**

This fund is used to account for revenues that are restricted for roadway improvements. Authorized expenditures include improvements and engineering.

#### **PARK DEVELOPMENT FEE FUND**

This fund is used to account for resources received primarily from park development fees and expenditures to specific park improvements.

#### **PARKS CAPITAL IMPROVEMENT FUND**

This fund is to account for acquisition or construction of capital assets.

**CITY OF KELLER, TEXAS  
COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Special Revenue Funds					
	Library	Municipal Court	Public Safety	Public Art	Public Information and Broadcasting	Tree Restoration
<b>ASSETS</b>						
Cash and equivalents	\$ 98,151	\$ 155,022	\$ 11,895	\$ 297,454	\$ 225,313	\$ 396,785
Investments	6,770	76,896	208,623	23,448	369,652	9,451
Receivables: (net of allowances for uncollectibles)						
Sales taxes	-	-	-	-	25,914	-
Accounts	-	880	28	-	-	-
Due from other governments	-	1,757	-	-	-	-
<b>Total assets</b>	<b>\$ 104,921</b>	<b>\$ 234,555</b>	<b>\$ 220,546</b>	<b>\$ 320,902</b>	<b>\$ 620,879</b>	<b>\$ 406,236</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>						
Accounts payable	\$ -	\$ 26,992	\$ 2,955	\$ -	\$ 35,360	\$ -
Other payables and accruals	-	-	3,769	-	-	-
Escrow payable	-	-	-	-	-	377,260
Customer deposits	-	-	18,346	-	-	-
Unearned revenue	-	-	-	510	-	-
<b>Total liabilities</b>	<b>-</b>	<b>26,992</b>	<b>25,070</b>	<b>510</b>	<b>35,360</b>	<b>377,260</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Unavailable resources	-	879	-	-	-	-
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>879</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCES</b>						
Restricted						
Capital projects	-	-	-	-	-	-
Park development	-	-	-	-	-	-
Municipal court	-	206,684	-	-	-	-
Law enforcement	-	-	195,476	-	-	-
Recreation and cultural	104,921	-	-	320,392	-	28,976
Street maintenance	-	-	-	-	-	-
Public information and broadcasting	-	-	-	-	585,519	-
<b>Total fund balances</b>	<b>104,921</b>	<b>206,684</b>	<b>195,476</b>	<b>320,392</b>	<b>585,519</b>	<b>28,976</b>
<b>Total liabilities and deferred inflows of resources and fund balances</b>	<b>\$ 104,921</b>	<b>\$ 234,555</b>	<b>\$ 220,546</b>	<b>\$ 320,902</b>	<b>\$ 620,879</b>	<b>\$ 406,236</b>

Special Revenue Funds			Capital Projects		
Keller Development Corporation	Street/Sidewalk Improvements	Roadway Impact Fees	Park Development Fee	Parks Capital Improvements	Total Nonmajor Governmental Funds
\$ 389,778	\$ 86,254	\$ 3,144,446	\$ 759	\$ 2,662,480	\$ 7,468,337
3,390,111	686,277	5,722,688	509	1,540,517	12,034,942
734,900	370,324	-	-	-	1,131,138
4,000	-	-	-	-	4,908
-	-	-	-	-	1,757
<u>\$ 4,518,789</u>	<u>\$ 1,142,855</u>	<u>\$ 8,867,134</u>	<u>\$ 1,268</u>	<u>\$ 4,202,997</u>	<u>\$ 20,641,082</u>
\$ 4,794	\$ 2,321	\$ 30,817	\$ -	\$ 638,901	\$ 742,140
4,195	-	-	-	-	7,964
-	-	-	-	-	377,260
-	-	-	-	-	18,346
-	-	-	-	-	510
<u>8,989</u>	<u>2,321</u>	<u>30,817</u>	<u>-</u>	<u>638,901</u>	<u>1,146,220</u>
-	-	-	-	-	879
-	-	-	-	-	879
-	-	8,836,317	1,268	3,564,096	12,401,681
4,509,800	-	-	-	-	4,509,800
-	-	-	-	-	206,684
-	-	-	-	-	195,476
-	-	-	-	-	454,289
-	1,140,534	-	-	-	1,140,534
-	-	-	-	-	585,519
<u>4,509,800</u>	<u>1,140,534</u>	<u>8,836,317</u>	<u>1,268</u>	<u>3,564,096</u>	<u>19,493,983</u>
<u>\$ 4,518,789</u>	<u>\$ 1,142,855</u>	<u>\$ 8,867,134</u>	<u>\$ 1,268</u>	<u>\$ 4,202,997</u>	<u>\$ 20,641,082</u>

**CITY OF KELLER, TEXAS  
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE- NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

	Special Revenue Funds					
	Library	Municipal Court	Public Safety	Public Art	Public Information and Broadcasting	Tree Restoration
<b>REVENUES</b>						
Sales taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Franchise taxes	-	-	-	-	104,430	-
Intergovernmental	719	-	114,664	-	-	-
Charges for services	-	-	-	237,037	-	5,520
Fines and forfeitures	-	48,213	-	-	-	-
Special assessments and impact fees	-	-	-	-	-	-
Donations	20,978	-	4,308	-	-	-
Interest income	343	1,635	3,970	781	3,026	616
Miscellaneous income	-	-	67,968	920	-	-
<b>Total revenues</b>	<b>22,040</b>	<b>49,848</b>	<b>190,910</b>	<b>238,738</b>	<b>107,456</b>	<b>6,136</b>
<b>EXPENDITURES</b>						
Current:						
General government	-	69,929	-	9,710	64,540	-
Public safety	-	-	138,573	-	-	-
Public works	-	-	-	-	-	-
Community development	-	-	-	-	-	36,654
Recreation and cultural	19,585	-	-	-	-	-
Capital outlay	-	-	87,675	98,565	-	-
Debt service						
Principal	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
<b>Total expenditures</b>	<b>19,585</b>	<b>69,929</b>	<b>226,248</b>	<b>108,275</b>	<b>64,540</b>	<b>36,654</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>2,455</b>	<b>(20,081)</b>	<b>(35,338)</b>	<b>130,463</b>	<b>42,916</b>	<b>(30,518)</b>
Other financing sources (uses)						
Transfers in	-	-	-	-	-	-
Transfers (out)	-	-	-	-	(49,054)	-
Proceeds from sale of property	-	-	5,288	-	-	-
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>5,288</b>	<b>-</b>	<b>(49,054)</b>	<b>-</b>
<b>Net change in fund balances</b>	<b>2,455</b>	<b>(20,081)</b>	<b>(30,050)</b>	<b>130,463</b>	<b>(6,138)</b>	<b>(30,518)</b>
Fund balances, October 1	102,466	226,765	225,526	189,929	591,657	59,494
Fund balances, September 30	\$ 104,921	\$ 206,684	\$ 195,476	\$ 320,392	\$ 585,519	\$ 28,976

Special Revenue Funds		Capital Projects Funds			Total Nonmajor Governmental Funds
Keller Development Corporation	Street/ Sidewalk Improvements	Roadway Impact Fees	Park Development Fee	Parks Capital Improvements	
\$ 4,036,097	\$ 2,018,048	\$ -	\$ -	\$ -	\$ 6,054,145
-	-	-	-	-	104,430
-	-	-	-	105,000	220,383
-	-	-	-	-	242,557
-	-	-	-	-	48,213
-	3,075	1,771,372	-	-	1,774,447
-	-	-	-	-	25,286
24,896	6,293	45,190	2,549	27,840	117,139
16,000	-	-	-	-	84,888
<u>4,076,993</u>	<u>2,027,416</u>	<u>1,816,562</u>	<u>2,549</u>	<u>132,840</u>	<u>8,671,488</u>
-	-	123,350	-	-	267,529
-	-	-	-	-	138,573
-	-	-	-	123,566	123,566
68,730	-	-	-	-	105,384
-	-	-	-	-	19,585
-	-	-	-	1,504,861	1,691,101
1,405,000	-	-	-	-	1,405,000
178,934	-	-	-	-	178,934
<u>1,652,664</u>	<u>-</u>	<u>123,350</u>	<u>-</u>	<u>1,628,427</u>	<u>3,929,672</u>
<u>2,424,329</u>	<u>2,027,416</u>	<u>1,693,212</u>	<u>2,549</u>	<u>(1,495,587)</u>	<u>4,741,816</u>
-	-	-	-	2,120,049	2,120,049
(1,656,987)	(1,526,609)	-	(463,062)	-	(3,695,712)
-	-	-	-	-	5,288
<u>(1,656,987)</u>	<u>(1,526,609)</u>	<u>-</u>	<u>(463,062)</u>	<u>2,120,049</u>	<u>(1,570,375)</u>
767,342	500,807	1,693,212	(460,513)	624,462	3,171,441
3,742,458	639,727	7,143,105	461,781	2,939,634	16,322,542
<u>\$ 4,509,800</u>	<u>\$ 1,140,534</u>	<u>\$ 8,836,317</u>	<u>\$ 1,268</u>	<u>\$ 3,564,096</u>	<u>\$ 19,493,983</u>

**CITY OF KELLER, TEXAS  
 BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)  
 MUNICIPAL COURT FUND  
 SPECIAL REVENUE FUND  
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT C-1**

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Fines and forfeitures	\$ 63,340	\$ 63,340	\$ 48,213	\$ (15,127)
Interest income	5,420	5,420	1,635	(3,785)
<b>Total revenues</b>	<u>68,760</u>	<u>68,760</u>	<u>49,848</u>	<u>(18,912)</u>
<b>EXPENDITURES</b>				
Current				
Finance Department and Municipal Court	82,707	82,707	69,929	12,778
<b>Deficiency of revenues         under expenditures</b>	<u>(13,947)</u>	<u>(13,947)</u>	<u>(20,081)</u>	<u>(6,134)</u>
Fund balances, October 1	226,765	226,765	226,765	-
Fund balances, September 30	<u>\$ 212,818</u>	<u>\$ 212,818</u>	<u>\$ 206,684</u>	<u>\$ (6,134)</u>



**CITY OF KELLER, TEXAS  
 BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)  
 PUBLIC SAFETY FUND  
 SPECIAL REVENUE FUND  
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT C-2**

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Intergovernmental	\$ 144,639	\$ 144,639	\$ 114,664	\$ (29,975)
Donations	-	-	4,308	4,308
Interest income	-	-	3,970	3,970
Miscellaneous income	-	-	67,968	67,968
<b>Total revenues</b>	<u>144,639</u>	<u>144,639</u>	<u>190,910</u>	<u>46,271</u>
<b>EXPENDITURES</b>				
Current				
Police Department	<u>144,638</u>	<u>144,638</u>	<u>226,248</u>	<u>(81,610)</u>
<b>Total expenditures</b>	<u>144,638</u>	<u>144,638</u>	<u>226,248</u>	<u>(81,610)</u>
<b>Excess of revenues over expenditures</b>	<u>1</u>	<u>1</u>	<u>(35,338)</u>	<u>(35,339)</u>
Other financing sources (uses)				
Proceeds from sale of property	<u>-</u>	<u>-</u>	<u>5,288</u>	<u>5,288</u>
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>5,288</u>	<u>5,288</u>
<b>Net change in fund balances</b>	<u>1</u>	<u>1</u>	<u>(30,050)</u>	<u>(30,051)</u>
Fund balances, October 1	<u>225,526</u>	<u>225,526</u>	<u>225,526</u>	<u>-</u>
Fund balances, September 30	<u>\$ 225,527</u>	<u>\$ 225,527</u>	<u>\$ 195,476</u>	<u>\$ (30,051)</u>

**CITY OF KELLER, TEXAS  
 BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)  
 PUBLIC INFORMATION AND BROADCASTING FUND  
 SPECIAL REVENUE FUND  
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT C-3**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
<b>REVENUES</b>				
Franchise fees	\$ 111,989	\$ 111,989	\$ 104,430	\$ (7,559)
Interest income	5,600	5,600	3,026	(2,574)
<b>Total revenues</b>	<b>117,589</b>	<b>117,589</b>	<b>107,456</b>	<b>(10,133)</b>
<b>EXPENDITURES</b>				
Current				
Town Hall Operations	153,600	153,600	64,540	89,060
<b>Total expenditures</b>	<b>153,600</b>	<b>153,600</b>	<b>64,540</b>	<b>89,060</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(36,011)</b>	<b>(36,011)</b>	<b>42,916</b>	<b>78,927</b>
Other financing uses				
Transfers out	-	-	(49,054)	(49,054)
<b>Total other financing sources uses</b>	<b>-</b>	<b>-</b>	<b>(49,054)</b>	<b>(49,054)</b>
<b>Net change in fund balances</b>	<b>(36,011)</b>	<b>(36,011)</b>	<b>(6,138)</b>	<b>29,873</b>
Fund balances, October 1	591,657	591,657	591,657	-
Fund balances, September 30	<b>\$ 555,646</b>	<b>\$ 555,646</b>	<b>\$ 585,519</b>	<b>\$ 29,873</b>

**CITY OF KELLER, TEXAS  
 BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)  
 KELLER DEVELOPMENT CORPORATION  
 SPECIAL REVENUE FUND  
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT C-4**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
<b>REVENUES</b>				
Sales taxes	\$ 3,244,137	\$ 3,244,137	\$ 4,036,097	\$ 791,960
Interest income	46,055	46,055	24,896	(21,159)
Miscellaneous income	16,000	16,000	16,000	-
<b>Total revenues</b>	<u>3,306,192</u>	<u>3,306,192</u>	<u>4,076,993</u>	<u>770,801</u>
<b>EXPENDITURES</b>				
Current				
Parks and Recreation	68,790	68,790	68,730	60
Debt service				
Principal	1,405,000	1,405,000	1,405,000	-
Interest and other charges	178,944	178,944	178,934	10
<b>Total expenditures</b>	<u>1,652,734</u>	<u>1,652,734</u>	<u>1,652,664</u>	<u>70</u>
<b>Excess of revenues over expenditures</b>	<u>1,653,458</u>	<u>1,653,458</u>	<u>2,424,329</u>	<u>770,871</u>
Other financing (uses)				
Transfers (out)	(1,515,000)	(1,656,987)	(1,656,987)	-
<b>Total other financing sources (uses)</b>	<u>(1,515,000)</u>	<u>(1,656,987)</u>	<u>(1,656,987)</u>	<u>-</u>
<b>Net change in fund balances</b>	138,458	(3,529)	767,342	770,871
Fund balances, October 1	<u>3,742,458</u>	<u>3,742,458</u>	<u>3,742,458</u>	<u>-</u>
Fund balances, September 30	<u>\$ 3,880,916</u>	<u>\$ 3,738,929</u>	<u>\$ 4,509,800</u>	<u>\$ 770,871</u>

**CITY OF KELLER, TEXAS  
 BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)  
 STREET/SIDEWALK IMPROVEMENT FUND  
 SPECIAL REVENUE FUND  
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT C-5**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
<b>REVENUES</b>				
Sales taxes	\$ 1,622,069	\$ 1,622,069	\$ 2,018,048	\$ 395,979
Special assessments and impact fees	11,346	11,346	3,075	(8,271)
Interest income	7,143	7,143	6,293	(850)
<b>Total revenues</b>	<u>1,640,558</u>	<u>1,640,558</u>	<u>2,027,416</u>	<u>386,858</u>
Other financing sources (uses)				
Transfers (out)	(1,526,609)	(1,526,609)	(1,526,609)	-
<b>Total other financing sources (uses)</b>	<u>(1,526,609)</u>	<u>(1,526,609)</u>	<u>(1,526,609)</u>	<u>-</u>
<b>Net change in fund balances</b>	113,949	113,949	500,807	386,858
Fund balances, October 1	639,727	639,727	639,727	-
Fund balances, September 30	<u>\$ 753,676</u>	<u>\$ 753,676</u>	<u>\$ 1,140,534</u>	<u>\$ 386,858</u>

## **NONMAJOR INTERNAL SERVICE FUNDS**

### **INFORMATION TECHNOLOGY FUND**

This fund is used to account for replacement costs of City owned computer equipment/software.

### **EQUIPMENT REPLACEMENT FUND**

This fund is used to account for maintenance and replacement costs of City owned vehicles and heavy equipment.

### **HEALTH INSURANCE FUND**

This fund is used to account for the City's employee health insurance plan.

**CITY OF KELLER, TEXAS  
STATEMENT OF NET POSITION  
INTERNAL SERVICE FUNDS  
SEPTEMBER 30, 2021**

**EXHIBIT D-1**

	<u>Information Technology</u>	<u>Equipment Replacement</u>	<u>Health Insurance</u>	<u>Total Internal Service Funds</u>
<b>ASSETS</b>				
Current assets				
Cash and equivalents	\$ 930,365	\$ 4,790,981	\$ 4,647,326	\$ 10,368,672
Investments	911,919	1,001,239	-	1,913,158
Accounts receivables	16,800	254,572	-	271,372
<b>Total current assets</b>	<u>1,859,084</u>	<u>6,046,792</u>	<u>4,647,326</u>	<u>12,553,202</u>
Non-current assets				
Capital assets:				
Buildings	-	38,500.00	-	38,500
Machinery and equipment	5,547,848	7,754,164	-	13,302,012
Accumulated depreciation	(5,321,330)	(4,064,765)	-	(9,386,095)
<b>Total capital assets</b>	<u>226,518</u>	<u>3,727,899</u>	<u>-</u>	<u>3,954,417</u>
(net of accumulated depreciation)				
<b>Total assets</b>	<u>2,085,602</u>	<u>9,774,691</u>	<u>4,647,326</u>	<u>16,507,619</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred outflows related to pensions	76,523	-	-	76,523
Deferred outflows related to OPEB SDBF	8,025	-	-	8,025
Deferred outflows related to OPEB Health	9,462	-	-	9,462
<b>Total deferred outflows of resources</b>	<u>94,010</u>	<u>-</u>	<u>-</u>	<u>94,010</u>
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable	151,574	15,016	-	166,590
Other payables and accruals	40,876	-	-	40,876
<b>Total current liabilities</b>	<u>192,450</u>	<u>15,016</u>	<u>-</u>	<u>207,466</u>
Non-current liabilities:				
Net pension liability	355,210	-	-	355,210
Total OPEB liability (SDBF)	30,028	-	-	30,028
Total OPEB liability (Health)	47,881	-	-	47,881
<b>Total noncurrent liabilities</b>	<u>433,119</u>	<u>-</u>	<u>-</u>	<u>433,119</u>
<b>Total liabilities</b>	<u>625,569</u>	<u>15,016</u>	<u>-</u>	<u>640,585</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows related to pensions	90,219	-	-	90,219
Deferred inflows related to OPEB SDBF	1,944	-	-	1,944
Deferred inflows related to OPEB Health	6,717	-	-	6,717
<b>Total deferred inflows of resources</b>	<u>98,880</u>	<u>-</u>	<u>-</u>	<u>98,880</u>
<b>NET POSITION</b>				
Net investment in capital assets	226,518	3,727,899	-	3,954,417
Unrestricted	1,228,645	6,031,776	4,647,326	11,907,747
<b>Total net position</b>	<u>\$ 1,455,163</u>	<u>\$ 9,759,675</u>	<u>\$ 4,647,326</u>	<u>\$ 15,862,164</u>

**CITY OF KELLER, TEXAS  
STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN FUND NET POSITION  
INTERNAL SERVICE FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT D-2**

	<u>Information Technology</u>	<u>Equipment Replacement</u>	<u>Health Insurance</u>	<u>Total Internal Service Funds</u>
<b>OPERATING REVENUES</b>				
Fees	\$ 2,324,080	\$ 1,390,913	\$ -	\$ 3,714,993
<b>Total operating revenues</b>	<u>2,324,080</u>	<u>1,390,913</u>	<u>-</u>	<u>3,714,993</u>
<b>OPERATING EXPENSES</b>				
Personnel	793,697	-	-	793,697
Supplies and maintenance	155,058	9,070	-	164,128
Services and other	1,186,149	130,872	-	1,317,021
Depreciation	116,411	749,729	-	866,140
<b>Total operating expenses</b>	<u>2,251,315</u>	<u>889,671</u>	<u>-</u>	<u>3,140,986</u>
<b>Operating income (loss)</b>	<u>72,765</u>	<u>501,242</u>	<u>-</u>	<u>574,007</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>				
Investment revenue	4,872	17,799	5,179	27,850
Miscellaneous revenue	-	1,139,290	-	1,139,290
Gain or (loss) on sale of property	416	30,257	-	30,673
<b>Total non-operating revenues (expenses)</b>	<u>5,288</u>	<u>1,187,346</u>	<u>5,179</u>	<u>1,197,813</u>
<b>Net income before transfers and contributions</b>	<u>78,053</u>	<u>1,688,588</u>	<u>5,179</u>	<u>1,771,820</u>
<b>TRANSFERS AND CONTRIBUTIONS</b>				
Transfers in	49,054	375,000	1,000,000	1,424,054
Transfers out	-	(64,488)	-	(64,488)
<b>Total transfers and contributions</b>	<u>49,054</u>	<u>310,512</u>	<u>1,000,000</u>	<u>1,359,566</u>
Change in net position	127,107	1,999,100	1,005,179	3,131,386
<b>Net position, October 1</b>	<u>1,328,056</u>	<u>7,760,575</u>	<u>3,642,147</u>	<u>12,730,778</u>
<b>Net position, September 30</b>	<u>\$ 1,455,163</u>	<u>\$ 9,759,675</u>	<u>\$ 4,647,326</u>	<u>\$ 15,862,164</u>

**CITY OF KELLER, TEXAS  
STATEMENT OF CASH FLOWS  
INTERNAL SERVICE FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**EXHIBIT D-3**

	Information Technology	Equipment Replacement	Health Insurance	Total Internal Service Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Cash received from customers	\$ 2,307,515	\$ 1,362,992	\$ -	\$ 3,670,507
Cash payments to employees for services	(819,655)	-	-	(819,655)
Cash payments to other suppliers for goods and services	(1,328,458)	(153,355)	-	(1,481,813)
<b>Net cash provided by operating activities</b>	<b>159,402</b>	<b>1,209,637</b>	<b>-</b>	<b>1,369,039</b>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>				
Transfers from other funds	49,054	375,000	1,000,000	1,424,054
Transfers to other funds	-	(64,488)	-	(64,488)
<b>Net cash provided by non-capital financing activities</b>	<b>49,054</b>	<b>310,512</b>	<b>1,000,000</b>	<b>1,359,566</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Acquisition or construction of capital assets	(55,410)	(412,295)	-	(467,705)
Insurance recoveries	-	1,139,290	-	1,139,290
Proceeds from sale of capital assets	-	79,476	-	79,476
<b>Net cash provided by (used in) capital and related financing activities</b>	<b>(55,410)</b>	<b>806,471</b>	<b>-</b>	<b>751,061</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Purchase or sale of investments	(821,180)	(11,613)	-	(832,793)
Interest and dividends on investments	4,872	17,799	5,179	27,850
<b>Net cash provided by (used in) investing activities</b>	<b>(816,308)</b>	<b>6,186</b>	<b>5,179</b>	<b>(804,943)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(663,262)</b>	<b>2,332,806</b>	<b>1,005,179</b>	<b>2,674,723</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>1,593,627</b>	<b>2,458,175</b>	<b>3,642,147</b>	<b>7,693,949</b>
<b>Cash and cash equivalents at end of year</b>	<b>\$ 930,365</b>	<b>\$ 4,790,981</b>	<b>\$ 4,647,326</b>	<b>\$ 10,368,672</b>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>				
Operating income	\$ 72,765	\$ 501,242	\$ -	\$ 574,007
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	116,411	749,729	-	866,140
Effects of changes in assets and liabilities:				
Decrease (increase) in receivables	(16,800)	(27,921)	-	(44,721)
Decrease (increase) in interest receivables	235	-	-	235
Decrease (increase) in deferred outflows	1,920	-	-	1,920
Increase (decrease) in accounts payable	12,749	(13,413)	-	(664)
Increase (decrease) in other payables and accruals	362	-	-	362
Increase (decrease) in pension and OPEB liability	(15,790)	-	-	(15,790)
Increase (decrease) in deferred inflows	(12,450)	-	-	(12,450)
<b>Total adjustments</b>	<b>86,637</b>	<b>708,395</b>	<b>-</b>	<b>795,032</b>
<b>Net cash provided by operating activities</b>	<b>\$ 159,402</b>	<b>\$ 1,209,637</b>	<b>\$ -</b>	<b>\$ 1,369,039</b>



## **STATISTICAL SECTION**

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**CITY OF KELLER, TEXAS  
STATISTICAL SECTION  
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*This part of the City of Keller's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, notes disclosures, and required supplementary information says about the City's overall financial health. This information has not been audited by the independent auditor.*

<b><u>Contents</u></b>	<b><u>Table #s</u></b>
<b>Financial Trends</b> These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	<b>1-5</b>
<b>Revenue Capacity</b> These tables contain information to help the reader assess the City's two most significant local revenue sources, the property and sales taxes.	<b>6-14</b>
<b>Debt Capacity</b> These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	<b>15-19</b>
<b>Economic and Demographic Information</b> These tables offer economic and demographic indicators to help the reader understand the environment within which the City's financial activities take place.	<b>20-21</b>
<b>Operating Information</b> These tables contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides.	<b>22-24</b>

**Source:** Unless otherwise noted, the information in these labels is derived from the annual comprehensive financial reports for the relevant year. The City implemented GASB Statement 34 in fiscal year 2003; tables pressing government-wide information include information beginning in that year.

**CITY OF KELLER, TEXAS  
NET POSITION BY COMPONENT  
LAST TEN FISCAL YEARS (UNAUDITED)**

	Fiscal Year			
	2012	2013	2014	2015
Governmental Activities				
Net Investment in Capital Assets	\$ 77,053,091	\$ 81,997,316	\$ 96,268,556	\$ 94,005,152
Restricted	20,931,028	22,640,243	22,061,750	29,873,687
Unrestricted	10,160,534	9,007,099	7,672,607	2,960,576
Total Governmental Activities Net Position	<u>\$ 108,144,653</u>	<u>\$ 113,644,658</u>	<u>\$ 126,002,913</u>	<u>\$ 126,839,415</u>
Business-type Activities				
Net Investment in Capital Assets	\$ 60,610,385	\$ 60,654,886	\$ 58,172,320	\$ 61,280,272
Restricted	8,219,575	8,219,575	7,781,518	1,169,197
Unrestricted	11,001,160	11,139,589	18,030,492	17,251,401
Total Business-type Activities Net Position	<u>\$ 79,831,120</u>	<u>\$ 80,014,050</u>	<u>\$ 83,984,330</u>	<u>\$ 79,700,870</u>
Primary Government				
Net Investment in Capital Assets	\$ 137,663,476	\$ 142,652,202	\$ 154,440,876	\$ 155,285,424
Restricted	29,150,603	30,859,818	29,843,268	31,042,884
Unrestricted	21,161,694	20,146,688	25,703,099	20,211,977
Total Primary Government Net Position	<u>\$ 187,975,773</u>	<u>\$ 193,658,708</u>	<u>\$ 209,987,243</u>	<u>\$ 206,540,285</u>

Note: The City began to report pension and OPEB liability after implementing GASB Statement 68 in fiscal year 2015 and GASB Statement 75 in fiscal year 2018.

TABLE 1

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 100,930,811	\$ 97,480,242	\$ 97,675,021	\$ 101,125,405	\$ 103,266,045	\$ 102,376,998
32,312,302	32,049,412	36,243,225	38,561,026	43,698,993	45,517,300
3,568,719	6,876,625	12,659,240	17,489,706	22,541,010	28,841,506
<u>\$ 136,811,832</u>	<u>\$ 136,406,279</u>	<u>\$ 146,577,486</u>	<u>\$ 157,176,137</u>	<u>\$ 169,506,048</u>	<u>\$ 176,735,804</u>
\$ 63,273,352	\$ 76,865,272	\$ 75,824,228	\$ 82,146,631	\$ 87,307,591	\$ 84,752,502
4,777,236	17,275,318	17,601,201	6,652,768	4,417,535	4,930,176
11,509,850	1,127,163	5,030,105	13,877,911	14,540,167	15,320,483
<u>\$ 79,560,438</u>	<u>\$ 95,267,753</u>	<u>\$ 98,455,534</u>	<u>\$ 102,677,310</u>	<u>\$ 106,265,293</u>	<u>\$ 105,003,161</u>
\$ 164,204,163	\$ 174,345,514	\$ 173,499,249	\$ 183,272,036	\$ 190,573,636	\$ 187,129,500
37,089,538	49,324,730	53,844,426	45,213,794	48,116,528	50,447,476
15,078,569	8,003,788	17,689,345	31,367,617	37,081,177	44,161,989
<u>\$ 216,372,270</u>	<u>\$ 231,674,032</u>	<u>\$ 245,033,020</u>	<u>\$ 259,853,447</u>	<u>\$ 275,771,341</u>	<u>\$ 281,738,965</u>

**CITY OF KELLER, TEXAS  
EXPENSES, PROGRAM REVENUES, AND NET (EXPENSE)/REVENUE  
LAST TEN FISCAL YEARS (UNAUDITED)**

	Fiscal Year			
	2012	2013	2014	2015
<b>Expenses</b>				
<b>Governmental Activities:</b>				
General Government	\$ 7,470,050	\$ 7,973,740	\$ 7,011,362	\$ 9,224,860
Public Safety	18,753,263	19,415,960	16,756,956	20,941,821
Public Works	2,823,250	2,981,588	2,490,468	3,138,376
Community Development	1,283,179	1,425,851	1,357,417	1,870,887
Recreation and Leisure	5,125,705	5,345,157	4,938,515	5,855,468
Interest and Fiscal Charges	3,213,594	3,277,731	2,882,936	1,841,830
<b>Total Governmental Activities Expenses</b>	<b>38,669,041</b>	<b>40,420,027</b>	<b>35,437,654</b>	<b>42,873,242</b>
<b>Business-type Activities</b>				
Water and Wastewater utilities	16,757,059	17,055,816	18,496,707	20,294,433
Drainage Utility	2,054,396	2,004,342	2,040,218	2,172,976
Recreation / Aquatic Center	2,892,151	3,080,094	2,669,471	2,600,639
<b>Total Business-type Activities Expenses</b>	<b>21,703,606</b>	<b>22,140,252</b>	<b>23,206,396</b>	<b>25,068,048</b>
<b>Total Primary Government Expenses</b>	<b>\$ 60,372,647</b>	<b>\$ 62,560,279</b>	<b>\$ 58,644,050</b>	<b>\$ 67,941,290</b>
<b>Program Revenues</b>				
<b>Governmental Activities:</b>				
<b>Charges for Services:</b>				
Public Works	\$ 39,828	\$ 56,267	\$ 79,719	\$ 82,024
Recreation and Leisure	283,440	628,121	915,060	544,882
Other Activities	3,501,127	4,004,921	4,891,778	4,334,299
Operating Grants and Contributions	2,301,766	2,751,993	3,590,362	3,373,672
Capital Grants and Contributions	3,969,333	1,117,756	251,533	285,924
<b>Total Governmental Activities Program Revenues</b>	<b>10,095,494</b>	<b>8,559,058</b>	<b>9,728,452</b>	<b>8,620,801</b>
<b>Business-type Activities:</b>				
<b>Charges for Services:</b>				
Water and Wastewater Utilities	20,316,352	20,518,382	21,546,501	21,483,165
Drainage Utility	1,505,930	1,540,590	1,569,419	1,610,683
Recreation / Aquatic Center	3,026,909	3,087,021	3,029,667	2,982,350
Operating Grants and Contributions	-	-	-	-
Capital Grants and Contributions	294,957	1,010,366	4,977,753	1,243,665
<b>Total Business-type Activities Program Revenues</b>	<b>25,144,148</b>	<b>26,156,359</b>	<b>31,123,340</b>	<b>27,319,863</b>
<b>Total Primary Government Programs Revenues</b>	<b>\$ 35,239,642</b>	<b>\$ 34,715,417</b>	<b>\$ 40,851,792</b>	<b>\$ 35,940,664</b>
<b>Net (Expense)/Revenue</b>				
Governmental Activities	\$ (28,573,547)	\$ (31,860,969)	\$ (25,709,202)	\$ (34,252,441)
Business-type Activities	3,440,542	4,016,107	7,916,944	2,251,815
<b>Total Primary Government Net Expense</b>	<b>\$ (25,133,005)</b>	<b>\$ (27,844,862)</b>	<b>\$ (17,792,258)</b>	<b>\$ (32,000,626)</b>

Note: The City began to report pension and OPEB liabilities after implementing GASB Statement 68 in fiscal year 2015 and GASB Statement 75 in fiscal year 2018.

TABLE 2

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 6,606,428	\$ 6,592,982	\$ 7,921,283	\$ 5,366,338	\$ 6,869,123	\$ 8,384,847
20,789,609	21,542,266	19,093,622	20,083,209	18,811,465	19,297,660
5,715,323	4,289,043	6,722,250	10,340,308	11,550,285	12,698,624
3,073,034	2,387,006	2,004,708	2,365,621	2,239,811	1,836,261
6,130,399	6,457,773	7,115,961	6,047,587	5,758,248	9,777,808
2,068,775	2,027,789	1,299,198	1,016,877	958,518	823,081
<u>44,383,568</u>	<u>43,296,859</u>	<u>44,157,022</u>	<u>45,219,940</u>	<u>46,187,450</u>	<u>52,818,281</u>
23,446,287	23,661,400	24,203,826	23,129,976	23,565,553	24,628,884
2,391,244	2,352,482	2,750,456	2,348,274	2,660,241	2,192,325
3,041,177	3,357,215	3,315,120	3,193,606	2,687,701	6,899,928
<u>28,878,708</u>	<u>29,371,097</u>	<u>30,269,402</u>	<u>28,671,856</u>	<u>28,913,495</u>	<u>33,721,137</u>
<u>\$ 73,262,276</u>	<u>\$ 72,667,956</u>	<u>\$ 74,426,424</u>	<u>\$ 73,891,796</u>	<u>\$ 75,100,945</u>	<u>\$ 86,539,418</u>
\$ 93,881	\$ 105,136	\$ 100,696	\$ 118,938	\$ 94,067	\$ 100,074
566,112	453,852	511,755	456,286	149,659	200,913
6,081,145	5,629,579	4,739,512	4,924,041	4,497,172	5,811,205
3,878,523	3,620,161	4,209,216	4,363,634	6,710,961	6,013,508
1,881,643	1,242,726	20,227	2,023,535	1,826,542	740,219
<u>12,501,304</u>	<u>11,051,454</u>	<u>9,581,406</u>	<u>11,886,434</u>	<u>13,278,401</u>	<u>12,865,919</u>
20,659,409	26,261,738	27,205,769	25,720,620	26,656,369	26,425,512
1,633,244	1,441,816	1,455,901	1,466,777	1,481,633	1,493,863
3,095,309	3,408,147	3,410,350	3,295,577	1,914,081	2,516,213
-	53,222	-	-	-	-
<u>3,994,015</u>	<u>2,012,753</u>	<u>987,138</u>	<u>2,460,465</u>	<u>2,089,853</u>	<u>1,891,912</u>
<u>29,381,977</u>	<u>33,177,676</u>	<u>33,059,158</u>	<u>32,943,439</u>	<u>32,141,936</u>	<u>32,327,500</u>
<u>\$ 41,883,281</u>	<u>\$ 44,229,130</u>	<u>\$ 42,640,564</u>	<u>\$ 44,829,873</u>	<u>\$ 45,420,337</u>	<u>\$ 45,193,419</u>
\$ (31,882,264)	\$ (32,245,405)	\$ (34,575,616)	\$ (33,333,506)	\$ (32,909,049)	\$ (39,952,362)
503,269	3,806,579	2,789,756	4,271,583	3,228,441	(1,393,637)
<u>\$ (31,378,995)</u>	<u>\$ (28,438,826)</u>	<u>\$ (31,785,860)</u>	<u>\$ (29,061,923)</u>	<u>\$ (29,680,608)</u>	<u>\$ (41,345,999)</u>

**CITY OF KELLER, TEXAS  
GENERAL REVENUES AND TOTAL CHANGE IN NET POSITION  
LAST TEN FISCAL YEARS (UNAUDITED)**

	Fiscal Year			
	2012	2013	2014	2015
<b>Net (Expense)/Revenue</b>				
Governmental Activities	\$ (28,573,547)	\$ (31,860,969)	\$ (25,709,202)	\$ (34,252,441)
Business-type Activities	3,440,542	4,016,107	7,916,944	2,251,815
Total Primary Government Net Expense	<u>(25,133,005)</u>	<u>(27,844,862)</u>	<u>(17,792,258)</u>	<u>(32,000,626)</u>
<b>Governmental Revenues and Other  Changes in Net Position</b>				
Governmental Activities:				
Taxes				
Property Taxes	20,036,667	20,691,721	21,526,556	22,777,252
Sales Taxes	8,615,790	9,184,887	9,817,716	10,660,047
Franchise Taxes	2,830,981	2,850,968	3,157,388	3,421,518
Mixed Beverage	61,567	92,029	128,832	192,912
Unrestricted Investment Earnings	192,931	153,767	180,677	160,938
Miscellaneous Income	270,763	295,807	240,932	164,711
Gain (loss) on disposal of capital assets	18,508	104,855	98,274	15,891
Transfers	3,549,470	3,986,940	3,826,555	3,342,990
Total Governmental Activities	<u>35,576,677</u>	<u>37,360,974</u>	<u>38,976,930</u>	<u>40,736,259</u>
Business-type Activities:				
Investment Earnings	122,036	102,252	121,260	80,990
Miscellaneous Revenue (Expense)	46,276	51,511	42,688	54,614
Gain (loss) on sale of capital assets	-	-	-	-
Transfers	(3,549,470)	(3,986,940)	(3,826,555)	(3,342,990)
Total Business-type Activities	<u>(3,381,158)</u>	<u>(3,833,177)</u>	<u>(3,662,607)</u>	<u>(3,207,386)</u>
Total Primary Government	<u>\$ 32,195,519</u>	<u>\$ 33,527,797</u>	<u>\$ 35,314,323</u>	<u>\$ 37,528,873</u>
<b>Change in Net Position</b>				
Governmental Activities	\$ 7,003,130	\$ 5,500,005	\$ 13,267,728	\$ 6,483,818
Business-type Activities	59,384	182,930	4,254,337	(955,571)
Total Primary Government	<u>\$ 7,062,514</u>	<u>\$ 5,682,935</u>	<u>\$ 17,522,065</u>	<u>\$ 5,528,247</u>

Note: The city began to report pension and OPEB liabilities after implementing GASB Statement 68 in fiscal year 2015 and GASB Statement 75 in fiscal year 2018.



TABLE 3

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ (31,882,264)	\$ (32,245,405)	\$ (34,575,616)	\$ (33,333,506)	\$ (32,909,049)	\$ (39,952,362)
503,269	3,806,579	2,789,756	4,271,583	3,228,441	(1,393,637)
<u>(31,378,995)</u>	<u>(28,438,826)</u>	<u>(31,785,860)</u>	<u>(29,061,923)</u>	<u>(29,680,608)</u>	<u>(41,345,999)</u>
24,046,908	26,040,551	27,517,501	23,534,184	24,016,772	24,136,514
11,312,683	11,812,756	12,210,696	12,681,216	14,358,763	16,025,875
4,369,222	4,287,666	4,358,208	4,626,857	4,414,447	4,452,725
176,434	147,297	158,011	147,028	115,077	148,376
153,866	733,658	1,070,649	1,726,322	1,296,970	419,517
208,575	286,954	278,852	183,918	727,029	1,768,131
727,056	-	-	-	-	-
859,937	(11,469,030)	9,908	1,032,632	309,902	230,980
<u>41,854,681</u>	<u>31,839,852</u>	<u>45,603,825</u>	<u>43,932,157</u>	<u>45,238,960</u>	<u>47,182,118</u>
61,385	297,571	532,012	820,151	497,252	168,286
153,955	134,135	143,700	162,674	172,192	194,199
896	-	-	-	-	-
(859,937)	11,469,030	(9,908)	(1,032,632)	(309,902)	(230,980)
<u>(643,701)</u>	<u>11,900,736</u>	<u>665,804</u>	<u>(49,807)</u>	<u>359,542</u>	<u>131,505</u>
<u>\$ 41,210,980</u>	<u>\$ 43,740,588</u>	<u>\$ 46,269,629</u>	<u>\$ 43,882,350</u>	<u>\$ 45,598,502</u>	<u>\$ 47,313,623</u>
\$ 9,972,417	\$ (405,553)	\$ 11,028,209	\$ 10,598,651	\$ 12,329,911	\$ 7,229,756
(140,432)	15,707,315	3,455,560	4,221,776	3,587,983	(1,262,132)
<u>\$ 9,831,985</u>	<u>\$ 15,301,762</u>	<u>\$ 14,483,769</u>	<u>\$ 14,820,427</u>	<u>\$ 15,917,894</u>	<u>\$ 5,967,624</u>

**CITY OF KELLER, TEXAS  
 FUND BALANCES OF GOVERNMENTAL FUNDS  
 LAST TEN FISCAL YEARS (UNAUDITED)**

	Fiscal Year			
	2012	2013	2014	2015
<b>General Fund</b>				
Nonspendable	\$ 70,120	\$ 72,597	\$ 108,298	\$ 127,462
Assigned	941,993	5,646,441	6,849,905	10,081,509
Restricted	-	-	-	-
Unassigned	11,375,745	9,362,608	9,380,730	9,923,578
Total General Fund	<u>\$ 12,387,858</u>	<u>\$ 15,081,646</u>	<u>\$ 16,338,933</u>	<u>\$ 20,132,549</u>
<b>All Other Governmental Funds</b>				
Assigned	\$ -	\$ 1,056,122	\$ 2,007,357	\$ 2,660,466
Nonspendable	1,771	125	-	-
Restricted				
Debt service	545,493	690,229	931,773	1,382,935
Capital Projects	9,985,464	11,114,335	12,480,371	15,784,265
Other	11,083,156	6,296,968	3,274,935	3,671,650
Unassigned	-	-	(156,535)	-
Total All Other Governmental Funds	<u>\$ 21,615,884</u>	<u>\$ 19,157,779</u>	<u>\$ 18,537,901</u>	<u>\$ 23,499,316</u>

TABLE 4

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 487,348	\$ 138,601	\$ 130,875	\$ 155,116	\$ 114,740	\$ 157,774
-	-	-	-	-	-
515,348	565,045	660,444	596,748	675,025	820,292
11,891,652	16,073,653	20,851,712	22,563,145	26,196,574	30,558,505
<u>\$ 12,894,348</u>	<u>\$ 16,777,299</u>	<u>\$ 21,643,031</u>	<u>\$ 23,315,009</u>	<u>\$ 26,986,339</u>	<u>\$ 31,536,571</u>
\$ -	\$ -	\$ -	\$ 3,024,681	\$ 3,378,187	\$ 1,493,197
-	-	7,500	1,868	-	-
3,700,651	2,409,305	2,829,355	2,736,902	3,253,941	3,353,780
21,088,314	24,572,209	24,834,143	28,387,810	38,970,152	37,804,984
7,166,769	8,781,887	10,031,105	9,097,766	10,790,172	13,594,458
-	-	-	-	-	-
<u>\$ 31,955,734</u>	<u>\$ 35,763,401</u>	<u>\$ 37,702,103</u>	<u>\$ 43,249,027</u>	<u>\$ 56,392,452</u>	<u>\$ 56,246,419</u>

**CITY OF KELLER, TEXAS**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS (UNAUDITED)**

	Fiscal Year			
	2012	2013	2014	2015
<b>Revenues</b>				
Taxes	\$ 31,604,211	\$ 32,846,813	\$ 34,626,731	\$ 37,018,059
Licenses, fees and permits	1,313,373	2,214,199	2,300,895	2,079,019
Intergovernmental	5,752,557	2,915,931	3,611,678	3,101,589
Charges for services	1,429,532	1,409,324	1,498,686	1,565,049
Fines	923,809	901,147	1,326,291	1,143,499
Special assessments and impact fees	576,455	906,533	885,077	576,321
Donations	75,915	102,617	96,580	108,456
Interest income	192,931	153,767	180,496	861,762
Miscellaneous income	325,397	350,608	295,074	224,804
<b>Total Revenues</b>	<b>42,194,180</b>	<b>41,800,939</b>	<b>44,821,508</b>	<b>46,678,558</b>
<b>Expenditures</b>				
General government	5,770,520	6,077,590	6,269,082	6,753,694
Public safety	14,486,660	14,628,765	14,968,628	15,281,088
Public works	2,180,925	2,272,568	2,224,682	2,289,850
Community development	991,240	1,086,784	1,212,552	1,365,628
Recreation and leisure	3,959,543	4,074,082	4,411,469	4,272,027
Capital Outlay	11,072,371	8,219,386	9,000,163	4,791,333
Debt Service				
Principal	6,876,829	6,730,769	7,156,404	7,583,160
Interest and fiscal charges	2,925,696	3,200,476	2,871,535	2,340,333
Bond issuance costs	331,775	-	-	-
Advance refunding escrow	14,549,637	-	-	-
<b>Total Expenditures</b>	<b>63,145,196</b>	<b>46,290,420</b>	<b>48,114,515</b>	<b>44,677,113</b>
Excess (deficiency) of Revenues Over (Under) Expenditures	<b>(20,951,016)</b>	<b>(4,489,481)</b>	<b>(3,293,007)</b>	<b>2,001,445</b>
<b>Other Financing Sources (Uses)</b>				
Sale of capital assets	80,100	110,724	103,861	97,503
Transfers In	4,620,375	4,924,073	5,200,474	4,546,770
Transfers Out	(1,070,905)	(910,633)	(1,373,919)	(1,203,780)
Bonds issued	19,450,000	601,000	-	19,580,000
Bond premium	1,769,323	-	-	294,213
Payment to refunded bond escrow agent	-	-	-	(16,561,118)
<b>Total Other Financing Sources (Uses)</b>	<b>24,848,893</b>	<b>4,725,164</b>	<b>3,930,416</b>	<b>6,753,588</b>
<b>Net Change in Fund Balances</b>	<b>\$ 3,897,877</b>	<b>\$ 235,683</b>	<b>\$ 637,409</b>	<b>\$ 8,755,033</b>
 Debt Service as a Percentage of Noncapital Expenditures	 18.8%	 26.1%	 25.6%	 16.1%

TABLE 5

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 40,009,553	\$ 42,379,848	\$ 44,241,735	\$ 40,910,092	\$ 42,972,651	\$ 44,749,833
1,771,594	1,218,057	1,228,907	1,341,453	1,061,240	1,835,800
3,009,267	3,059,876	3,600,871	3,731,604	6,869,257	4,441,035
3,394,410	3,587,619	3,071,536	3,208,548	3,005,399	3,487,179
1,313,744	1,445,115	996,983	810,175	674,636	461,825
964,589	468,342	529,129	635,248	481,918	1,774,447
132,944	132,988	99,216	98,067	66,172	74,002
146,360	710,497	1,030,333	1,629,306	1,207,032	391,667
208,575	191,609	229,357	138,971	360,869	389,342
<u>50,951,036</u>	<u>53,193,951</u>	<u>55,028,067</u>	<u>52,503,464</u>	<u>56,699,174</u>	<u>57,605,130</u>
4,939,940	5,315,834	5,221,329	4,825,048	5,645,846	5,640,639
15,547,033	16,490,424	17,091,966	18,205,998	18,345,732	19,344,466
4,463,711	2,841,693	2,628,395	2,729,907	3,284,674	3,588,162
2,327,242	1,958,408	2,285,144	2,552,132	2,448,184	1,993,194
4,627,717	4,903,681	4,966,960	4,917,778	4,768,865	5,046,739
7,471,482	4,840,540	4,578,424	6,759,665	6,444,307	10,946,279
7,273,304	12,100,180	8,458,077	5,024,046	4,946,207	4,725,000
2,136,540	2,091,739	1,465,568	1,165,948	1,168,866	1,049,298
-	-	-	-	-	-
-	-	-	-	-	-
<u>48,786,969</u>	<u>50,542,499</u>	<u>46,695,863</u>	<u>46,180,522</u>	<u>47,052,681</u>	<u>52,333,777</u>
<u>2,164,067</u>	<u>2,651,452</u>	<u>8,332,204</u>	<u>6,322,942</u>	<u>9,646,493</u>	<u>5,271,353</u>
732,629	70,204	49,408	65,460	127,899	261,432
16,789,409	1,827,507	6,722,938	12,507,397	6,532,204	6,142,462
(16,578,599)	(2,227,507)	(8,300,116)	(11,676,897)	(7,664,449)	(7,271,048)
-	12,340,000	-	-	10,860,000	-
-	901,059	-	-	2,095,067	-
-	(7,872,097)	-	-	(4,782,459)	-
<u>943,439</u>	<u>5,039,166</u>	<u>(1,527,770)</u>	<u>895,960</u>	<u>7,168,262</u>	<u>(867,154)</u>
<u>\$ 3,107,506</u>	<u>\$ 7,690,618</u>	<u>\$ 6,804,434</u>	<u>\$ 7,218,902</u>	<u>\$ 16,814,755</u>	<u>\$ 4,404,199</u>
22.8%	31.1%	23.3%	15.7%	15.1%	14.0%

**CITY OF KELLER, TEXAS  
 TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS  
 LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 6**

<u>Fiscal Year</u>	<u>Property Tax</u>	<u>Sales and Use Tax</u>	<u>Franchise Tax</u>	<u>Mixed Beverage Tax</u>	<u>Total</u>
2012	19,631,878	8,670,174	2,695,881	61,567	31,059,500
2013	19,625,642	9,184,887	2,842,453	92,029	31,745,011
2014	21,522,795	9,817,715	3,157,388	128,832	34,626,730
2015	22,743,582	10,660,047	3,421,518	192,912	37,018,059
2016	20,571,134	11,312,683	3,112,221	176,434	35,172,472
2017	21,501,554	11,812,755	4,287,666	147,297	37,749,272
2018	23,443,551	12,210,696	3,112,256	158,011	38,924,514
2019	23,454,991	12,681,216	4,626,857	147,028	40,910,092
2020	24,084,364	14,358,763	4,414,447	115,077	42,972,651
2021	24,122,857	16,025,875	4,452,725	148,376	44,749,833
<b>Percent Change 2012-2021</b>	<b>22.9%</b>	<b>84.8%</b>	<b>65.2%</b>	<b>141.0%</b>	<b>44.1%</b>

Note: <sup>1</sup> Percent Change 2012-2021

**CITY OF KELLER, TEXAS  
 ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY  
 LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 7**

Fiscal Year	Residential Property	Commercial & Industrial Property	Undeveloped Vacant Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax	Estimated Actual Taxable	Tax Assessed Value as a Percentage of Actual Taxable Value
2012	3,257,571,151	584,583,948	3,431,274	401,546,015	3,845,586,373	0.44219	3,845,586,373	100.00%
2013	3,320,504,448	616,284,918	2,739,515	448,986,161	3,939,528,881	0.44219	3,939,528,881	100.00%
2014	3,403,293,010	639,069,078	1,526,679	443,957,738	4,043,888,767	0.44219	4,043,888,767	100.00%
2015	3,625,917,225	676,781,328	1,336,029	415,216,470	4,304,034,581	0.43719	4,304,034,581	100.00%
2016	3,793,250,339	685,548,240	3,984,800	501,821,781	4,482,783,378	0.43469	4,482,783,378	100.00%
2017	4,189,986,101	800,619,329	567,960	666,074,543	4,991,173,391	0.43000	4,991,173,391	100.00%
2018	4,541,681,247	692,354,454	430,477	1,066,446,124	5,234,466,178	0.42750	5,234,466,178	100.00%
2019	5,000,642,127	787,573,892	600,985	963,947,456	5,788,817,004	0.41325	5,788,817,005	100.00%
2020	5,277,268,282	811,872,981	646,921	1,262,116,360	6,089,788,184	0.39990	6,089,788,184	100.00%
2021	5,153,549,974	854,288,438	514,915	1,819,083,490	6,008,353,327	0.39500	6,008,353,327	100.00%

Note 1: Beginning with fiscal year 2006, Tax-Exempt Property includes exempt values from over-65 and disabled tax ceilings.

Note 2: The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. Tarrant Appraisal District's current policy is to conduct a general reappraisal of real and business personal property value annually, meaning that a property's appraised value is established and reviewed for equality and uniformity each year. The district conducts an onsite field review of real property in a portion of the county annually as part of a reappraisal cycle. Tax rates are per \$100 of assessed value.

Source: Tarrant Appraisal District.  
 Budget

**CITY OF KELLER, TEXAS  
DIRECT AND OVERLAPPING PROPERTY TAX RATES  
LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 8**

Fiscal Year	City Direct Rates			Overlapping Rates						Total Direct & Overlapping Rates
	Basic Rate	General Obligation Debt Service	Total Direct Rate	Carroll Independent School District	Keller Independent School District	Northwest Independent School District	Tarrant County	Tarrant County Community College District	Tarrant County Hospital District	
2012	0.298870	0.143320	0.442190	1.4150	1.5400	1.3750	0.2640	0.14897	0.227897	2.498057
2013	0.325520	0.116670	0.442190	1.4000	1.5400	1.4525	0.2640	0.14950	0.227897	2.483587
2014	0.326460	0.115730	0.442190	1.4000	1.5400	1.4525	0.2640	0.14950	0.227897	2.483587
2015	0.330480	0.167100	0.437190	1.4000	1.5400	1.4525	0.2640	0.14950	0.227897	2.478587
2016	0.323170	0.111520	0.434690	1.3950	1.5400	1.4525	0.2640	0.14950	0.227897	2.471087
2017	0.313578	0.116422	0.430000	1.3950	1.5200	1.4525	0.2540	0.14473	0.227897	2.451627
2018	0.318985	0.108515	0.427500	1.3850	1.5200	1.4900	0.2440	0.14006	0.224429	2.420989
2019	0.332943	0.080307	0.413250	1.3000	1.5100	1.4200	0.2340	0.13017	0.224429	2.301849
2020	0.318276	0.081624	0.399900	1.3000	1.4083	1.4200	0.2340	0.13017	0.224429	2.396799
2021	0.324190	0.070810	0.395000	1.2864	1.3947	1.3363	0.2340	0.13017	0.224429	2.378299

Note 1: Rates are per \$100 valuation.

Note 2: Tax Rates for the Carroll, Keller and Northwest Independent School Districts have been averaged in determining the Direct and Overlapping Rates.

Each Keller taxpayer remits school district taxes to only one school district.

Source: Tarrant Appraisal District  
Budget



**CITY OF KELLER, TEXAS  
PRINCIPAL PROPERTY TAX PAYERS  
CURRENT YEAR AND NINE YEARS AGO (UNAUDITED)**

**TABLE 9**

FY2021				FY2012		
Taxpayer <sup>1</sup>	Market Value	Percentage of Total City Market Value	Rank	Taxpayer <sup>1</sup>	Market Value	Percentage of Total City Market Value
WW 1300 Keller Parkway LLC/ WW				Capri W Dtc	\$ 40,215,777	1.05%
400/300 Bourland Road	\$ 108,890,000	1.81%	<b>1</b>	Amstar/Southern Art House Lp	26,000,000	0.68%
T Arthouse TX LLC	39,589,117	0.66%	<b>2</b>	Ktc Seniors Ltd	15,640,175	0.41%
Conservatory Senior Housing	37,600,000	0.63%	<b>3</b>	GTE Southwest Inc	15,146,725	0.39%
Grand Estates At Keller LP	26,200,000	0.44%	<b>4</b>	Meritage Homes of Texas LLC	14,590,416	0.38%
Atmos Energy/Mid Tex Division	20,532,420	0.34%	<b>5</b>	Regency Centers LP	14,033,682	0.36%
Regency Centers LP	19,502,100	0.32%	<b>6</b>	Grand Estates at Keller LP	13,459,000	0.35%
Jahco Keller Crossing LLC	18,458,610	0.31%	<b>7</b>	T Keller LLC	12,325,400	0.32%
Bear Creek Plaza LTD	18,153,169	0.30%	<b>8</b>	Oncor Electricity Delivery Co I	12,321,952	0.32%
Oncor Electric Delivery Co LLC	15,562,902	0.26%	<b>9</b>	Lowe's Home Centers	12,118,602	0.32%
Keller Senior Community LP	14,400,000	0.24%	<b>10</b>			
Subtotal	318,888,318	5.31%			175,851,729	4.57%
Remaining Taxpayers	5,689,465,009	94.69%		Remaining Taxpayers	3,669,734,644	95.43%
Total	<u>\$ 6,008,353,327</u>	<u>100.00%</u>			<u>\$ 3,845,586,373</u>	<u>100.00%</u>

Source: <sup>1</sup>Tarrant Appraisal District

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**CITY OF KELLER, TEXAS  
PROPERTY TAX LEVIES AND COLLECTIONS  
LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 10**

Fiscal Year Ended September 30	Taxes Levied for the Fiscal Year <sup>1</sup>	Collected Within the Fiscal Year of the Levy		Delinquent Tax Collections	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2012	17,645,180	17,538,272	99.39%	102,211	17,640,483	99.97%
2013	18,027,081	17,946,631	99.55%	80,450	18,027,081	100.00%
2014	18,673,531	18,595,909	99.58%	77,622	18,673,531	100.00%
2015	19,600,902	19,504,832	99.51%	80,755	19,585,587	99.92%
2016	20,447,244	20,353,791	99.54%	86,196	20,439,987	99.96%
2017	21,443,866	21,311,811	99.38%	107,402	21,419,213	99.89%
2018	22,236,247	22,209,513	99.88%	(18,907)	22,190,606	99.79%
2019	23,522,677	23,459,887	99.73%	40,784	23,500,671	99.91%
2020	24,053,471	23,956,583	99.60%	81,229	24,037,812	99.93%
2021	24,024,461	23,962,424	99.74%		23,962,424	99.74%

Note: <sup>1</sup> Adjusted through September 30, 2021

Tarrant County Report

**CITY OF KELLER, TEXAS  
TAXABLE SALES BY CATEGORY  
LAST TEN CALENDAR YEARS (UNAUDITED)**

	2012	2013	2014	2015
Agriculture	\$ -	\$ -	\$ -	\$ 1,089,345
Construction	5,690,397	8,628,139	7,891,854	12,821,202
Transportation, communications	11,695,882	12,048,822	12,219,719	466,802
Utilities	35,396,073	34,432,043	32,061,719	-
Manufacturing	523,381	337,657	273,857	7,645,207
Wholesale Trade	7,861,903	9,018,601	9,763,717	5,716,252
Retail Trade	116,508,313	124,257,630	129,472,431	203,026,544
Information	41,788,728	44,491,839	42,655,529	11,315,499
Finance and insurance	4,544,921	4,732,909	4,114,482	650,957
Real estate, rental and leasing	12,667,771	13,332,200	12,632,715	9,780,246
Professional, scientific and technical services	5,642,146	5,334,402	5,987,358	5,552,779
Administrative and support services	11,689,606	14,142,641	14,024,258	8,197,071
Educational services	269,071	351,655	406,363	571,395
Arts, entertainment and recreation	4,522,275	4,207,107	3,086,830	6,878,244
Accommodation and food services	42,932,278	47,229,686	49,744,779	67,237,109
Other Services except PA	8,273,649	8,864,231	9,012,614	15,080,031
Other	56,115,562	61,564,107	73,637,665	408,476
<b>Total</b>	<b>\$ 366,121,956</b>	<b>\$ 392,973,669</b>	<b>\$ 406,985,890</b>	<b>\$ 356,437,159</b>

Note: Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of revenue. The tax liability includes the City sales tax rate of one percent and the blended component unit rate of one-half percent.

TABLE 11

2016	2017	2018	2019	2020	2021
\$ 2,005,802	\$ 1,239,543	\$ 265,661	\$ 63,253	\$ -	\$ -
13,812,476	15,467,581	22,812,969	21,667,288	23,544,176	22,008,907
284,331	330,672	121,666	135,953	603,044	459,712
-	-	-	-	-	-
7,705,891	7,522,275	8,716,574	8,589,725	6,985,356	7,464,965
6,083,749	6,855,175	6,984,374	6,155,647	7,814,116	9,811,707
212,017,360	226,236,171	240,057,381	244,431,561	264,266,537	296,879,381
10,734,580	10,486,745	12,235,473	12,818,196	6,482,151	4,521,853
695,072	937,513	666,554	606,312	478,687	385,444
10,522,350	11,295,610	11,278,413	7,627,825	9,168,640	4,666,693
5,073,683	5,522,265	5,466,886	5,187,301	5,203,593	6,418,536
8,730,188	10,208,026	12,260,349	13,900,063	12,275,685	13,635,521
568,353	554,771	429,241	305,304	276,261	361,595
6,111,532	6,462,801	6,630,300	6,420,200	6,754,333	7,267,253
71,488,743	71,309,997	71,649,558	74,597,663	71,441,996	84,698,713
15,801,339	16,597,441	17,610,598	18,712,139	16,588,932	17,709,859
-	-	-	-	-	-
<u>\$ 371,635,449</u>	<u>\$ 391,026,586</u>	<u>\$ 417,185,997</u>	<u>\$ 421,218,430</u>	<u>\$ 431,883,508</u>	<u>\$ 476,290,139</u>

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**CITY OF KELLER, TEXAS  
DIRECT AND OVERLAPPING SALES TAX REVENUE  
LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 12**

<u>Fiscal Year</u>	<u>State of Texas</u>	<u>Keller Direct Rate</u>	<u>Keller Development Corporation</u>	<u>Keller Crime Control District (2)</u>	<u>Keller Street Maintenance (3)</u>	<u>Totals</u>
2012	6.25%	1.00%	0.50%	0.375%	0.125%	8.25%
2013	6.25%	1.00%	0.50%	0.375%	0.125%	8.25%
2014	6.25%	1.00%	0.50%	0.375%	0.125%	8.25%
2015	6.25%	1.00%	0.50%	0.375%	0.125%	8.25%
2016	6.25%	1.00%	0.50%	0.375%	0.125%	8.25%
2017	6.25%	1.00%	0.50%	0.250%	0.250%	8.25%
2018	6.25%	1.00%	0.50%	0.250%	0.250%	8.25%
2019	6.25%	1.00%	0.50%	0.250%	0.250%	8.25%
2020	6.25%	1.00%	0.50%	0.250%	0.250%	8.25%
2021	6.25%	1.00%	0.50%	0.250%	0.250%	8.25%

Note 1: Effective 1992

Note 2: Effective April, 2002; November 2007, voters authorized a reduction to 0.25% effective April 1, 2008.

Note 3: Effective April, 2004; November 2007, voters authorized an increase to 0.25% effective April 1, 2008.

**CITY OF KELLER, TEXAS  
SALES TAXPAYER BY INDUSTRY  
CURRENT YEAR AND NINE YEARS AGO (UNAUDITED)**

**TABLE 13**

Sector	2021				2012			
	Number of Payers	Percent of Total	Tax*	Percentage of Total	Number of Payers	Percent of Total	Tax**	Percentage of Total
Agriculture	4	0.07%	\$ 348	0.00%				
Construction	299	4.78%	279,137	2.01%	325	8.23%	99,582	1.57%
Transportation, Communications & Warehousing	7	0.11%	9,656	0.07%	17	0.43%	204,678	3.22%
Utilities, Mining	52	0.83%	420,040	3.03%	55	1.39%	619,431	9.76%
Manufacturing	596	9.52%	383,722	2.76%	93	2.36%	9,159	0.14%
Wholesale Trade	881	14.07%	374,664	2.70%	638	16.16%	137,583	2.17%
Retail Trade	2,087	33.34%	7,195,583	51.84%	472	11.96%	2,038,895	32.12%
Information	563	8.99%	950,945	6.85%	340	8.61%	726,049	11.44%
Finance & Insurance	75	1.20%	48,265	0.35%	63	1.60%	26,576	0.42%
Real Estate, Rental & Leasing	104	1.67%	424,409	3.06%	115	2.91%	221,686	3.49%
Professional, Scientific, and Technical Services	407	6.50%	250,823	1.81%	309	7.83%	98,738	1.56%
Admin & Support Svcs	260	4.15%	362,883	2.61%	333	8.44%	203,965	3.21%
Educational Services	51	0.81%	5,561	0.04%	60	1.52%	4,709	0.07%
Arts, Entertainment & Recreation	28	0.45%	38,530	0.28%	35	0.89%	79,140	1.25%
Accommodation & Food Services	112	1.79%	1,418,943	10.22%	101	2.56%	751,315	11.83%
Other Services except PA <sup>3</sup>	162	2.58%	241,183	1.74%	204	5.17%	144,789	2.28%
Other	572	9.14%	1,476,109	10.63%	787	19.94%	982,022	15.47%
<b>Total</b>	<b>6,259</b>	<b>100%</b>	<b>\$ 13,880,802</b>	<b>100.00%</b>	<b>3,947</b>	<b>100%</b>	<b>\$ 6,348,317</b>	<b>100.00%</b>

**Notes:** Due to confidentiality issues, the names of the ten largest revenue payors are not available. The sectors presented are intended to provide alternative information regarding the sources of revenue. Information is provided by State Comptroller of Public Accounts.

<sup>1</sup> Direct Sales Tax Rate 1%, Keller Development Corporation .5%, Street Maintenance .25%, Crime Control District .25%

<sup>2</sup> Direct Sales Tax Rate 1%, Keller Development Corporation .5%

<sup>3</sup> PA- Public Administration, per naics.com



**CITY OF KELLER, TEXAS  
TEN LARGEST WATER CUSTOMERS BY CONSUMPTION  
CURRENT YEAR AND FOUR YEARS AGO (UNAUDITED)**

**TABLE 14**

2021				2017			
Customer	Total 2021 Consumption (000's)	Sales	Pct of Total Usage	Customer	Total 2017 Consumption (000's)	Sales	Pct of Total Usage
City of Keller	16,716.1	\$ 70,891	0.57%	City of Keller	46,185.4	\$ 170,832	1.64%
Keller Independent School District	15,126.6	113,641	0.51%	Keller Independent School District	36,385.8	237,841	1.29%
City of Keller Irrigation	11,117.5	38,994	0.38%	Hidden Lakes Home Owner Ass'n	19,075.1	107,057	0.68%
Grand Estates at Keller, LP	10,979.0	83,973	0.37%	Conservatory Senior Housing	8,588.9	52,089	0.30%
Olympus Stone Glen	10,245.5	78,690	0.35%	Grand Estates at Keller, LP	8,536.7	51,934	0.30%
Olympus Town Center	8,994.5	69,319	0.30%	Keller Senior Community, LP	8,154.5	50,984	0.29%
Conservatory Senior Housing	6,447.3	49,048	0.22%	Keller Oaks Healthcare Center	7,207.0	45,096	0.26%
Landscape System of Texas	5,126.7	38,206	0.28%	Olympus Town Center	6,948.4	43,673	0.25%
Olympus Town Center	4,535.5	33,797	0.15%	Flannigan Hill HOA	5,480.6	32,689	0.19%
Heritage House C/O Apex Healthcare	4,324.4	32,123	0.15%	Heritage House C/O Apex Healthcare	4,502.5	27,533	0.16%
Subtotal	93,613.1	608,682	5.43%	Subtotal	151,065	819,728	5.36%
Other customers	2,859,327.0	17,689,009	94.57%	Other customers	2,667,656.8	12,706,895	94.64%
<b>TOTAL</b>	<b>2,952,940.1</b>	<b>\$ 18,297,691</b>	<b>100.00%</b>	<b>TOTAL</b>	<b>2,818,721.7</b>	<b>\$ 13,526,623</b>	<b>100.00%</b>

Source: City of Keller  
STW Report

**CITY OF KELLER, TEXAS**  
**RATIOS OF OUTSTANDING DEBT BY TYPE**  
**LAST TEN FISCAL YEARS (UNAUDITED)**

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Fiscal Year	Governmental Activities			
	General Obligation Bonds	Certificates of Obligation	KDC Revenue Bonds	Premiums / Discounts
2012	24,580,000	53,730,020	140,000	-
2013	22,415,000	50,002,894	-	2,384,865
2014	19,970,000	45,353,000	-	2,144,397
2015	17,231,728	43,893,112	-	1,965,055
2016	27,300,533	24,945,000	-	1,762,737
2017	23,661,353	21,014,940	-	2,469,547
2018	22,542,351	19,779,881	-	2,177,847
2019	16,713,230	14,760,000	-	1,886,147
2020	23,485,000	9,140,000	-	3,561,490
2021	20,045,000	7,855,000	-	3,164,221

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

**TABLE 15**

Business-type Activities					Total Primary Government	Percentage of Personal Income	Per Capita
General Obligation Bonds	Certificates of Obligation	Revenue Bonds	TRA - Other	Premiums / Discounts			
10,560,000	11,765,000	-	139,037	-	100,914,057	5.32%	2,460
9,700,000	11,042,000	-	241,691	885,923	96,672,373	5.29%	2,355
9,145,000	9,959,000	-	-	794,714	87,366,111	4.72%	2,037
10,759,160	6,653,940	-	-	962,073	81,465,068	4.19%	1,902
11,299,467	6,080,000	-	-	849,666	72,237,403	3.71%	1,640
9,868,647	13,810,000	-	-	958,834	71,783,321	3.71%	1,640
9,419,099	16,278,563	-	-	835,348	71,033,089	2.87%	1,514
6,826,770	19,470,000	-	-	991,046	60,647,193	2.99%	1,514
6,020,000	17,650,000	-	-	1,027,906	60,884,397	2.25%	1,341
4,735,000	20,455,000	-	-	874,363	57,128,584	2.33%	1,251

**CITY OF KELLER, TEXAS  
RATIOS OF GENERAL BONDED DEBT OUTSTANDING  
LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 16**

Fiscal Year	General Bonded Debt Outstanding			Total	Percentage Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Certificates of Obligation	Less: Debt Service			
2012	35,140,000	65,495,000	545,493	100,089,507	2.90%	2,505
2013	32,115,000	61,044,894	690,229	92,469,665	2.61%	2,283
2014	29,115,000	55,312,000	931,771	83,495,229	2.32%	2,025
2015	27,990,888	50,658,112	1,382,935	77,266,065	1.99%	1,855
2016	29,865,000	39,760,000	3,541,871	66,083,129	1.73%	1,581
2017	33,530,000	34,824,940	2,268,163	66,086,777	1.49%	1,581
2018	31,961,450	36,058,444	2,749,561	65,270,333	1.33%	1,514
2019	25,686,974	34,960,219	2,699,936	57,947,257	1.06%	1,514
2020	33,250,913	27,633,483	3,229,975	57,654,421	0.95%	1,270
2021	24,780,000	29,310,000	3,276,097	50,813,903	0.85%	1,113

**CITY OF KELLER, TEXAS  
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT  
(UNAUDITED)**

**TABLE 17**

	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes			
Carroll Independent School District	\$ 329,880,000	0.62%	\$ 2,045,256
Keller Independent School District	877,564,989	32.31%	283,541,248
Northwest Independent School District	1,223,981,739	0.12%	1,468,778
Tarrant County General Obligation Debt	213,675,000	2.95%	6,303,413
Tarrant County College District	255,995,000	2.95%	7,551,853
Tarrant County Hospital District	14,495,000	2.95%	427,603
Subtotal, overlapping debt			<u>301,338,151</u>
City of Keller direct debt		100.00%	<u>31,064,221</u>
Total direct and overlapping debt			<u><u>\$ 332,402,372</u></u>

Notes:

<sup>1</sup> Percentage of government unit's total the property value located within Keller city limits.

<sup>2</sup> Includes both tax-supported self-supported debt of the water and wastewater utility, drainage utility, Keller Development Corporation, Keller Crime Control and Prevention District and the Tax Increment Reinvestment Zone No. 1.

<sup>3</sup> www.mactexas.com

**CITY OF KELLER, TEXAS  
 LEGAL DEBT MARGIN INFORMATION  
 LAST TEN FISCAL YEARS (UNAUDITED)**

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Debt Limit	\$ 2.500000	\$ 2.500000	\$ 2.500000	\$ 2.500000
Adopted Tax Rate	<u>0.44219</u>	<u>0.44219</u>	<u>0.44219</u>	<u>0.44219</u>
Additional Rate Available	<u>2.05781</u>	<u>2.05781</u>	<u>2.05781</u>	<u>2.05781</u>
Legal Debt Margin	<u>\$ 82,600,785</u>	<u>\$ 84,589,531</u>	<u>\$ 87,755,004</u>	<u>\$ 93,614,599</u>
Total Net Debt Applicable to the Limit as a percentage of Debt Limit	17.69%	17.69%	17.69%	17.49%

Legal Debt Margin Calculation for the Current Fiscal Year

Maximum allowable tax rate  
 Adopted tax rate  
 Additional rate available  
 Total taxable value  
 Additional tax levy available  
 Less: amount set aside for repayment of general  
 Legal Debt Margin

As a home rule city, the City of Keller is not legally limited by law in the amount of debt it may issue.  
 The City's Charter Section 8.16., states:

The City Council shall have the power under the provisions of state law to levy, assess and collect an annual tax upon taxable property within the City, the tax not to exceed the rate as provided for by state law governing cities with a population in excess of five thousand (5,000) inhabitants.

Article II, Section 5 of the State of Texas Constitution states in part:  
 No tax for any purpose shall ever be lawful for any one year, which shall exceed two and one-half percent of the taxable property of such city.

Legal debt margin presented at fiscal year 2016, 2017, and 2018 and will be added to going forward.

**TABLE 18**

2016	2017	2018	2019	2020	2021
\$ 2.500000	\$ 2.500000	\$ 2.500000	\$ 2.500000	\$ 2.500000	\$ 2.500000
0.43469	0.43000	0.42750	0.41325	0.39990	0.39500
2.06531	2.07000	2.07250	2.08675	2.10010	2.10500
<u>\$ 92,583,373</u>	<u>\$ 103,317,289</u>	<u>\$ 108,484,312</u>	<u>\$ 120,798,139</u>	<u>\$ 127,891,642</u>	<u>\$ 126,475,838</u>
17.39%	17.20%	17.10%	16.53%	16.00%	15.80%
	\$ 2.50000	\$ 2.50000	\$ 2.50000	\$ 2.50000	\$ 2.50000
	0.43000	0.42750	0.41325	0.39990	0.39990
	<u>\$ 2.07000</u>	<u>\$ 2.07250</u>	<u>\$ 2.07250</u>	<u>\$ 2.10010</u>	<u>\$ 2.10010</u>
	\$ 4,991,173,391	\$ 5,234,466,178	\$ 5,788,817,005	\$ 6,089,788,184	\$ 6,008,353,327
	103,317,289	108,484,312	120,798,139	127,891,642	126,475,838
	<u>\$103,317,289</u>	<u>\$108,484,312</u>	<u>\$120,798,139</u>	<u>\$127,891,642</u>	<u>\$126,475,838</u>

**CITY OF KELLER, TEXAS  
 PLEDGED-REVENUE COVERAGE  
 LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 19**

Fiscal Year	Water Revenue Bonds			Debt Service (3)		Total	Coverage
	Utility Service Charges (1)	Less: Operating Expenses (2)	Net Available Revenue	Principal	Interest		
	2012	19,856,182	15,515,102	4,341,080	-		
2013	20,010,038	12,010,745	7,999,293	-	-	-	N/A
2014	20,574,607	14,865,050	5,709,557	-	-	-	N/A
2015	21,521,901	19,788,960	1,732,941	-	-	-	N/A
2016	20,988,935	19,926,117	1,062,818	-	-	-	N/A
2017	26,432,673	20,050,056	6,382,617	-	-	-	N/A
2018	28,321,744	24,826,771	3,494,973	-	-	-	N/A
2019	25,863,325	20,819,309	5,044,016	-	-	-	N/A
2020	26,810,295	20,831,261	5,979,034	-	-	-	N/A
2021	26,553,597	21,623,896	4,929,701	-	-	-	N/A

(1) Includes total operating revenue of the Water and Wastewater Utilities Enterprise Fund

(2) Includes operating expenses of the Water and Wastewater Utilities Enterprise Fund, less depreciation expense.

(3) Debt service requirements includes principal and interest payments on revenue bonds.



**CITY OF KELLER, TEXAS  
DEMOGRAPHIC AND ECONOMIC STATISTICS  
LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 20**

<u>Calendar Year</u>	<u>Population (1)</u>	<u>Personal Income</u>	<u>Per Capita Personal Income</u>	<u>Median Age</u>	<u>School Enrollment KISD (2)</u>	<u>National Unemployment (4)</u>
2012	40,440	1,896,838,200	46,905	36.9 <sup>5</sup>	33,130	7.8%
2013	41,090	1,828,422,820	44,498 <sup>3</sup>	39.9 <sup>5</sup>	33,367	7.2%
2014	42,040	1,852,618,720	44,068 <sup>3</sup>	41.1	33,440	5.9%
2015	42,890	1,947,849,350	45,415	41.3	33,619	5.1%
2016	44,050	1,945,820,650	44,173	40.3	34,180	4.7%
2017	44,620 <sup>1</sup>	2,213,865,920	49,616 <sup>3</sup>	40.2	34,600	4.1%
2018	44,940 <sup>1</sup>	2,368,652,580	52,707 <sup>3</sup>	38.1 <sup>5</sup>	34,937	3.7%
2019	45,090 <sup>1</sup>	2,514,083,130	55,757 <sup>3</sup>	41.0 <sup>6</sup>	34,888	3.6%
2020	45,400 <sup>1</sup>	2,700,437,400	59,481	40.1	35,267	7.9%
2021	45,660 <sup>1</sup>	2,449,795,980	53,653	34.5	34,319	4.6%

Source:

<sup>1</sup> North Central Texas Council of Governments (NCTCOG)

<sup>2</sup> Keller Independent School District (KISD)

<sup>3</sup> Bureau of Census

<sup>4</sup> Bureau of Labor Statistics

<sup>5</sup> IndexMundi

<sup>6</sup> US Census 2010

**CITY OF KELLER, TEXAS  
PRINCIPAL EMPLOYERS  
CURRENT YEAR AND FOUR YEARS AGO (UNAUDITED)**

**TABLE 21**

2021				2017		
Local Area Employers	Employees	Percentage of Total City Employment	Rank	Local Area Employers	Employees	Percentage of Total City Employment
Keller ISD	5,420	20.23%	1	Keller ISD	4,285	10.64%
City of Keller	341	1.27%	2	City of Keller	320	0.79%
Lowe's	149	0.56%	3	Lowe's	159	0.39%
Home Depot	130	0.49%	4	Kohl's Department Store	150	0.37%
Kohl's	125	0.47%	5	Keller Oaks Healthcare Center	150	0.37%
Kroger(Rufe Snow)	114	0.43%	6	Sam's Club	150	0.37%
Sam's Club	109	0.41%	7	Home Depot	143	0.35%
Heritage House at Keller	100	0.37%	8	Kroger	120	0.30%
Moviehouse Eatery	75	0.28%	9	Heritage House at Keller	120	0.30%
Kroger(Keller pkwy)	75	0.28%	10	Tom Thumb	100	0.25%
Subtotal	6,638	24.77%		Subtotal	5,697	16.53%
Total Employment	26,798	100.00%		Total Employment	40,286	100.00%

Sources:

Texas Workforce Commission

Keller Business Human Resource Departments

Demographics provided by The Retail Coach

**CITY OF KELLER, TEXAS  
 FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION/PROGRAM  
 LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 22**

Function/Program	Full-Time Equivalent Employees as of Year End								
	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Government									
Administration	8.00	8.00	8.00	8.00	9.48	9.48	7.48	7.48	7.00
Finance	7.00	7.00	7.00	7.00	7.50	7.50	8.00	8.00	8.00
Planning	11.00	12.00	11.96	12.41	12.66	12.45	12.27	12.27	13.00
Town Hall operations	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Other	16.50	14.75	15.50	13.78	14.26	14.26	14.96	14.96	14.96
Police									
Officers	50.50	51.50	50.00	49.00	49.00	49.00	49.00	49.75	50.75
Civilians	34.00	34.00	35.48	37.48	37.48	38.48	39.44	40.44	41.44
Fire									
Firefighters and officers	57.00	57.00	57.00	55.00	55.00	55.00	55.00	55.00	55.00
Civilians	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Public works									
Engineering	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Other	10.83	11.73	12.10	12.33	12.33	12.33	12.50	13.00	12.98
Parks and recreation	74.16	76.22	75.22	74.07	70.86	70.90	71.85	71.85	66.29
Library	15.42	15.42	15.42	15.48	15.48	15.49	15.49	15.52	15.52
Water	30.30	30.67	30.67	31.17	30.17	32.17	31.50	31.50	31.50
Wastewater	9.50	9.50	9.50	11.50	11.50	10.50	10.50	10.50	10.50
Drainage	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50
Total	340.71	344.29	344.35	343.72	342.22	344.06	344.49	346.77	343.44

Source: City of Keller

**CITY OF KELLER, TEXAS  
 OPERATING INDICATORS BY FUNCTION/PROGRAM  
 LAST TEN FISCAL YEARS (UNAUDITED)**

Function/Program	2012	2013	2014	2015
<b>General Government</b>				
Council and work sessions held	32	33	32	52
Cable broadcasts	406	7,305	7,305	7,646
Birth/death certificates issued	-	364	436	195
Building Permits Issued	250	250	300	275
New construction plan review	350	315	385	325
<b>Police</b>				
Physical Arrests	1,550	1,190	1,540	1,324
Total citations issued	10,000	9,300	10,500	11,271
Total emergency 911 calls	39,000	30,000	39,764	40,738
Netcom Calls	-	-	-	-
Calls for service	232,180	245,484	257,664	292,784
<b>Animal control</b>				
Animals adopted/redeemed	724	911	679	641
Animal Service Calls	-	-	-	-
Animals impounded	1,114	970	850	886
Animal bite investigations	68	68	82	105
<b>Fire</b>				
Emergency responses	2,180	2,124	3,298	3,369
Calls for service, excludes EMS	1,225	1,217	1,185	1,098
Fire hydrants maintained	2,077	2,077	2,195	2,237
Inspections	300	300	1,641	1,998
<b>Finance</b>				
Accounts payable checks processed	3,500	4,400	4,342	4,100
Payroll checks processed	10,200	11,700	10,987	10,900
Journal entries posted	5,000	5,000	4,597	4,300
Purchase orders processed	300	300	380	285

TABLE 23

2016	2017	2018	2019	2020	2021
39	29	29	31	27	34
7,646	7,436	7,465	7,438	7,451	7,284
200	81	-	-	-	-
290	310	170	117	98	119
370	385	176	117	98	144
1,334	1,011	832	1,743	1,578	1,270
11,271	12,485	7,255	5,788	9,548	9,127
40,939	41,200	38,505	38,209	33,058	30,529
-	-	-	125,567	11,355	119,098
294,000	115,434	79,852	76,328	211,729	73,576
660	624	725	756	764	1,160
-	-	-	3,349	3,332	1,104
832	695	704	813	822	836
100	56	62	74	43	171
3,556	3,714	2,429	2,405	2,338	2,642
1,150	1,327	1,426	1,367	1,334	1,611
4,190	2,723	2,472	2,623	1,657	2,201
2,300	1,738	1,915	1,985	1,571	1,765
4,200	4,138	4,028	3,936	3,930	8,174
11,000	11,375	11,283	10,928	9,869	9,589
4,500	4,548	4,480	4,761	4,096	3,107
300	261	278	540	612	668

**CITY OF KELLER, TEXAS**  
**OPERATING INDICATORS BY FUNCTION/PROGRAM, (CONTINUED)**  
**LAST TEN FISCAL YEARS (UNAUDITED)**

	2012	2013	2014	2015
<b>Human resources</b>				
Applications processed	2,013	1,967	2,895	2,755
Vacancies filled	175	174	219	253
Turnover rate	15%	7%	15%	16%
Safety classes conducted	5	5	33	42
Workers compensation claims	55	30	37	27
<b>Municipal court</b>				
Citations processed	11,000	10,800	11,176	10,526
Warrants processed	2,000	2,275	2,000	2,000
Court sessions	208	100	47	47
Defendant requests for court date	6,300	4,350	4,200	4,200
<b>Public Works</b>				
Review CIP designated by others	12	12	12	10
Street Resurfacing (miles)	14.00	14.00	16.00	10.00
Sidewalks repaired (linear feet)	1,000	1,700	1,769	1,500
<b>Parks and Recreation</b>				
Park acreage	456	491	491	491
Facility reservations	975	1,000	975	978
Program attendance (incl. Sr. programs)	18,307	15,007	40,412	41,985
Athletic field permits issued	N/A	N/A	N/A	N/A
Recreation programs provided (incl. Sr. programs)	410	410	1,679	1,828
<b>Library</b>				
Library customer visits	232,000	231,500	229,020	227,000
Total volumes borrowed	579,500	563,000	516,693	495,396
Volumes in collection	100,363	114,363	127,663	138,663
<b>Water</b>				
New customers (net)	179	254	326	255
Water Main Breaks	29	22	27	14
Average Daily Consumption (gallons)	8,838	8,297	8,400	7,692
Peak daily consumption (million gallons)	20.551	23.465	18.981	21.591
Water purchased (million gallons)	3,225.9	3,028.5	2,843.5	2,807.7
<b>Wastewater</b>				
Average daily sewage treatment (million gallons)	2.866	2.876	2.950	2.950

TABLE 23

2016	2017	2018	2019	2020	2021
3,628	3,596	4,625	4,297	704	1360
228	237	257	376	143	168
16%	11%	35%	24%	14%	16%
36	38	68	57	41	13
33	33	22	25	31	64
10,800	12,801	8,449	8,200	6,675	4,633
2,275	3,150	2,100	2,315	3,159	125
70	70	70	94	80	58
4,350	4,100	3,005	2,650	2,450	1,038
10	10	48	15	20	24
16.00	20.00	0.62	1.45	2.62	1.85
1,000	4,000	1,872	2,873	2,214	3,828
491	491	491	491	491	491
1,000	1,192	1,128	957	540	751
44,000	51,526	37,838	45,240	29,491	59,278
N/A	N/A	N/A	N/A	1	1
1,850	1,792	1,816	2,024	938	817
228,000	227,227	213,252	200,581	129,129	126,375
500,000	438,874	465,921	634,134	502,949	463,720
149,663	117,158	82,549	86,493	101,191	82,697
240	155	151	129	134	123
14	17	25	17	23	21
7,868	8,018	8,392	7,382	8,463	8,090
18.299	19.360	20.280	19.000	23.850	17.630
2,642.6	2,927	3,063	2,694	3,089	2,953
3.290	3.390	3.446	3.908	3.837	7.406

**CITY OF KELLER, TEXAS  
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM  
LAST TEN FISCAL YEARS (UNAUDITED)**

**TABLE 24**

Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Police Stations</b>										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	23	23	23	29	29	29	10	10	13	15
<b>Fire Stations</b>										
Stations	3	3	3	3	3	3	3	3	3	3
Engines/trucks	4	5	5	5	5	5	5	5	5	5
<b>Public Works</b>										
Streets (miles)	477	477	475	485	495	497	447	446	447	444
Alleys (miles)	2,505	2,585	2,487	2,605	2,625	2,752	3,167	2,794	2,800	2,792
Traffic Signals	10	10	-	10	10	11	11	11	12	12
<b>Parks and Recreation</b>										
Acreage	456	491	491	491	491	491	491	491	491	491
Playgrounds	9	9	9	9	9	9	9	9	9	9
Baseball/softball fields	11	11	11	11	11	11	11	11	11	11
Soccer/football fields	9	9	9	9	9	9	9	9	9	10
Community Centers	1	1	1	2	2	1	1	1	1	1
<b>Water</b>										
Water mains (miles)	190	290	288	286	288	284	275	278	281	283
Storage capacity (million gallons)	10	10	10	10	10	10	10	10	10	10
<b>Wastewater</b>										
Sanitary Sewers (miles)	193	192	192	196	197	210	208	211	212	214
Storm sewers (miles)	50.15	50.15	50.15	50.15	50.15	75.00	71.00	72.00	71.70	71.50
Treatment capacity (million gallons)	10	10	10	10	10	10	10	10	10	10

Source: Information provided by city staff.