

# CITY OF TUALATIN OREGON



## ANNUAL COMPREHENSIVE FINANCIAL REPORT For Fiscal Year ended June 30, 2022





# **CITY OF TUALATIN, OREGON**

## **ANNUAL COMPREHENSIVE FINANCIAL REPORT**

Fiscal Year Ended June 30, 2022

Prepared by the City of Tualatin – Department of Finance

Don Hudson, Assistant City Manager/Finance Director





**CITY OF TUALATIN, OREGON**  
**TABLE OF CONTENTS**  
**For the Year Ended June 30, 2022**

	<b><u>Page</u></b>
<b>INTRODUCTORY SECTION</b>	
Council Members and Officers	i
Organizational Chart	ii
Letter of Transmittal	iii
Certificate of Achievement for Excellence in Financial Reporting	vii
<b>FINANCIAL SECTION</b>	
Independent Auditor's Report	1
Management's Discussion and Analysis	4
<b><u>Basic Financial Statements</u></b>	<b>15</b>
Government-wide Financial Statements	
Statement of Net Position	16
Statement of Activities	17
Fund Financial Statements	
Governmental Funds	18
Balance Sheet – Governmental Funds	19
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	20
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	21
Proprietary Funds	22
Statement of Net Position	23
Statement of Revenues, Expenses, and Changes in Net Position	24
Statement of Cash Flows	25
Notes to the Basic Financial Statements	26
<b><u>Required Supplementary Information</u></b>	<b>60</b>
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
General Fund	61
Transportation Development Tax Fund	62
Schedule of the City's Proportionate Share of the Net OPEB Liability	
Oregon Public Employees Retirement System, Retirement Health Insurance Account	63
Schedule of City OPEB Contributions	
Oregon Public Employees Retirement System, Retirement Health Insurance Account	64
Schedule of Changes in the City's Total OPEB Liability and Related Ratios	
Implicit Rate Subsidy Plan	65
Schedule of City OPEB Contributions	
Implicit Rate Subsidy Plan	66
Schedule of the City's Proportionate Share of the Net Pension (Asset)/Liability	67
Schedule of City Pension Plan Contributions	68
Notes to the Required Supplementary Information	69

<b><u>Other Supplementary Information</u></b>	70
Budgetary Comparison Schedule – Other Major Funds	
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual Transportation Project Fund	72
Combining Balance Sheet - Nonmajor Governmental Funds	73
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds	74
Combining Balance Sheet - Nonmajor Special Revenue Funds	75
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds	77
Combining Balance Sheet - Nonmajor Capital Projects Funds	79
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Projects Funds	80
Budgetary Comparison Schedules	81
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	
Building Fund	82
Road Utility Fee Fund	83
Road Operating Fund	84
Core Area Parking District Fund	85
Tualatin Scholarship Fund	86
Parks Utility Fee Fund	87
Economic Development Administration Fund	88
American Rescue Plan Fund	89
General Obligation Bond Fund	90
Tualatin City Services Building Fund	91
Park Development Fund	92
Leveton Tax Increment District Project Fund	93
Enterprise Funds:	94
Statement of Revenues, Expenditures, and Changes in Fund Balance	
Water Operations Combined	95
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	
Water Fund	96
Water Development Fund	97
Enterprise Bond Fund	98
Statement of Revenues, Expenditures, and Changes in Fund Balance	
Sewer Operations Combined	99
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	
Sewer Fund	100
Sewer Development Fund	101
Statement of Revenues, Expenditures, and Changes in Fund Balance	
Stormwater Operations Combined	102
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual	
Stormwater Fund	103
Stormwater Development Fund	104
Internal Services Fund:	105
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual	
Vehicle Replacement Fund	106
Other Financial Schedules	
Schedule of Property Tax Transactions and Outstanding Balances	107
Schedule of Water Operations 5 Year Historical Results	108

## **STATISTICAL SECTION**

Introduction	109
Net Position by Component – Last Ten Fiscal Years	110
Changes in Net Position – Last Ten Fiscal Years	112
Fund Balances – Governmental Funds – Last Ten Fiscal Years	116
Changes in Fund Balances, Governmental Funds – Last Ten Fiscal Years	118
Tax Revenue by Source, Governmental Funds – Last Ten Fiscal Years	120
Assessed and Estimated Value of Taxable Property – Last Ten Fiscal Years	121
Property Tax Rates – All Direct and Overlapping Governments – Last Ten Fiscal Years	122
Principal Property Taxpayers – Current Year and Nine Years Ago	123
Property Tax Levies and Collections - Last Ten Fiscal Years	124
Ratios of General Bonded Debt Outstanding – Last Ten Fiscal Years	125
Direct and Overlapping Governmental Activities Debt	126
Computation of Legal Debt Margin	127
Demographic and Economic Statistics – Last Ten Fiscal Years	128
Principal Employers - Current Year and Nine Years Ago	129
Schedule of Pledged Revenue Bond Coverage – Last Ten Fiscal Years	130
Full-Time Equivalent City Employees by Function – Last Ten Fiscal Years	131
Operating Indicators – Last Ten Fiscal Years	132
Capital Asset Statistics by Function – Last Ten Fiscal Years	133
<b>INDEPENDENT AUDITOR'S REPORT REQUIRED BY OREGON STATE REGULATIONS</b>	<b>134</b>

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## **INTRODUCTORY SECTION**





***CITY OF TUALATIN, OREGON***  
***CITY COUNCIL***

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***City Council***

***Term Expires***

Frank Bubenik, Mayor	December 31, 2022
Maria Reyes, Position No. 1	December 31, 2022
Christen Sacco, Position No. 2	December 31, 2024
Bridget Brooks, Position No. 3	December 31, 2022
Cyndy Hillier, Position No. 4	December 31, 2024
Nancy Grimes, Council President, Position No. 5	December 31, 2022
Valerie Pratt, Position No. 6	December 31, 2024

***Administrative***

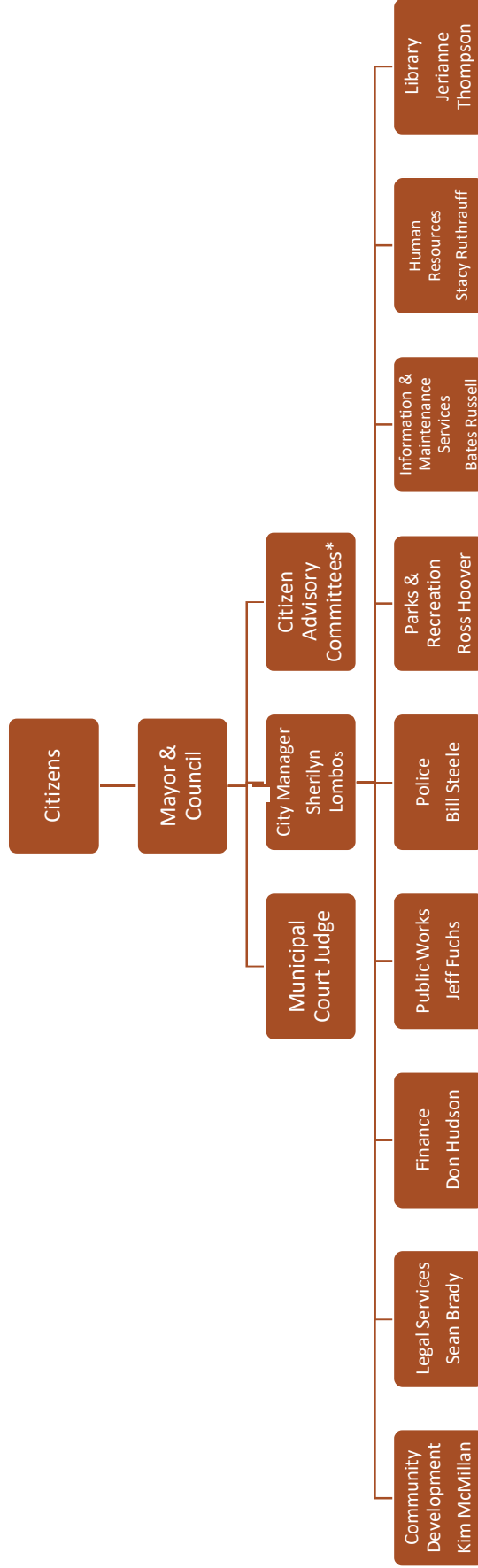
Sherilyn Lombos, City Manager  
Sean T. Brady, City Attorney  
Don Hudson, Assistant City Manager/Finance Director

City Offices  
18880 SW Martinazzi Avenue  
Tualatin, Oregon 97062

City Council members may be contacted at the above City Offices address.



# CITY OF TUALATIN ORGANIZATION



\* The Citizen Advisory Committees include the Tualatin Library Advisory Committee, the Tualatin Park Advisory Committee, the Tualatin Arts Advisory Committee, the Tualatin Planning Commission, the Core Area Parking District Board, the Architectural Review Board, and the Budget Advisory Committee



# City of Tualatin

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

January 31, 2023

Honorable Mayor, Members of the Council, and Residents of the City of Tualatin:

State law requires that all general-purpose local governments publish a complete set of financial statements within six months of the close of each fiscal year. These statements are presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the City of Tualatin, Oregon for the fiscal year ended June 30, 2022.

Management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Tualatin has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Tualatin's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Tualatin's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Merina & Company, LLP, a firm of licensed certified public accountants, has audited the City of Tualatin's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Tualatin for the year ended June 30, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Tualatin's financial statements for the fiscal year ended June 30, 2022, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

## **Profile of the City of Tualatin**

The City of Tualatin is located in Northwestern Oregon in the Portland metropolitan area, in the counties of Washington and Clackamas, just twelve miles south of Portland's city center. The City of Tualatin, incorporated in 1913, currently occupies a land area of 7.9 square miles and serves a population of 27,914. The City of Tualatin is empowered to levy a property tax on both real and personal properties located within its boundaries.

The City operates under the council-manager form of government. Policy-making and legislative authority are vested in a City Council consisting of the mayor and six other members. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City's manager. The City's manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City and for appointing the heads of the various departments. The Council is elected on a non-partisan basis. Council members serve four-year staggered terms, with three Council members elected every two years. The Mayor is elected to serve a four-year term.

The City provides a full range of services including: police protection, community planning and building inspection, engineering and economic development, the construction and maintenance of highways, streets and other infrastructure, community library services, recreational activities and cultural events.

Tualatin Valley Fire and Rescue District provides fire and emergency services to the community. The City is also part of Metro, the tri-county urban services district based in Portland, Oregon.

The annual budget serves as the foundation for the City's financial planning and control. All department heads of the City are required to submit requests for appropriation to the City Manager (who acts as the City Budget Officer). After the Budget Officer prepares the proposed budget, notice of the first budget committee meeting is published. The budget committee (consisting of the City Council and an equal number of appointed citizen members) reviews and approves the budget after which notice of the public hearing for the City Council to adopt the budget is published. The budget must be adopted making appropriations for the ensuing fiscal year by June 30th of the previous year. Changes to the adopted budget are governed by Local Budget Law in state statute and require City Council approval.

For financial reporting purposes, this report includes all funds of the City that are subject to appropriation by the City Council. For financial planning and control, the City prepares and adopts an annual budget in accordance with Oregon Revised Statutes Chapters 294.305 through 294.565. Budget-to-actual comparisons are provided in the report for each individual fund for which an appropriated annual budget has been adopted. The comparisons are presented as required or other supplementary information as appropriate to demonstrate compliance with the adopted budget.

## **Local economy**

Factors which may be important in affecting financial conditions in the future for the City include:

The City's economy is linked with that of the entire Portland Metropolitan area, but is more insulated from economic downturns because of the high education and skill level of its population. Median household incomes within the City of Tualatin are significantly higher than for the state as a whole. Based on the 2017-2021 American Community Survey 5-Year Estimates from the U.S. Census Bureau, the City's median family income was \$97,931, the county's was \$92,025, while the state's was \$70,084.

Given the State of Oregon's property tax limitations and the City's low permanent tax rate for operations, smart, balanced growth is important to the economic health of the community. Because of its location in the region, Tualatin continues to be an attractive location for development as new businesses continue to come to town, and a number of existing businesses have either begun, or are planning expansion of their existing locations. These developments have a positive effect on the community and help increase the assessed property values. Not only does this account for additional property tax revenue, but it also adds jobs to the community.



Development activity has continued within the City, contributing to increases in assessed value growth of approximately 5.0% for tax year 2021-22 and approximately 5.0% for tax year 2022-2023. It is anticipated that assessed value growth will be between 3% and 4% in the following year.

The City of Tualatin continues to be an active partner with numerous regional planning efforts that will have a future impact on Tualatin and our economic growth. While the potential costs and benefits of these plans are still unknown, future projects will be modeled for their financial impacts once the planning efforts near completion.

Another major regional planning effort is the Basalt Creek Concept Plan, adopted August 2018, which outlines a vision for future growth of 847 acres located in Washington County between the cities of Tualatin and Wilsonville. After years of planning (going back as far as 2004), the Basalt Creek Concept Plan was included in the Comprehensive Plan and a new Urban Planning Area Agreement was established between Tualatin and Washington County. The area includes the development by Community Partners for Affordable Housing of a 116 unit multi-family development on a 4.66 acre site zoned High Density Residential. Additionally, construction has begun on a 62 acre site within the Basalt Creek Planning Area that will bring 400 single family attached and detached homes into the City. Once completed, the Basalt Creek Planning Area is expected to accommodate about 1,200 new housing units and 2,300 new jobs (mostly industrial, with some service jobs and few retail jobs).

Escalating PERS costs continue to put increased pressure on the City's personnel costs. However, the City was able to minimize rate increases by participation in the PERS Employer Incentive Fund (EIF) program. The program, part of legislation passed by the State Legislature in 2017, and funded during the 2019 Legislative Session, allowed entities to set up side accounts that were eligible for 25% match. The City made a \$2,000,000 contribution to the program, paying off a transitional liability from the time that the City joined PERS and the remaining funds were put towards a side account, with 25% of that amount being matched by PERS. Side accounts help lower the employer contribution rate to PERS. By participating in this program, the City recognized a 0.62% reduction in the contribution for the 2021-2023 biennium and will recognize a 0.72% reduction in the 2023-2025 biennial contribution rates.

In April 2021, City Council approved a Parks Utility Fee to fund the management and maintenance of the Parks System. The fee is a \$5 per month fee to utility customers and is estimated to generate approximately \$685k in annual charges for services revenue.

On August 8<sup>th</sup>, 2022, Tualatin City Council passed a resolution to include a parks bond on the November ballot for improvements to the City's parks system. The bond measure was approved by voters in November, 2022 and authorizes up to \$25,000,000 in principal amount of general obligation bonds to finance capital costs related to trails, natural areas, sports fields, parks, and river access; and is expected to include a new east-west trail corridor and public access point on the Tualatin River, new and improved sports fields, and parks improvements citywide.

## Awards and Acknowledgements

**Annual Comprehensive Financial Reporting Award.** 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 June 30, 2021. This was the 31st consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

**Popular Annual Financial Reporting Award.** The City has submitted its Popular Annual Financial Report for the fiscal year ended June 30, 2021 to GFOA for consideration of the Award for Outstanding Achievement in Popular Annual Financial Reporting. At the time of publishing, the application for this award is pending review. If received, this will be the fourth year that the City published this report and achieved this prestigious award that recognizes conformance with the highest standards for preparation of state and local government popular reports. In order to receive this award, a government must publish a PAFR, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal.

**Distinguished Budget Presentation Award.** The GFOA presented a Distinguished Budget Presentation Award to the City for its annual budget for the year beginning July 1, 2022. This was the 10th consecutive year that the City has achieved this prestigious award. In order to receive this award, a government unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communication device. This award is valid for a period of one year only. We will continue to submit future budgets to GFOA for the award.

The preparation of this report would not have been possible without the skill, effort, and dedication of the entire staff of the Finance Department. We would like to express our appreciation to members of other departments who assisted with contributions of information to be included in this report. Credit must also be given to the Mayor and the entire City Council for their unfailing support for maintaining the highest standards of professionalism in management of the City of Tualatin's and the Tualatin Development Commission's finances.

Respectfully submitted,



Don Hudson  
Finance Director



Matt Warner  
Assistant Finance Director



Government Finance Officers Association

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

Presented to

**City of Tualatin  
Oregon**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2021

*Christopher P. Morill*

Executive Director/CEO

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## **FINANCIAL SECTION**





## INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and City Council  
City of Tualatin, Oregon

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

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

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Tualatin, Oregon, as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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

#### ***Change in Accounting Principle***

As discussed in Note 12 to the financial statements, the City of Tualatin adopted new accounting guidance, GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

#### ***Responsibilities of Management for the Financial Statements***

City of Tualatin, Oregon's 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, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Tualatin's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Tualatin's ability to continue as a going concern for a reasonable period of time.

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and analysis and schedule of revenues, expenditures and changes in fund balance – budget and actual, as listed in the table of contents under required supplementary information, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 management's discussion and analysis, schedule of the City's proportionate share of the net OPEB liability Oregon public employees retirement system, retirement health insurance account, schedule of City OPEB contributions Oregon public employees retirement system, retirement health insurance account, schedule of changes in the City's total OPEB liability and related ratios implicit rate subsidy plan, schedule of City OPEB contributions implicit rate subsidy plan, schedule of the City's proportionate share of the net pension (asset)/liability, and schedule of City pension plan contributions, as listed in the table of contents under 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.

The schedule of revenues, expenditures and changes in fund balance – budget and actual, as listed in the table of contents under required supplementary information, are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements

themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, this information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Tualatin, Oregon's basic financial statements. The accompanying other supplementary information, as listed in the table of contents including the combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information, as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

### **Reports on Other Legal and Regulatory Requirements**

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

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2023 on our consideration of City of Tualatin, Oregon's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Tualatin, Oregon's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Tualatin, Oregon's internal control over financial reporting and compliance.

#### **Other Reporting Required by Oregon Minimum Standards**

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated January 31, 2023, on our consideration of City of Tualatin, Oregon's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.



For Merina+Co  
Tualatin, Oregon  
January 31, 2023

**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

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As management of the City of Tualatin (the City), we offer readers of the City's Annual Comprehensive Financial Report this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2022. The analysis focuses on significant financial issues, major financial activities, and resulting changes in financial position, budget variances and specific issues related to funds and the economic factors affecting the City.

We request readers to consider this information with the letter of transmittal in the Introductory Section following the Table of Contents.

**FINANCIAL HIGHLIGHTS**

- The City's assets and deferred outflows of resources totaled approximately \$247.4 million at June 30, 2022, and consisted of approximately \$81.9 million in cash and investments, \$149.6 million in capital assets and approximately \$15.9 million in other assets and deferred outflows of resources. Total assets and deferred outflows of resources increased by \$10.1 million from the previous fiscal year.
- The City's liabilities and deferred inflows of resources totaled \$62.5 million at June 30, 2022, consisting of approximately \$42.0 million in long-term obligations, \$6.2 million in accounts payable and other liabilities, and \$14.4 million in deferred inflows related to pensions and other post-employment benefit obligations.
- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources by \$184.9 million at the close of fiscal year 2022. Unrestricted net position totaled \$27.5 million, with the remainder of the City's net position reported as net investment in capital assets (\$132.6 million) and restricted for building and engineering, street and roadside maintenance, debt service, capital projects, transportation, urban renewal, and capital improvements (\$24.8 million).
- For its governmental activities, the City generated \$10.6 million in charges for services and received \$3.6 million in operating and capital grants and contributions. Direct expenses, including interest on long-term debt for governmental activities were \$32.4 million for the year, resulting in a net expense of \$18.3 million. \$23.6 million of general revenues received and \$3.2 million of transfers in resulted in an increase in net position of \$8.5 million.
- For its business-type activities, the City generated \$23.6 million in charges for services and capital grants and contributions to fund direct expenses of \$18.4 million.

**OVERVIEW OF FINANCIAL STATEMENTS**

In addition to this discussion and analysis, the financial section of this annual report includes the *basic financial statements*, *required supplementary information*, and *other supplementary information*, including the *combining statements and schedules* of the nonmajor funds.

The basic financial statements also include *notes* that explain the information in the financial statements and provide additional details.

Each of these components serves an important purpose in providing information about the financial position and financial activities of the City of Tualatin.



**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

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**Government-wide Financial Statements**

The *government-wide financial statements* provide a broad overview of the City's finances, operations and general health as a whole. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of these government-wide statements is the Statement of Net Position. This statement presents information on all of the City of Tualatin's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as *net position*. In other words, this statement compares what the government *owns* to what it *owes* and, although there are differences and qualifiers, it is a loose parallel to what average citizens understand as "owner's equity" or "net worth".

Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other factors being equal, the extent by which assets exceed liabilities is a cushion to be called upon during stressful economic times.

Net position is comparable to owner's equity in for-profit businesses and this measure was developed to fill the void which existed before new accounting standards to measure the long-term viability of governmental units. Evaluation of the overall health of the City would extend to other non-financial factors such as the conditions of City infrastructure, in addition to the other financial information provided in this report.

The second government-wide statement is the Statement of Activities, which presents information showing how the City'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 changes occurs, regardless of the timing of related cash flows. 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).

The obvious advantage to such an approach is to nurture a long-term perspective by emphasizing the effects of yearly budget decisions on long-term goals. Such a perspective enforces the need to use sound financial policies such as maintaining adequate reserves and paying current costs from current revenues.

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*).

Governmental activities at the City include general government, public safety, highways and streets, and culture and recreation.

The business-type activities include maintenance of water, sewer and stormwater systems including pipes and lift stations. Water is purchased from the City of Portland. Clean Water Services and the City of Lake Oswego provide sewer treatment services; therefore, the City does not maintain treatment plants.

The government-wide financial statements include not only the City of Tualatin itself (*the primary government*), but also the Urban Renewal Agency of the City, the Tualatin Development Commission (the Commission). The Commission is a blended component unit and, in substance is part of the City's operations, although it is a legally separate entity. Separate financial statements of the Commission can be obtained from the City of Tualatin Finance Department at 18880 S.W. Martinazzi Avenue, Tualatin, Oregon, 97062-7092.

**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

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**Fund Financial Statements**

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated from specific activities or objectives. Fund financial statements focus on the most significant funds rather than the City as a whole. The use of fund financial statements is directly related to the budgeting process because some revenues are legally earmarked for certain kinds of expenditures. Fund financial statements ensure and demonstrate compliance with governmental finance-related laws and regulations.

In addition, the total amount of the budgeted appropriations for expenditures is considered in terms of the revenue available to fund the expenditures and the type of expenditures competing for the same dollars. The City of Tualatin's funds can be divided into two primary 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*. Such information may be useful in evaluating a government's near-term financial requirements (current liabilities).

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 fourteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for those considered to be major funds. Data from the remaining governmental funds are combined into a single aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* elsewhere in the report.

Proprietary funds are used to account for activities where the emphasis is placed on net position determination. The City maintains two different types of proprietary funds - enterprise funds and internal service funds. Enterprise funds report the same functions presented as business-type activities in the government-wide financial statements.

Enterprise funds account for the City's water utility, sewer utility and stormwater utility. All of the City's enterprise funds are major funds of the City, and they are reported separately in the proprietary fund financial statements in the basic financial statements.

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for the costs of replacement of the City's vehicles.

**Notes to the Financial Statements**

The Notes to the Financial Statements are an integral part of the financial statements. These notes not only provide additional detail, but also are required to fully understand the financial data as presented, as well as the financial condition of the City as a whole. The notes offer information not only to lay readers and citizens, but also those interested in a detailed study of the City's financial operations.

**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

**Statement of Net Position**

The following is a comparison between the June 30, 2022 and 2021 Statements of Net Position:

**Table 1 - Net Position as of June 30th**

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 60,179,682	\$ 55,822,652	\$ 26,871,617	\$ 24,295,133	\$ 87,051,299	\$ 80,117,785
Capital assets	102,147,893	99,382,167	47,486,865	48,170,890	149,634,758	147,553,057
Leased assets	77,155	-	-	-	77,155	-
Total assets	162,404,730	155,204,819	74,358,482	72,466,023	236,763,212	227,670,842
Deferred outflows of resources	10,041,616	9,128,768	656,608	597,277	10,698,224	9,726,045
Long-term liabilities	39,070,130	51,662,123	2,972,306	3,927,284	42,042,436	55,589,407
Other liabilities	4,723,557	3,387,978	1,427,476	1,530,511	6,151,033	4,918,489
Total liabilities	43,793,687	55,050,101	4,399,782	5,457,795	48,193,469	60,507,896
Deferred inflows of resources	13,623,459	2,771,569	731,411	151,478	14,354,870	2,923,047
Net Position:						
Net investment in capital assets	87,045,666	88,344,914	45,529,130	45,767,242	132,574,796	134,112,156
Restricted	23,298,531	19,707,511	1,512,487	1,326,070	24,811,018	21,033,581
Unrestricted	4,685,003	(1,540,508)	22,842,280	20,360,715	27,527,283	18,820,207
Total net position	\$ 115,029,200	\$ 106,511,917	\$ 69,883,897	\$ 67,454,027	\$ 184,913,097	\$ 173,965,944

The City of Tualatin's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$184.9 million as of June 30, 2022. Of this amount, \$132.6 million, (71.7%) is the City's net investment in capital assets. These assets are not a source for repaying liabilities now, or in the future, since such assets represent the "business of the City". Other resources must be used to pay for outstanding liabilities, some of which are restricted to only certain uses. This requires the City to not only acquire those capital assets necessary to provide for City services, but to retain the ability to finance these acquisitions and provide maintenance for these assets.

An additional portion of net position (\$24.8 million) is restricted as to how it may be used by budgetary, legal and external factors. The unrestricted amount of \$27.5 million (14.9% of net position) can be used to meet on-going obligations. Of the \$62.5 million of liabilities and deferred inflows of resources at year-end for governmental and business-type activities, \$42.0 million are due in more than one year. For the government as a whole, and for the separate governmental and business-type activities, all three categories showed a positive net position balance for fiscal year 2021-22, as they did for 2020-21.

Total net position increased by \$10.9 million during the fiscal year, primarily attributable to the reduction of the City's proportionate share of the net pension liability by \$10.3 million when compared with the prior year.

**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

**Statement of Activities**

The following is a comparison between the June 30, 2022 and 2021 Statement of Activities:

**Table 2 - Changes in Net Position**

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues:						
Charges for services	\$ 10,598,749	\$ 4,791,978	\$ 23,515,214	\$ 19,860,658	\$ 34,113,963	\$ 24,652,636
Operating grants and contributions	3,256,692	1,306,028	-	-	3,256,692	1,306,028
Capital grants and contributions	305,433	479,582	100,000	313,549	405,433	793,131
General revenues:						
Property taxes	14,459,834	13,767,393	-	-	14,459,834	13,767,393
Franchise fees	2,703,505	2,619,480	-	-	2,703,505	2,619,480
Public service taxes and revenue sharing	6,719,037	6,741,903	-	-	6,719,037	6,741,903
Interest and miscellaneous	(297,902)	483,383	455,198	217,361	157,296	700,744
Total revenues	37,745,348	30,189,747	24,070,412	20,391,568	61,815,760	50,581,315
Expenses:						
General government	9,821,910	10,333,740	-	-	9,821,910	10,333,740
Public safety	9,758,499	10,956,022	-	-	9,758,499	10,956,022
Highways and streets	6,560,718	6,540,062	-	-	6,560,718	6,540,062
Culture and recreation	5,724,066	6,089,919	-	-	5,724,066	6,089,919
Interest on long-term debt	582,242	677,480	-	-	582,242	677,480
Water Operations	-	-	5,686,173	6,043,124	5,686,173	6,043,124
Sewer Operations	-	-	10,735,959	8,656,337	10,735,959	8,656,337
Stormwater Operations	-	-	1,999,040	1,601,097	1,999,040	1,601,097
Total expenses	32,447,435	34,597,223	18,421,172	16,300,558	50,868,607	50,897,781
Change in net position before transfers	5,297,913	(4,407,476)	5,649,240	4,091,010	10,947,153	(316,466)
Transfers	3,219,370	3,194,570	(3,219,370)	(3,194,570)	-	-
Change in net position	8,517,283	(1,212,906)	2,429,870	896,440	10,947,153	(316,466)
Net position - beginning	106,511,917	107,724,823	67,454,027	66,557,587	173,965,944	174,282,410
Net position - ending	\$ 115,029,200	\$ 106,511,917	\$ 69,883,897	\$ 67,454,027	\$ 184,913,097	\$ 173,965,944

Governmental activities increased the City's net position by \$8.5 million in fiscal year 2021-22, as compared to a \$1.2 million decrease in the prior fiscal year. Revenue, excluding transfers, increased by \$7.6 million and expenses, excluding transfers, decreased by \$2.1 million decrease. Key elements of this change, as illustrated in Table 2 above, is primarily the result of increased charges for services, primarily building fees and permits, as well as a new Parks Utility Fee implemented in July 2021, generating an additional \$690k in revenue. System Development charges also increased as a result of several large development projects happening through the City. Lastly, grants and contributions increased as a result of the City receiving \$3.0 million in American Rescue Plan Funds in FY22.

Business-Type activities total revenues, excluding transfers, increased approximately \$3.7 million from fiscal year 2020-2021, due mainly to increases in system development charges on several large development projects happening through the City.

Business-Type activities expenses, excluding transfers, increased an approximate \$2.1 million when compared to prior year. The increase is attributable to the increase in the development charges received as the majority of the development charges are passed on to Clean Water Services.

**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

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The government-wide financial statements highlight some of the most important factors about the governmental funds, particularly the General Fund. The primary revenues for governmental funds are taxes, fees and licenses, and intergovernmental revenues. The two largest sources of revenues for the City of Tualatin's General Fund are property taxes and franchise fees.

The State of Oregon does not have a sales tax and there has been a long history of its citizens opposing one. This puts great stress on property taxes, franchise fees, and other revenue in the governmental sector. Property taxes are limited several ways by State law.

- Local governments' total share of property taxes cannot exceed \$10 per thousand of taxable assessed value; for school districts, the limit is \$5 per thousand.
- In 1998, taxpayers voted for a measure which limited assessed value increases from one year to the next to the lower of a 3% increase or the market value unless additional improvements or modifications have been made to a property.
- As a result of the same property tax reform measure, each local government was assigned a permanent tax rate. The City's rate is \$2.2665 per \$1,000 assessed value.

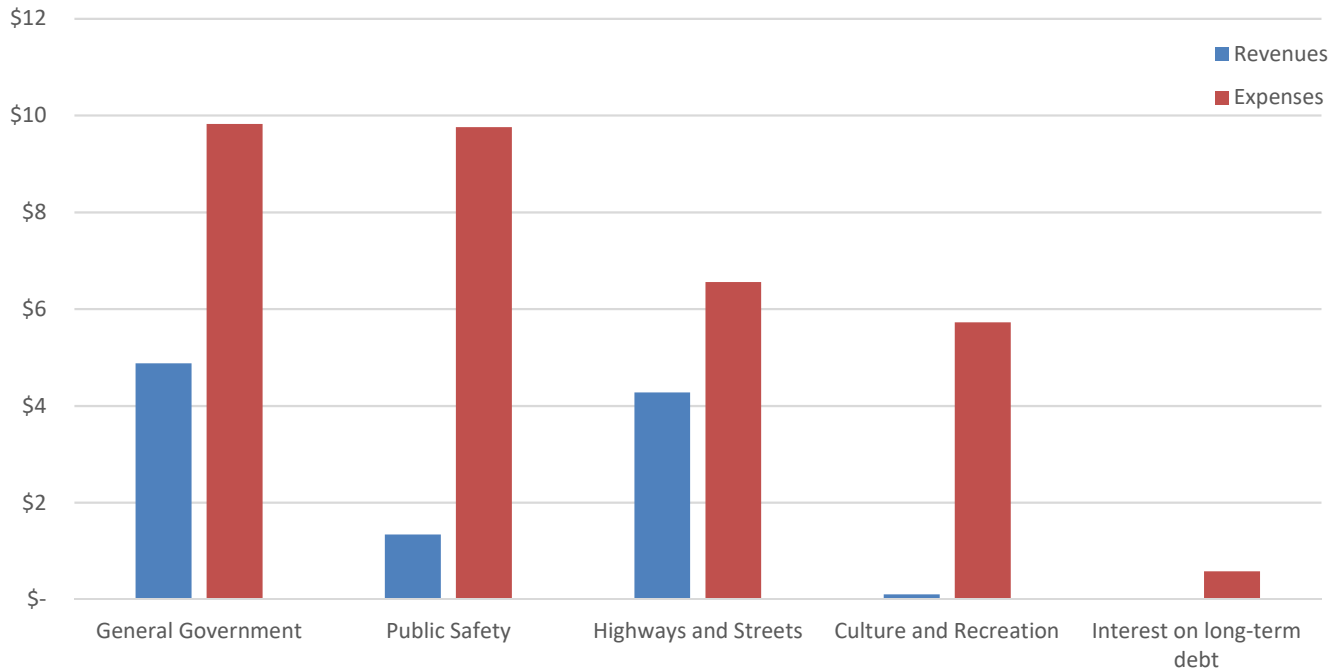
The City's permanent tax rate is relatively low in contrast to comparable cities in the State. The City has been able to maintain services by budgeting conservatively and providing quality services with lean budgets. The charts showing governmental expenses versus governmental activities demonstrate the funding challenges that Tualatin and other cities face.

Some of the important factors, which make allocation of resources difficult include:

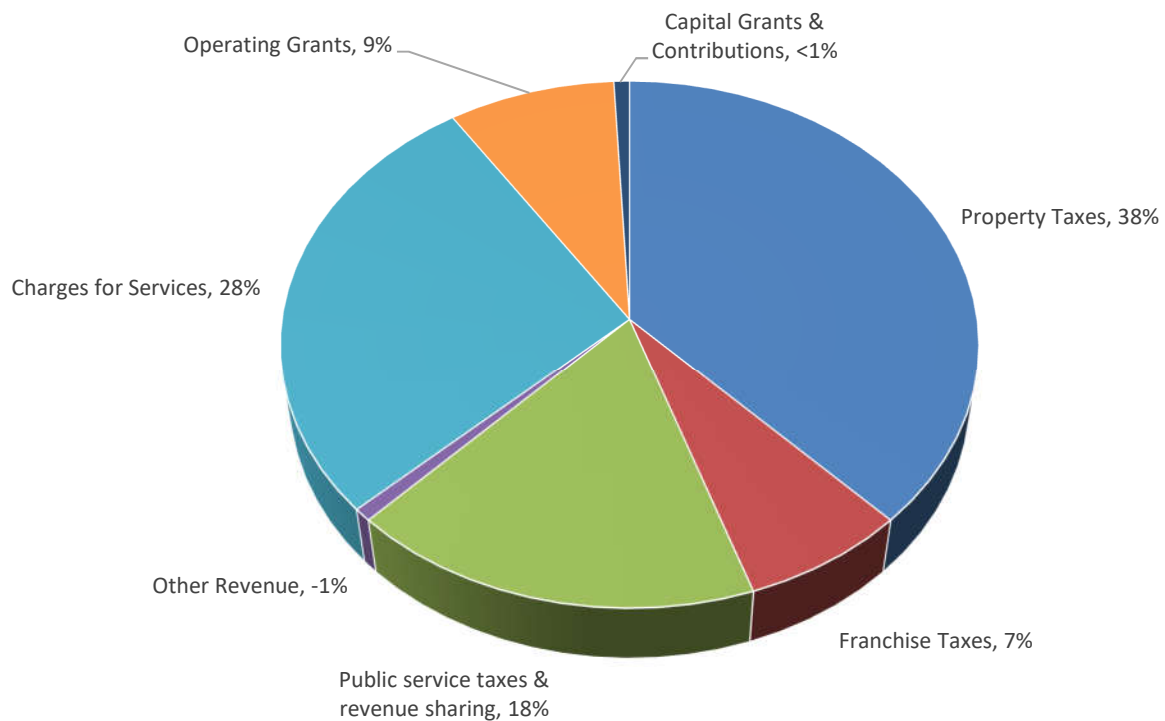
- Governmental resources are restricted in many ways: budgeting, legal and by public opinion.
- Programs funded by general resources typically result in hard choices, such as more police or a better library. Those services which are seen as most important and necessary are almost always least able or likely to assess charges for cost recovery even for direct services.

As build-out of the City occurs, it is likely to become more difficult to handle the inevitable rise in the cost of services. Regional transportation issues and the high development in the southwestern part of Washington County will continue to present challenges to the high quality of life that the citizens of Tualatin have experienced in the past. Concept plans that the City is currently working on for the area between the Cities of Tualatin and Wilsonville will be vital to the City's long-term fiscal health.

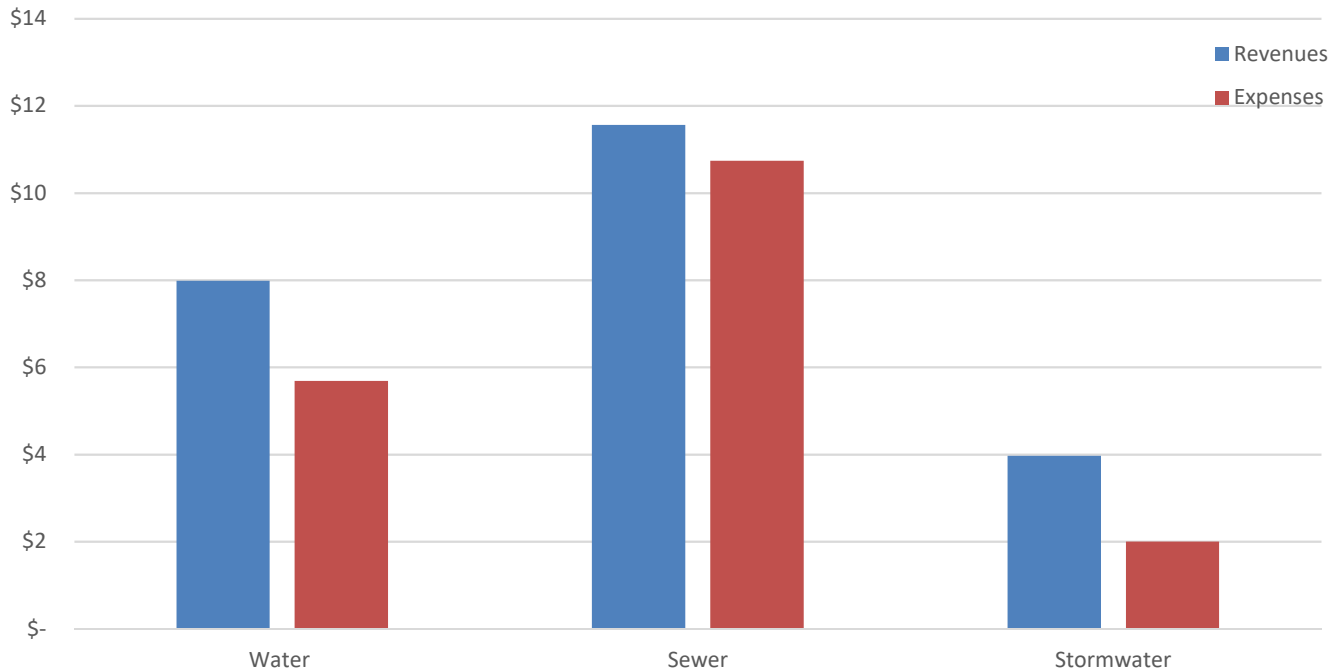
### Expenses and Program Revenues - Governmental Activities (in millions)



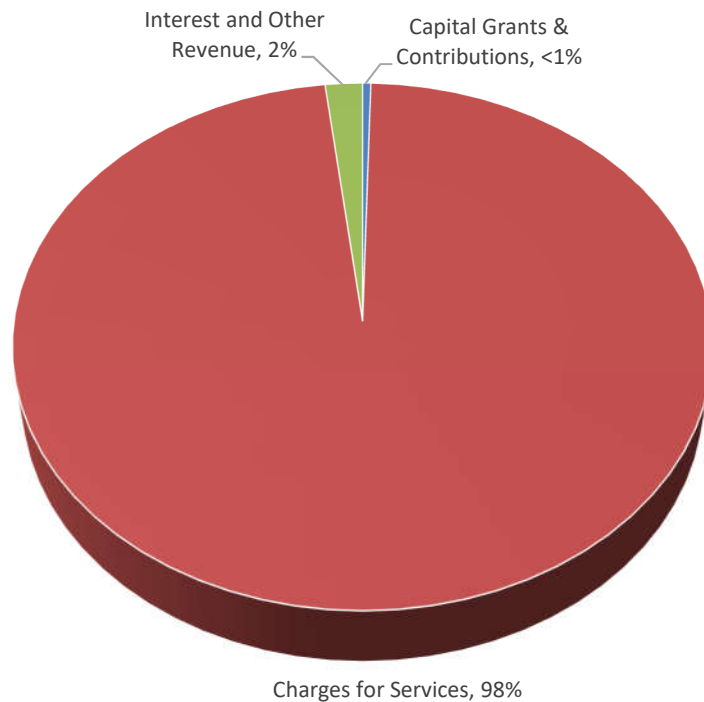
### Revenues by Source - Governmental Activities



**Expenses and Program Revenues - Business-type Activities**  
**(in millions)**



**Revenues by Source - Business-type Activities**



**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

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**FINANCIAL ANALYSIS OF GOVERNMENTAL FUNDS**

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

As of June 30, 2022, the City's governmental funds reported a combined ending fund balance of \$53.1 million, an increase of \$1.6 million when compared to the prior year. Unassigned fund balance combined with committed fund balance as of June 30, 2022, was \$29.6 million and is available for spending at the City's discretion.

**General Fund**

The general fund is the chief operating fund of the City. At June 30, 2022, the total fund balance was \$14.3 million, of which \$14.2 million is considered unassigned, reflecting an increase of \$1.0 million from the prior year. As a matter of course, the City strives to have enough reserves at the end of the fiscal year to provide cash for the first five months of operations, at which time the first installment of property taxes are received. The fund balance increase was primarily due to increased property tax revenue received as a result of increases in assessed value.

**Transportation Project Fund**

This capital project fund accounts for expenditures on high priority transportation projects throughout the City that are financed by the City's Series 2018 Transportation Bonds. Resources for the fund include general obligation bond proceeds and interest revenue. At June 30, 2022, total fund balance was approximately \$10.2 million, a decrease of approximately \$6.2 million. The decrease is attributable to project costs on the Tualatin Moving Forward transportation projects. The fund balance will continue to decline as projects continue.

**Transportation Development Tax Fund**

This special revenue fund accounts for the collection and use of the transportation development tax. At June 30, 2022, total fund balance was approximately \$12.5 million, reflecting an increase of approximately \$0.8 million from the prior year. The increase is attributable to additional development in the City resulting in the collection of additional fees & charges.

**General Fund Budgetary Highlights**

The original appropriated budget for the general fund for fiscal year 2022 amounted to \$29.5 million, including \$3.8 million for contingencies. There were amendments to the adopted budget during the year to appropriate funds for several grants awarded during the year including funding for the Tualatin River Greenway Trail project, Cyber Security grants, and Crisis Intervention.

The General Fund resources exceeded the original budgeted levels by approximately \$1.2 million due to additional property tax received in excess of the budgeted amount because of assessed value being higher than expected, as well as increases in franchise fees and transient lodging tax revenue. This favorable variance in revenue, in conjunction with total expenditures remaining fairly consistent, increasing by \$0.4 million over the prior year resulted in a fund balance increase of \$1.3 million.



**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

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**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

As of June 30, 2022, the City had invested \$149.6 million in capital assets, net of depreciation, in a range of asset types, including land, buildings, improvements and infrastructure, and machinery and equipment.

The following is a comparison of capital assets as of June 30, 2022 and 2021:

**CITY OF TUALATIN'S NET CAPITAL ASSETS**

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 14,500,035	\$ 14,237,913	\$ 938,443	\$ 880,144	\$ 15,438,478	\$ 15,118,057
Construction in Progress	6,098,331	7,184,018	1,124,744	282,841	7,223,075	7,466,859
Buildings	27,624,618	27,472,411	367,755	367,755	27,992,373	27,840,166
Machinery and Equipment	6,350,910	5,808,803	1,900,003	1,802,027	8,250,913	7,610,830
Utility System	-	-	85,395,082	85,219,484	85,395,082	85,219,484
Improvements & Infrastructure	155,743,323	147,662,971	-	-	155,743,323	147,662,971
Accumulated Depreciation	(108,169,324)	(102,983,949)	(42,239,162)	(40,381,361)	(150,408,486)	(143,365,310)
Total net assets	<u>\$ 102,147,893</u>	<u>\$ 99,382,167</u>	<u>\$ 47,486,865</u>	<u>\$ 48,170,890</u>	<u>\$ 149,634,758</u>	<u>\$ 147,553,057</u>

Net capital assets increased by \$2.8 million due primarily to the completion of several capital projects funded by the Tualatin Moving Forward bond program, which was offset by accumulated depreciation on the City's assets. This investment in capital assets includes land, construction in progress, improvements, machinery and equipment and infrastructure. The governmental infrastructure category consists primarily of roads, signals and lighting. Capital assets in the business-type activities include water and sewer lines, lift stations and other portions of utility systems.

Additional information about the City's capital assets is presented in Note 5 of the Notes to the Financial Statements.

**Debt Outstanding**

As of the end of the fiscal year, the City had \$25.1 million in long-term bonded debt obligations outstanding, a decrease of approximately \$3.3 million from the prior year. The decrease is primarily attributable to the payment of outstanding principal on the Series 2018 General Obligation and Refunding bonds for transportation improvement projects.

**CITY OF TUALATIN'S DEBT SERVICE**  
Year Ended June 30, 2022

	Beginning	Additions	Principal Paid	Ending
Governmental:				
General Obligation Bonds	\$ 21,135,864	\$ -	\$ (2,396,807)	\$ 18,739,057
Full faith and credit obligations	4,691,292	-	(393,746)	4,297,546
Total Governmental	<u>\$ 25,827,156</u>	<u>\$ -</u>	<u>\$ (2,790,553)</u>	<u>\$ 23,036,603</u>
Business-type:				
Full Faith & Credit	\$ 2,501,998	\$ -	\$ (470,499)	\$ 2,031,499
Total Bonds Payable	<u>\$ 28,329,154</u>	<u>\$ -</u>	<u>\$ (3,261,052)</u>	<u>\$ 25,068,102</u>

**CITY OF TUALATIN, OREGON**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2022**

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The State of Oregon mandates a general obligation debt limit of 3 percent of true market value of taxable property within City boundaries. The City's general obligation debt outstanding at June 30, 2022 was \$21.1 million, which is well below the \$155 million maximum limitation.

Additional information about the City's outstanding debt is presented in Note 8 of the Notes to the Financial Statements.

**Economic Factors and Next Year's Budget**

Factors affecting financial conditions in the future include:

- The governmental funds' largest revenue sources are property taxes, franchise fees, fees for charges and services, and state shared revenues. The State does not have a sales tax, resulting in local government's heavy reliance on property taxes and other self-generated revenues including franchise fees, business license, etc. In 2022, the City's assessed value increased by 5.03% as a result of continued development within the City.
- The City continues to experience strong development activity, which will help drive increases in assessed value and property tax revenue in future years. With the City's low permanent tax rate of \$2.2665 per thousand of assessed value, though, future adjustments to maintain service levels of city services to our residents may be necessary.
- The City, along with local governments across the State, continues to pay larger sums of employee retirement costs of the State-run pension fund. The Public Employee Retirement System (PERS) sets the contribution rates biannually. Fiscal year 2021-22 was the first year of the current biennium rates. The rates for the current biennium are as follows: Tier I/II employee at 26.85%, Oregon Public Service Retirement Plan (OPSRP) general employees at 20.13% and OPSRP Police/Fire employees at 24.49%. PERS rates for the next biennium, beginning July 1, 2023, will increase to the following rates, respectively: 28.01%, 21.43%, and 26.22%. These increases have been factored into forecasts by the City. Additionally, the City funded a PERS Side Account for \$1.01 million in 2019, which is helping to reduce and stabilize the impact of future increases to the City's pension contribution rates.
- Business-Type Activities are funded through water, sewer, and stormwater rates and system development charges. The City has the ability to increase rates to keep pace with growing costs as well as increasing demands on the systems. The City generally increases water rates annually. Sewer and surface water management rates are set by Clean Water Services and are generally increased annually in July. The City also collects a local service fee for sewer and surface water management that, if needed, can be adjusted.
- Uncertainties about future economic changes and financial impacts are common in all cities. To deal with the swings in the economy and to plan for future capital expansion, the City routinely sets aside portions of its fund balances for contingencies and emergency situations.

**Requests for Information**

The City's financial statements are designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to demonstrate the City's accountability of the resources it receives and expends. If you have questions about this report, or need additional information, contact the Finance Department at City of Tualatin, 18880 SW Martinazzi Avenue, Tualatin, OR 97062-7092.

## **BASIC FINANCIAL STATEMENTS**



## **BASIC FINANCIAL STATEMENTS**

The basic financial statements include interrelated sets of financial statements as required by the GASB. The sets of statements include:

- Government-Wide Financial Statements
- Fund Financial Statements
  - Governmental Funds
  - Proprietary Funds

In addition, the notes to the basic financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

**CITY OF TUALATIN, OREGON**  
**STATEMENT OF NET POSITION**  
**June 30, 2022**

	Governmental Activities	Business-Type Activities	Total
<b>ASSETS</b>			
Cash and investments	\$ 57,484,222	\$ 24,401,872	\$ 81,886,094
Restricted cash and cash equivalents	30,000	-	30,000
Due from other governments	700,978	604,629	1,305,607
Accounts receivable	272,324	1,726,845	1,999,169
Property taxes receivable	240,380	-	240,380
Accrued interest receivable	77,215	28,814	106,029
Lease Receivable	1,022,293	-	1,022,293
Inventories	145,135	97,434	242,569
OPEB asset	207,135	12,023	219,158
Capital assets not being depreciated:			
Land	14,500,035	938,443	15,438,478
Construction in progress	6,098,331	1,124,744	7,223,075
Capital assets, net of accumulated depreciation:			
Buildings	16,218,264	12,126	16,230,390
Machinery, equipment, and vehicles	2,562,874	572,319	3,135,193
Infrastructure	62,768,389	44,839,233	107,607,622
Lease assets, net	77,155	-	77,155
<b>TOTAL ASSETS</b>	<b>162,404,730</b>	<b>74,358,482</b>	<b>236,763,212</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred charge on refunding	-	73,763	73,763
Deferred outflows of resources - OPEB	120,766	7,009	127,775
Deferred outflows of resources - pension	9,920,850	575,836	10,496,686
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>10,041,616</b>	<b>656,608</b>	<b>10,698,224</b>
<b>LIABILITIES</b>			
Accounts payable and other current liabilities	2,847,014	1,362,850	4,209,864
Deposits	1,580,022	19,557	1,599,579
Retainage payable	148,490	32,072	180,562
Unearned revenue	28,887	7,051	35,938
Interest Payable	41,544	5,946	47,490
Noncurrent liabilities:			
Due within one year	3,544,664	512,243	4,056,907
Due in more than one year	35,525,466	2,460,063	37,985,529
Lease payable	77,600	-	77,600
<b>TOTAL LIABILITIES</b>	<b>43,793,687</b>	<b>4,399,782</b>	<b>48,193,469</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows of resources - pension	12,377,802	718,446	13,096,248
Deferred inflows of resources - OPEB	223,364	12,965	236,329
Deferred inflows of resources - leases	1,022,293	-	1,022,293
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>13,623,459</b>	<b>731,411</b>	<b>14,354,870</b>
<b>NET POSITION</b>			
Net investment in capital assets	87,045,666	45,529,130	132,574,796
Restricted for:			
Building and engineering	916,414	-	916,414
Street and roadside maintenance	3,409,105	-	3,409,105
Debt service payments	178,312	-	178,312
Capital projects	2,907,646	-	2,907,646
Transportation	12,488,767	-	12,488,767
Urban renewal projects	3,398,287	-	3,398,287
Capital improvements	-	1,512,487	1,512,487
Unrestricted	4,685,003	22,842,280	27,527,283
<b>TOTAL NET POSITION</b>	<b>\$ 115,029,200</b>	<b>\$ 69,883,897</b>	<b>\$ 184,913,097</b>

*The accompanying notes are an integral part of the basic financial statements*

**CITY OF TUALATIN, OREGON**  
**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended June 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net Expense Revenue and Change in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business Type Activities	Total
<b>GOVERNMENTAL ACTIVITIES</b>							
General government	\$ 9,821,910	\$ 4,880,066	\$ 3,133,205	\$ 3,550	\$ (1,805,089)	\$ -	\$ (1,805,089)
Public safety	9,758,499	1,341,304	81,023	-	(8,336,172)	-	(8,336,172)
Highways and streets	6,560,718	4,274,540	-	301,883	(1,984,295)	-	(1,984,295)
Culture and recreation	5,724,066	102,839	42,464	-	(5,578,763)	-	(5,578,763)
Interest on long-term debt	582,242	-	-	-	(582,242)	-	(582,242)
TOTAL GOVERNMENTAL ACTIVITIES	32,447,435	10,598,749	3,256,692	305,433	(18,286,561)	-	(18,286,561)
<b>BUSINESS-TYPE ACTIVITIES</b>							
Water Operations	5,686,173	7,987,031	-	-	-	2,300,858	2,300,858
Sewer Operations	10,735,959	11,559,860	-	-	-	823,901	823,901
Stormwater Operations	1,999,040	3,968,323	-	100,000	-	2,069,283	2,069,283
TOTAL BUSINESS-TYPE ACTIVITIES	18,421,172	23,515,214	-	100,000	-	5,194,042	5,194,042
TOTAL GOVERNMENT	\$ 50,868,607	\$ 34,113,963	\$ 3,256,692	\$ 405,433	(18,286,561)	5,194,042	(13,092,519)
GENERAL REVENUES:							
Property taxes					14,459,834	-	14,459,834
Franchise taxes					2,703,505	-	2,703,505
Public service taxes and revenue sharing					6,719,037	-	6,719,037
Interest and investment earnings					(605,564)	(321,199)	(926,763)
Miscellaneous revenues					307,662	776,397	1,084,059
TRANSFERS					3,219,370	(3,219,370)	-
TOTAL GENERAL REVENUES AND TRANSFERS					26,803,844	(2,764,172)	24,039,672
CHANGE IN NET POSITION					8,517,283	2,429,870	10,947,153
NET POSITION - beginning					106,511,917	67,454,027	173,965,944
NET POSITION - ending					\$ 115,029,200	\$ 69,883,897	\$ 184,913,097

*The accompanying notes are an integral part of the basic financial statements*

**FUND FINANCIAL STATEMENTS**  
**Major Governmental Funds**

**General Fund**

The General Fund accounts for the financial operations of the City that are not accounted for in any other fund. Principal sources of revenue are property taxes, franchise fees, and state and county shared revenue. Primary expenditures are for culture and recreation, general government and public safety.

**Transportation Project Fund**

The Transportation Project Fund accounts for the proceeds of the City's Transportation Bond to finance high priority transportation projects throughout the City.

**Transportation Development Tax Fund**

The Transportation Development Tax Fund accounts for the collection and use of the transportation development tax.



**CITY OF TUALATIN, OREGON**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**June 30, 2022**

	General Fund	Transportation Project Fund	Transportation Development Tax Fund	Other Governmental	Total Governmental
<b>ASSETS</b>					
Cash and investments	\$ 16,705,390	\$ 11,097,259	\$ 12,508,837	\$ 16,121,649	\$ 56,433,135
Due from other governments	387,314	33,526	-	280,138	700,978
Accounts receivable	53,314	-	-	219,010	272,324
Property taxes receivable	191,176	-	-	49,204	240,380
Accrued interest receivable	19,798	22,120	15,171	18,886	75,975
Lease Receivable	1,022,293	-	-	-	1,022,293
Inventories	93,395	-	-	51,740	145,135
Restricted cash and cash equivalents	30,000	-	-	-	30,000
<b>TOTAL ASSETS</b>	<b>\$ 18,502,680</b>	<b>\$ 11,152,905</b>	<b>\$ 12,524,008</b>	<b>\$ 16,740,627</b>	<b>\$ 58,920,220</b>
<b>LIABILITIES</b>					
Accounts payable and other current liabilities	\$ 1,488,093	\$ 864,427	\$ 651	\$ 493,843	\$ 2,847,014
Deposits	1,524,488	-	-	55,534	1,580,022
Retainage payable	-	113,900	34,590	-	148,490
Unearned revenue	8,887	-	-	20,000	28,887
<b>TOTAL LIABILITIES</b>	<b>3,021,468</b>	<b>978,327</b>	<b>35,241</b>	<b>569,377</b>	<b>4,604,413</b>
<b>DEFERRED INFLOWS OF RESOURCES:</b>					
Unavailable revenue - property tax revenue	160,024	-	-	42,221	202,245
Unavailable revenue - leases	1,022,293	-	-	-	1,022,293
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>1,182,317</b>	<b>-</b>	<b>-</b>	<b>42,221</b>	<b>1,224,538</b>
<b>FUND BALANCES</b>					
Nonspendable:					
Inventory	93,395	-	-	51,740	145,135
Restricted for:					
Building and engineering	-	-	-	916,414	916,414
Street and roadside maintenance	-	-	-	3,409,105	3,409,105
911 operations system	-	-	-	-	-
Debt service payments	-	-	-	178,312	178,312
Capital projects	-	-	-	2,907,646	2,907,646
Transportation	-	-	12,488,767	-	12,488,767
Urban renewal projects	-	-	-	3,398,287	3,398,287
Committed to:					
ARPA	-	-	-	3,060,795	3,060,795
Pavement maintenance and street lighting	-	-	-	1,338,820	1,338,820
Parking maintenance	-	-	-	228,733	228,733
Parks capital and maintenance	-	-	-	589,596	589,596
Transportation	-	10,174,578	-	-	10,174,578
Assigned to:					
Scholarships	-	-	-	49,581	49,581
Unassigned:	14,205,500	-	-	-	14,205,500
<b>TOTAL FUND BALANCES</b>	<b>14,298,895</b>	<b>10,174,578</b>	<b>12,488,767</b>	<b>16,129,029</b>	<b>53,091,269</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 18,502,680</b>	<b>\$ 11,152,905</b>	<b>\$ 12,524,008</b>	<b>\$ 16,740,627</b>	

Amounts reported in the statement of net position are different because:

The cost of capital assets (land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress) is reported as an expenditure in governmental funds. The Statement of Net Position includes those capital assets among the assets of the City as a whole.

Net capital assets	\$ 102,147,893	
Leased assets, net	77,155	102,225,048

Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds.

Deferred outflows of resources - pension	9,920,850	
Deferred outflows of resources - other postemployment benefit obligations	120,766	10,041,616

Internal service funds are used by management to charge the costs of the operations department to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net position.

1,052,327

Liabilities and deferred inflows of resources, including accrued liabilities and bonds payable are not due and payable in the current period and, therefore, are not reported in the funds:

Unavailable revenue - property taxes	202,245	
Accrued compensated absences	(897,099)	
Accrued interest	(41,544)	
Net pension liability	(14,205,111)	
Net other postemployment obligation	(724,182)	
Long-term bonded debt obligations	(21,027,546)	
Bond premium	(2,009,057)	
Deferred inflows of resources - pension	(12,377,802)	
Deferred inflows of resources - other post employment obligation	(223,364)	(51,303,460)

Lease financings are not recorded in the governmental funds, but rather are recognized as a liability in the Statement of Net Position

(77,600)

Net position of governmental activities	\$ 115,029,200
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*The accompanying notes are an integral part of the basic financial statements*

**CITY OF TUALATIN, OREGON**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended June 30, 2022**

	General Fund	Transportation Project Fund	Transportation Development Tax Fund	Other Governmental	Total Governmental
<b>REVENUES</b>					
Property taxes	\$ 11,430,172	\$ -	\$ -	\$ 3,012,533	\$ 14,442,705
Franchise fees	2,703,505	-	-	-	2,703,505
Charges for service	211,114	-	-	367,923	579,037
Licenses and permits	377,961	-	-	636,836	1,014,797
Intergovernmental	4,140,606	-	-	6,258,695	10,399,301
Fines and forfeitures	1,113,265	-	-	-	1,113,265
Fees and charges	111,785	-	1,887,285	5,732,909	7,731,979
Interest	(224,722)	(36,650)	(164,437)	(192,079)	(617,888)
Miscellaneous	256,287	-	-	106,286	362,573
<b>TOTAL REVENUES</b>	<b>20,119,973</b>	<b>(36,650)</b>	<b>1,722,848</b>	<b>15,923,103</b>	<b>37,729,274</b>
<b>EXPENDITURES</b>					
Current:					
General government	8,638,296	-	-	83,128	8,721,424
Public safety	8,937,563	-	-	1,036,724	9,974,287
Highways and streets	821,797	2,689	-	2,774,340	3,598,826
Culture and recreation	5,051,348	-	-	1,423	5,052,771
Capital outlay	852,341	5,971,115	832,388	1,410,581	9,066,425
Debt service:					
Principal	-	-	-	2,050,000	2,050,000
Interest	-	-	-	934,000	934,000
<b>TOTAL EXPENDITURES</b>	<b>24,301,345</b>	<b>5,973,804</b>	<b>832,388</b>	<b>8,290,196</b>	<b>39,397,733</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(4,181,372)</b>	<b>(6,010,454)</b>	<b>890,460</b>	<b>7,632,907</b>	<b>(1,668,459)</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	5,288,990	-	-	1,465,466	6,754,456
Transfers out	(164,399)	(358,460)	(54,350)	(2,957,877)	(3,535,086)
Sale of general capital assets	22,409	-	-	-	22,409
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>5,147,000</b>	<b>(358,460)</b>	<b>(54,350)</b>	<b>(1,492,411)</b>	<b>3,241,779</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>965,628</b>	<b>(6,368,914)</b>	<b>836,110</b>	<b>6,140,496</b>	<b>1,573,320</b>
<b>FUND BALANCES - beginning</b>	<b>13,333,267</b>	<b>16,543,492</b>	<b>11,652,657</b>	<b>9,988,533</b>	<b>51,517,949</b>
<b>FUND BALANCES - ending</b>	<b>\$ 14,298,895</b>	<b>\$ 10,174,578</b>	<b>\$ 12,488,767</b>	<b>\$ 16,129,029</b>	<b>\$ 53,091,269</b>

*The accompanying notes are an integral part of the basic financial statements*

**CITY OF TUALATIN, OREGON**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended June 30, 2022**

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Amounts reported in the statement of activities are different because:

Net change in fund balances	\$ 1,573,320
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The statement of revenues, expenditures, and changes in fund balances report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.

Depreciation	\$ (5,284,311)	
Capital asset additions	<u>8,059,672</u>	2,775,361

Governmental funds report lease financing as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as amortization expense. This is the amount by which amortization exceeded lease financing.

(445)

The net effect of various miscellaneous transactions involving capital assets (i.e. sales and donations) is to increase net assets

(13,185)

Some revenue reported in the statement of activities do not provide current financial resources in the governmental funds.

20,679

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued interest expense	\$ 6,109	
Pension expense	1,015,153	
Net other postemployment benefit obligations	<u>(8,571)</u>	1,012,691

Internal service funds are used by management to charge the costs of the administrative services department to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.

319,241

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This is the amount by which proceeds exceeded repayments.

2,829,621

Change in net position of governmental activities

\$ 8,517,283

## **FUND FINANCIAL STATEMENTS**

### **Proprietary Funds**

#### Enterprise Funds

These funds are used to account for operations that are financed and operated in a manner similar to private business enterprises. The intent of the governing body is that the costs of providing the services to the general public on a continuing basis be financed primarily through user charges. These funds represent three segments of operations – Water, Sewer, and Stormwater. Included in these segments are:

#### **Water Operations**

##### **Water Fund**

The Water Fund accounts for the operation and maintenance of water facilities and services. The primary source of revenues consists of water sales and related charges.

##### **Water Development Fund**

The Water Development Fund accounts for system development fees charged on new construction. The proceeds are used to finance major expansions of the water system.

##### **Enterprise Bond Fund**

The Enterprise Bond Fund accounts for debt service financing for the water reservoir construction and other improvement to the water system.

#### **Sewer Operations**

##### **Sewer Fund**

The Sewer Fund accounts for the operation of the City's sewer system. The primary source of revenue consists of charges for sewer services.

##### **Sewer Development Fund**

The Sewer Development Fund accounts for the system development fees on new construction. The proceeds are used to finance major expansion of the sewer system.

#### **Stormwater Operations**

##### **Stormwater Fund**

The Stormwater Fund accounts for stormwater services for residents of the City. The principal revenue source is from user fees.

##### **Stormwater Development Fund**

The Stormwater Development Funds accounts for system development charges assessed to finance expansion of the stormwater system.

For Generally Accepted Accounting Principles purposes, these aforementioned funds are consolidated and included as three separate Enterprises funds.

#### Internal Service Funds

These funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

##### **Vehicle Replacement Fund**

This Vehicle Replacement Fund accounts for City's transportation fleet, including the acquisition and replacement.

**CITY OF TUALATIN, OREGON**  
**PROPRIETARY FUNDS**  
**STATEMENT OF NET POSITION**  
**June 30, 2022**

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water Operations	Sewer Operations	Stormwater Operations	Total	Vehicle Replacement Fund
<b>ASSETS</b>					
Current Assets:					
Cash and investments	\$ 11,311,299	\$ 5,854,969	\$ 7,235,604	\$ 24,401,872	\$ 1,051,087
Accounts receivables, net	542,741	858,771	325,333	1,726,845	-
Intergovernmental receivable	-	600,107	4,522	604,629	-
Accrued interest receivable	13,373	6,907	8,534	28,814	1,240
Inventories	94,987	2,447	-	97,434	-
Total current assets	11,962,400	7,323,201	7,573,993	26,859,594	1,052,327
Noncurrent Assets:					
Net other post employment benefit asset	8,064	3,959	-	12,023	-
Capital assets not being depreciated:					
Land	773,389	156,221	8,833	938,443	-
Construction in progress	364,008	735,036	25,700	1,124,744	-
Capital assets, net of accumulated depreciation					
Buildings	12,126	-	-	12,126	-
Machinery, equipment, and vehicles	187,770	180,578	203,971	572,319	-
Infrastructure	27,101,543	13,949,145	3,788,545	44,839,233	-
Total noncurrent assets	28,446,900	15,024,939	4,027,049	47,498,888	-
<b>TOTAL ASSETS</b>	<b>40,409,300</b>	<b>22,348,140</b>	<b>11,601,042</b>	<b>74,358,482</b>	<b>1,052,327</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred charge on refunding	73,763	-	-	73,763	-
Deferred outflows of resources - OPEB	4,701	2,308	-	7,009	-
Deferred outflows of resources - pension	386,225	189,611	-	575,836	-
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>464,689</b>	<b>191,919</b>	<b>-</b>	<b>656,608</b>	<b>-</b>
<b>LIABILITIES</b>					
Current Liabilities:					
Accounts payable	393,719	787,044	113,480	1,294,243	-
Accrued liabilities	44,674	23,933	-	68,607	-
Compensated absences	44,370	17,873	-	62,243	-
Retainage payable	-	32,072	-	32,072	-
Deposits payable	19,557	-	-	19,557	-
Accrued interest payable	5,946	-	-	5,946	-
Bonds payable - due within one year	450,000	-	-	450,000	-
Unearned revenue	-	-	7,051	7,051	-
Total current liabilities	958,266	860,922	120,531	1,939,719	-
Noncurrent Liabilities:					
Bonds payable	1,581,498	-	-	1,581,498	-
Net OPEB liability	36,257	17,800	-	54,057	-
Net pension liability	553,014	271,494	-	824,508	-
Total noncurrent liabilities	2,170,769	289,294	-	2,460,063	-
<b>TOTAL LIABILITIES</b>	<b>3,129,035</b>	<b>1,150,216</b>	<b>120,531</b>	<b>4,399,782</b>	<b>-</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred inflows of resources - pension	481,876	236,570	-	718,446	-
Deferred inflows of resources - OPEB	8,696	4,269	-	12,965	-
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>490,572</b>	<b>240,839</b>	<b>-</b>	<b>731,411</b>	<b>-</b>
<b>NET POSITION</b>					
Net investment in capital assets	26,481,101	15,020,980	4,027,049	45,529,130	-
Restricted for capital improvements	1,512,487	-	-	1,512,487	-
Unrestricted	9,260,794	6,128,024	7,453,462	22,842,280	1,052,327
<b>TOTAL NET POSITION</b>	<b>\$ 37,254,382</b>	<b>\$ 21,149,004</b>	<b>\$ 11,480,511</b>	<b>\$ 69,883,897</b>	<b>\$ 1,052,327</b>

*The accompanying notes are an integral part of the basic financial statements*

**CITY OF TUALATIN, OREGON**  
**PROPRIETARY FUNDS**  
**STATEMENT OF REVENUES, EXPENSES,**  
**AND CHANGES IN NET POSITION**  
**For the Fiscal Year Ended June 30, 2022**

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water Operations	Sewer Operations	Stormwater Operations	Total	Vehicle Replacement Fund
<b>OPERATING REVENUES</b>					
Charges for service	\$ 7,682,391	\$ 9,601,073	\$ 3,676,669	\$ 20,960,133	\$ 333,070
Intergovernmental	-	76,840	-	76,840	-
Fees and charges	304,640	1,881,947	291,654	2,478,241	-
Miscellaneous	4,700	745,757	25,940	776,397	-
<b>TOTAL OPERATING REVENUES</b>	<b>7,991,731</b>	<b>12,305,617</b>	<b>3,994,263</b>	<b>24,291,611</b>	<b>333,070</b>
<b>OPERATING EXPENSES</b>					
Personal services	881,875	492,718	-	1,374,593	-
Materials and services	3,610,445	9,648,080	1,770,865	15,029,390	-
Depreciation	1,044,004	595,161	228,175	1,867,340	-
<b>TOTAL OPERATING EXPENSES</b>	<b>5,536,324</b>	<b>10,735,959</b>	<b>1,999,040</b>	<b>18,271,323</b>	<b>-</b>
<b>OPERATING INCOME (LOSS)</b>	<b>2,455,407</b>	<b>1,569,658</b>	<b>1,995,223</b>	<b>6,020,288</b>	<b>333,070</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>					
Interest income	(149,245)	(76,476)	(95,478)	(321,199)	(13,829)
Interest expense	(149,849)	-	-	(149,849)	-
<b>TOTAL NON-OPERATING REVENUES (EXPENSE)</b>	<b>(299,094)</b>	<b>(76,476)</b>	<b>(95,478)</b>	<b>(471,048)</b>	<b>(13,829)</b>
<b>INCOME BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS</b>	<b>2,156,313</b>	<b>1,493,182</b>	<b>1,899,745</b>	<b>5,549,240</b>	<b>319,241</b>
<b>CAPITAL CONTRIBUTIONS</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>
<b>TRANSFERS</b>	<b>(968,078)</b>	<b>(1,212,177)</b>	<b>(1,039,115)</b>	<b>(3,219,370)</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>1,188,235</b>	<b>281,005</b>	<b>960,630</b>	<b>2,429,870</b>	<b>319,241</b>
<b>NET POSITION - beginning</b>	<b>36,066,147</b>	<b>20,867,999</b>	<b>10,519,881</b>	<b>67,454,027</b>	<b>733,086</b>
<b>NET POSITION - ending</b>	<b>\$ 37,254,382</b>	<b>\$ 21,149,004</b>	<b>\$ 11,480,511</b>	<b>\$ 69,883,897</b>	<b>\$ 1,052,327</b>

*The accompanying notes are an integral part of the basic financial statements*

**CITY OF TUALATIN, OREGON**  
**PROPRIETARY FUNDS**  
**STATEMENT OF CASH FLOWS**  
**For the Fiscal Year Ended June 30, 2022**

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water Operations	Sewer Operations	Stormwater Operations	Total	Vehicle Replacement Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Cash received from customers	\$ 8,173,376	\$ 11,673,511	\$ 3,967,334	\$ 23,814,221	\$ 333,070
Cash paid to employees and others for salaries/benefits	(882,870)	(489,686)	-	(1,372,556)	-
Cash paid to suppliers and others	(3,902,523)	(9,458,286)	(1,778,508)	(15,139,317)	-
NET CASH FLOWS FROM OPERATING ACTIVITIES	3,387,983	1,725,539	2,188,826	7,302,348	333,070
<b>CASH FLOWS FROM (USED FOR)</b>					
<b>NON-CAPITAL FINANCING ACTIVITIES</b>					
Payment from (to) other funds	-	-	-	-	(575)
Transfers in (out)	(968,078)	(1,212,177)	(1,039,115)	(3,219,370)	-
Net cash provided (used) by non-capital financing activities	(968,078)	(1,212,177)	(1,039,115)	(3,219,370)	(575)
<b>CASH FLOWS FROM (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES</b>					
Purchase of capital assets	(318,887)	(764,428)	-	(1,083,315)	-
Debt principal payments	(470,500)	-	-	(470,500)	-
Interest paid	(126,695)	-	-	(126,695)	-
NET CASH FROM (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES	(916,082)	(764,428)	-	(1,680,510)	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Interest received	(153,741)	(77,722)	(98,354)	(329,817)	(13,829)
Net cash provided (used) by investing activities	(153,741)	(77,722)	(98,354)	(329,817)	(13,829)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,350,082	(328,788)	1,051,357	2,072,651	318,666
CASH AND CASH EQUIVALENTS - beginning	9,961,217	6,183,757	6,184,247	22,329,221	732,421
CASH AND CASH EQUIVALENTS - ending	<u>\$ 11,311,299</u>	<u>\$ 5,854,969</u>	<u>\$ 7,235,604</u>	<u>\$ 24,401,872</u>	<u>\$ 1,051,087</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>					
Operating Income	\$ 2,455,407	\$ 1,569,658	\$ 1,995,223	\$ 6,020,288	\$ 333,070
Adjustments to reconcile operating income to net cash provided by (used for) operating activities:					
Depreciation of capital assets	1,044,004	595,161	228,175	1,867,340	-
Change in assets and liabilities:					
Accounts receivable	173,288	(632,106)	(19,878)	(478,696)	-
Inventories	(7,019)	-	-	(7,019)	-
Accounts payable and accrued expenses	(285,059)	189,794	(7,643)	(102,908)	-
Deposits	8,357	-	-	8,357	-
Unearned revenue	-	-	(7,051)	(7,051)	-
Pension System	(735)	1,718	-	983	-
Accrued compensated absences	(2,389)	173	-	(2,216)	-
Other post employment benefits payable	2,129	1,141	-	3,270	-
Net cash provided (used) by operating activities	<u>\$ 3,387,983</u>	<u>\$ 1,725,539</u>	<u>\$ 2,188,826</u>	<u>\$ 7,302,348</u>	<u>\$ 333,070</u>
<b>NON-CASH CAPITAL FINANCING ACTIVITIES</b>					
Contributions of capital assets	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -
Total non-cash capital financing activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100,000</u>	<u>\$ 100,000</u>	<u>\$ -</u>

*The accompanying notes are an integral part of the basic financial statements*

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**1. Summary of Significant Accounting Policies**

The financial statements of the City of Tualatin, Oregon (the City) have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). GAAP statements require the application of all relevant Governmental Accounting Standards Board (GASB) pronouncements.

**A. Reporting Entity**

The City is a municipal corporation governed by an elected mayor and six-member governing council. The accompanying financial statements present the City and its component unit, an entity for which the City is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government.

**Blended Component Unit.** The Tualatin Development Commission (Commission) was formed to plan, direct, and manage the redevelopment of targeted areas of the City through tax increment financing. Pursuant to ORS 457.055, the City Council has been appointed governing body of the Commission and the City has operational responsibility for the activities of Commission. The Commission's funds are reported as governmental fund types.

Separately issued financial statements are available for the Commission. These reports may be obtained from the Finance Department of the City, 18880 S.W. Martinazzi Avenue, Tualatin, Oregon 97062.

**B. Basis of Presentation**

Government-wide statements

The Statement of Net Position and the Statement of Activities display information about the City and its blended component unit. These statements include all the financial activities of the City. Eliminations have been made to minimize the double-counting of internal activities; however, in the government-wide Statement of Activities, interfund services provided and used are not eliminated in the process of consolidation. These statements distinguish between the governmental and business-type activities of the City. Governmental activities are financed through charges for services, property taxes, intergovernmental revenues, and other nonexchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the City's governmental and business-type activities, including its blended component unit. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. *Program revenues* include (a) fees, fines, and charges paid by the recipients of goods or services offered by the programs, and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Taxes and other items not attributable to a specific program are reported as general revenues.



**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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Fund financial statements

The fund financial statements provide information about the City's funds, including its blended component unit. Separate statements for each fund category – governmental, proprietary or fiduciary are presented. Currently, the City has only governmental and proprietary type funds. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- *General Fund*  
This is the City's primary operating fund. It accounts for all revenues and expenditures of the City, except those accounted for in another fund.
- *Transportation Project Fund*  
This fund accounts for the proceeds of the city's Transportation Bond to finance transportation projects throughout the City.
- *Transportation Development Tax Fund*  
This fund accounts for the expenditures of transportation capital improvements designed to accommodate growth. The primary source of revenue is from one-time charges on development within Washington and Clackamas counties.

The City reports each of its three proprietary funds as major funds:

- *Water Operations*  
This fund accounts for the operation and maintenance of water service and distribution facilities.
- *Sewer Operations*  
This fund accounts for the operation and maintenance of the City's sewer service and collection system.
- *Stormwater Operations*  
This fund accounts for the operation and maintenance of the City's surface water system.

The City also reports the following nonmajor fund types:

- *Special Revenue Funds*  
These funds account for revenues and expenditures related to those required to be accounted for in another fund.
- *Debt Service Funds*  
These funds account for the accumulation of resources for the payment of tax increment bond principal and interest.
- *Capital Projects Funds*  
These funds account for the acquisition and construction of capital facilities other than those financed by Proprietary Funds.
- *Internal Service Funds*  
This fund accounts for the acquisition and replacement of City's motor vehicle pool.

**C. Measurement Focus and Basis of Accounting**

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

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

Governmental fund 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 City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, franchise taxes, licenses, 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. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Unavailable revenue arises in the Governmental Funds Balance Sheet when potential revenue does not meet both the measurable and available criteria for recognition in the current period. This unavailable revenue consists primarily of uncollected property taxes and assessments not deemed available to financial operation of the current period. In the government-wide Statement of Net Position, with a full accrual basis of accounting, revenue must be recognized as soon as it is earned regardless of its availability. Thus, the deferred inflow created on the Governmental Fund Balance Sheet for unavailable revenue is eliminated. Note that unavailable revenues also arise outside the scope of measurement focus and bases of accounting, such as when the City receives resources before it has a legal claim to them. For instance, when grant monies are received prior to the incurrence of qualifying expenditures.

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

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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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 principle ongoing operations. The principle operating revenues of the City's Water, Wastewater, and Stormwater Funds are charges to customers for sales and services. These funds also recognize fees intended to recover the cost of connecting new customers to the City's utility systems as operating revenue. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and overheads, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**D. Cash and Investments**

Cash is considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less from the date of acquisition.

Investments consist of funds held in the Oregon State Treasurer's Local Government Investment Pool (LGIP), U.S. Government obligations and corporate bonds. Investments in the LGIP are stated at cost, which approximates fair value. The individual funds' and blended component unit's portion of the pool's fair value are presented as "Cash and Investments" in the basic financial statements.

The LGIP is administered by the Oregon State Treasury. The LGIP is an open-ended no-load diversified portfolio offered to any agency, political subdivision or public corporation of the State who by law is made the custodian of, or has control of, any public funds. The LGIP is commingled with the State's short-term funds. In seeking to best serve local governments of Oregon, the Oregon Legislature established the Oregon Short-Term Fund Board which is not registered with the U.S. Securities and Exchange Commission as an investment company. The purpose of the Board is to advise the Oregon State Treasury in the management and investment of the LGIP.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are not active; and model derived valuations in which all significant inputs are observable. Level 3 inputs are significant unobservable inputs.

**E. Receivables**

Uncollected property taxes receivable collected within sixty days following year end are considered measurable and available and are recognized as revenues. All other uncollected property taxes receivable are offset by deferred revenue and, accordingly, have not been recorded as revenue. Property taxes are assessed and become a lien against the property as of July 1 each year and are payable in three installments on November 15, February 15, and May 15 following the lien date. Taxes unpaid and outstanding on May 16 are considered delinquent.

Assessments receivable are recognized at the time property owners are assessed for property improvements. Assessments receivable expected to be collected within sixty days following year end and are considered measurable and available and are recognized as revenue. All other assessments receivable are offset by unavailable revenue and, accordingly, have not been recorded as revenue.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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Receivables for grants and state shared revenues, included in accounts receivable are recorded as revenues in governmental fund types as earned. Receivables of the proprietary fund types are recorded as revenues as earned, including services earned but not billed.

**F. Lease Receivables**

Lease receivables are recognized at the net present value of the leased assets at a borrowing rate either explicitly described in the agreement or implicitly determined by the City, reduced by principal payments.

**G. Inventories**

Inventories for governmental fund types are stated at cost (average cost basis) and are charged to expenditures as they are used. Inventories in the enterprise funds are stated at the lower of cost (average cost basis) or market value and are charged to expenses as they are used, consistent with the consumption method.

**H. Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, street lights, etc.) are reported in the applicable governmental or business-type activities column in the governmental-wide financial statements. Capital assets are charged to expenditures as purchased in the governmental fund statements, and capitalized in the proprietary fund statements. Capital assets are recorded at historical cost, or estimated historical cost if actual cost is not available. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value.

Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 or more, and having useful lives extending beyond a single reporting period. Additions or improvements and other capital outlays that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. No interest costs were capitalized during the year ended June 30, 2022.

Depreciation on exhaustible assets is recorded as an allocated expense in the Statement of Activities with accumulated depreciation reflected in the Statement of Net Position and is provided on the straight-line basis over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Buildings and improvements	25-40
Improvements	10-50
Infrastructure	20-50
Vehicles	5-10
Machinery and equipment	5-10
Utility Systems	25-50

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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

**I. Lease Assets**

Lease assets are assets which the City leases for a term of more than one year. The value of the leases is determined by the net present value of the leases at the City's incremental borrowing rate at the time of the lease agreement, amortized using the straight-line method over the term of the agreement.

**J. Deferred Outflows/Inflows of Resource**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to future periods and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to future periods and so will *not* be recognized as an inflow of resources (revenue) until that time.

**K. Pensions**

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

**L. Other post-employment benefits (OPEB)**

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

City of Tualatin – Implicit Subsidy Plan. For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources to OPEB, and OPEB expense, the City has relied on actuarial reports. The City allows retired employees to purchase health insurance at the same rates as active employees. The related expense is recognized as the City pays premiums or when claims are paid to health providers.

**M. Compensated Absences**

Accumulated vested vacation pay is accrued as it is earned. For governmental funds, accumulated vested vacation pay is maintained separately and represents a reconciling item between the fund-level and government-wide presentations. No liability is recorded for non-vesting accumulating rights to receive sick pay benefits. Vested or accumulated vacation leave that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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Funds used to liquidate accrued compensated absences included the general fund, building fund, and the operations fund.

**N. Leases Payable**

In the government-wide financial statements, leases payable are reported as liabilities in the Statement of Net Position. In the governmental fund financial statements, the present value of lease payments is reported as other financing sources.

**O. Net Position**

In the government-wide financial statements and proprietary funds financial statements, net position is reported in three categories: net investment in capital assets; restricted net position; and unrestricted net position. Net investment in capital assets represents capital assets less accumulated depreciation less outstanding principal of related debt. Net investment in capital assets does not include the unspent proceeds of capital debt. Restricted net position represents net position restricted by parties outside of the City (such as creditors, grantors, contributors, laws, and regulations of other governments) and includes unspent proceeds of bonds issued to acquire or construct capital assets. The nonexpendable portion of permanent funds is reported as a component of restricted net position. The City's other restricted net position is temporarily restricted (ultimately expendable) assets. All other net position is considered unrestricted.

**P. Fund Balance**

In the fund financial statements, fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in the funds can be spent. Fund balance is reported in five components – non-spendable, restricted, committed, assigned and unassigned.

**Non-Spendable** – Includes amounts not immediately converted to cash, such as prepaid items and inventory.

**Restricted** – Includes amounts that are restricted by external creditors, grantors or contributors, or restricted by enabling legislation.

**Committed** – Includes amounts that have been committed by resolution by the City Council which is the City's "highest level of decision-making authority." Committed amounts may not be used for any other purpose unless the City Council removes the constraint by similar council action. Commitments of fund balance must be made prior to the end of the fiscal year.

**Assigned** – Includes amounts assigned for specific purposed by council action who authorizes, by resolution, the City Manager or Finance Director to assign fund balance. Assigned fund balance is also established by the Council through adoption or amendment of the budget as intended for specific purpose.

**Unassigned** – This is the residual classification used for those balances not assigned to another category in the General Fund. Deficit fund balance in other governmental funds are also presented as unassigned.

Use of restricted resources, when both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources, as they are needed. When unrestricted resources (committed, assigned and unassigned) are available for use it is the City's policy to use committed resources first, then assigned, and then unassigned as they are needed.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**Q. Accounting Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted requires that management make estimates and assumptions which affect the reporting amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimated.

**2. Cash and Investments**

The City maintains a common cash and investment pool for all City funds. The types of investments in which the City may invest are restricted by State of Oregon statutes and a Council adopted investment policy. Authorized investments include U.S. Treasury obligations, U.S. Agency obligations, commercial paper, corporate bonds, the Oregon State Treasurer's Local Government Investment Pool, obligations of certain states and municipalities, bankers' acceptances, time deposits, certificates of deposits, and savings accounts.

At June 30, 2022, the City's cash and investments consist of the following:

	Fair Value Measurement				Weighted Average Maturity
	N/A	Level 1	Level 2	Total	
Cash on hand	\$ 1,675	\$ -	\$ -	\$ 1,675	-
Deposits with financial institutions	1,653,124	-	-	1,653,124	-
Investments:					
Oregon State Treasurer's Local Government Investment Pool	41,108,022	-	-	41,108,022	-
U.S. Treasury	-	20,481,405	-	20,481,405	1.89
U.S. Agencies	-	-	14,299,218	14,299,218	1.40
Corporate Bonds	-	-	3,658,421	3,658,421	2.36
Municipal Bonds	-	-	714,229	714,229	1.87
Total pooled cash and investments	<u>\$ 42,762,821</u>	<u>\$ 20,481,405</u>	<u>\$ 18,671,868</u>	<u>\$ 81,916,094</u>	0.85

**A. Interest rate risk**

As a means of managing its exposure to fair value loss arising from increasing interest rates and to allow investment maturities to coincide with projected needs, the City's investment policy does not allow direct investment in securities maturing more than five years from the date of purchase. Investment maturity guidelines and actual maturities for the City's investments are as follows:

<u>Maturity</u>	<u>Minimum Maturity Guideline</u>	<u>Actual at June 30, 2022</u>
Less than 30 days	10%	53%
Less than 1 year	25%	70%
Less than 5 years	100%	100%

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**B. Credit risk**

State statutes authorize the City of Tualatin to invest in general obligations of the U.S. Government and its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements, bankers' acceptances, and the State Treasurer's Oregon Local Government Investment Pool, among others. The City has no investment policy that would further limit its investment choices. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations, but is not regulated by other laws, organizations or regulations. The reported value of the Pool is the same as the fair value of Pool shares. Investments are regulated by the Oregon Short-Term Fund Board and approved by the Oregon Investment Council (ORS 294.805 to 294.895). The State Treasurer's Oregon Local Government Investment Pool is not registered with the SEC as an investment company and is unrated. There are no limitations or restrictions on withdrawals from the pool.

The City's investment in the Local Government Investment Pool is considered unclassified as to credit risk because it is not evidenced by securities that exist in physical or book entry form.

	<b>U.S. and U.S. Agency Obligations</b>	<b>Municipal Bonds</b>	<b>Corporate Bonds</b>	<b>Total</b>
<u>Rating by Standard &amp; Poor's</u>				
AA+	\$ 34,780,623	\$ 244,533	\$ 500,275	\$ 35,525,431
AA	-	-	273,065	273,065
AA-	-	469,696	-	469,696
A	-	-	1,925,208	1,925,208
A-	-	-	959,873	959,873
	<u>\$ 34,780,623</u>	<u>\$ 714,229</u>	<u>\$ 3,658,421</u>	<u>\$ 39,153,273</u>

**C. Concentration of credit risk**

All investments of the City shall be made in accordance with Oregon Revised Statutes: ORS 294.035 (Investment of surplus funds of political subdivisions; approved investments), ORS 294.040 (Restriction on investments under ORS 294.035), ORS 294.135 (Investment maturity dates), ORS 294.145 (Prohibited conduct for custodial officer), ORS 294.805 to 294.895 (Local Government Investment Pool). Any revisions or extensions of these sections of the ORS shall be assumed to be part of this investment policy immediately upon being enacted.

**D. Custodial credit risk – deposits**

Custodial credit risk is the risk that, in the event of failure of the counterparty, the City will not be able to recover the value of its deposits that are in the possession of an outside party. At June 30, 2022 the City has \$250,000 in deposits not exposed to custodial credit risk, as they are covered by FDIC insurance and the balance is covered by the Public Funds Collateralization Program (ORS 295.015) administered by the Oregon State Treasury.



**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**3. Property Taxes and Assessments Receivable**

Property taxes receivable, which have been collected within sixty days subsequent to year end, are considered measurable and available and are therefore recognized as revenue.

All other property taxes receivable are offset by deferred inflows and, accordingly, have not been recorded as revenue. Real and personal property taxes are levied as of July 1 of each fiscal year on values assessed as of that date. Property taxes attach as an enforceable lien on both real and personal property as of July 1 and are due and payable in three installments on November 15, February 15, and May 15. All property taxes are billed and collected by Clackamas and Washington Counties and remitted to the City.

Assessments receivable are amounts billed to property owners upon completion of the benefiting project.

Uncollected taxes and assessments are deemed to be substantially collectible or recoverable through liens. Therefore, no allowance for uncollectible accounts has been established.

**4. Lease Receivables**

	Original Amount	Restated Outstanding June 30, 2021	Additions	Decrease	Outstanding June 30, 2022
<b>Governmental Activities:</b>					
Cell Tower Lease, interest at 1.78%, principal and interest of \$2,575 monthly, due 2040	\$ 643,994	\$ 643,994	\$ -	\$ 20,799	\$ 623,195
Cell Tower Lease, interest at 4.25%, principal and interest of \$2,598 monthly, due 2035	414,447	414,447	-	15,349	399,098
	<u>\$ 1,058,441</u>	<u>\$ 1,058,441</u>	<u>\$ -</u>	<u>\$ 36,148</u>	<u>\$ 1,022,293</u>

Future maturities are as follows:

	Governmental Activities	
Fiscal Year	Principal	Interest
2023	\$ 36,903	\$ 27,580
2024	40,340	26,483
2025	43,807	25,274
2026	47,557	23,946
2027	51,522	22,492
2028-32	325,352	85,625
2033-37	339,433	30,497
2038-40	137,380	3,534
	<u>\$ 1,022,293</u>	<u>\$ 245,431</u>

Deferred inflow of resources mirror the principal payment maturities described above.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

**5. Capital Assets**

Capital asset activity for the year ended June 30, 2022 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Deletions</b>	<b>Ending Balance</b>
Governmental Activities				
Capital assets, not being depreciated				
Land	\$ 14,237,913	\$ 262,122	\$ -	\$ 14,500,035
Construction in Progress	7,184,018	7,496,458	8,582,145	6,098,331
Total capital assets, not being depreciated	<u>21,421,931</u>	<u>7,758,580</u>	<u>8,582,145</u>	<u>20,598,366</u>
Capital assets, being depreciated				
Improvements & Infrastructure	147,662,972	8,080,351	-	155,743,323
Buildings	27,472,411	152,207	-	27,624,618
Machinery & Equipment	5,808,803	654,229	112,122	6,350,910
Total capital assets, being depreciated	<u>180,944,186</u>	<u>8,886,787</u>	<u>112,122</u>	<u>189,718,851</u>
Less accumulated depreciation for:				
Improvements & Infrastructure	(89,014,669)	(3,960,265)	-	(92,974,934)
Buildings	(10,551,511)	(854,843)	-	(11,406,354)
Machinery & Equipment	(3,417,770)	(469,203)	(98,937)	(3,788,036)
Total accumulated depreciation	<u>(102,983,950)</u>	<u>(5,284,311)</u>	<u>(98,937)</u>	<u>(108,169,324)</u>
Total capital assets, being depreciated, net	<u>77,960,236</u>	<u>3,602,476</u>	<u>13,185</u>	<u>81,549,527</u>
Total governmental activities capital assets	<u>\$ 99,382,167</u>	<u>\$11,361,056</u>	<u>\$ 8,595,330</u>	<u>\$ 102,147,893</u>

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

General government	\$ 1,130,912
Public safety	245,163
Highways and streets	3,030,897
Culture and recreation	<u>877,339</u>
Total depreciation/amortization expense - governmental activities	<u>\$ 5,284,311</u>

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

	<b><u>Beginning Balance</u></b>	<b><u>Additions</u></b>	<b><u>Deletions</u></b>	<b><u>Ending Balance</u></b>
Business-type Activities				
Capital assets, not being depreciated				
Land	\$ 880,144	\$ 58,299	\$ -	\$ 938,443
Construction in Progress	282,841	841,903	-	1,124,744
Total capital assets, not being depreciated	<u>1,162,985</u>	<u>900,202</u>	<u>-</u>	<u>2,063,187</u>
Capital assets, being depreciated				
Improvements & Infrastructure	85,219,484	175,598	-	85,395,082
Buildings	367,755	-	-	367,755
Machinery & Equipment	<u>1,802,027</u>	<u>107,515</u>	<u>9,539</u>	<u>1,900,003</u>
Total capital assets, being depreciated	<u>87,389,266</u>	<u>283,113</u>	<u>9,539</u>	<u>87,662,840</u>
Less accumulated depreciation for:				
Improvements & Infrastructure	(38,810,468)	(1,745,381)	-	(40,555,849)
Buildings	(353,936)	(1,693)	-	(355,629)
Machinery & Equipment	<u>(1,216,957)</u>	<u>(120,266)</u>	<u>(9,539)</u>	<u>(1,327,684)</u>
Total accumulated depreciation	<u>(40,381,361)</u>	<u>(1,867,340)</u>	<u>(9,539)</u>	<u>(42,239,162)</u>
Total capital assets, being depreciated, net	<u>47,007,905</u>	<u>(1,584,227)</u>	<u>-</u>	<u>45,423,678</u>
Total business-type activities capital assets	<u>\$ 48,170,890</u>	<u>\$ (684,025)</u>	<u>\$ -</u>	<u>\$ 47,486,865</u>
<b>Business-type activities:</b>			<b><u>Depreciation</u></b>	
Water			\$ 1,044,004	
Sewer			595,161	
Stormwater			<u>228,175</u>	
Total depreciation expense - business-type activities			<u>\$ 1,867,340</u>	

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**6. Lease Assets**

Lease activity for the year ended June 30, 2022 was as follows:

	Restated Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022
<b>Governmental activities:</b>				
Leased assets:				
Machinery and equipment	\$ -	\$ 97,421	\$ -	\$ 97,421
Less accumulated amortization for:				
Machinery and equipment	-	(20,266)	-	(20,266)
Total leased asseets being amortized, net	<u>\$ -</u>	<u>\$ 77,155</u>	<u>\$ -</u>	<u>\$ 77,155</u>

General government	\$ 8,573
Public safety	5,108
Highways and streets	2,983
Culture and recreation	3,602
Total depreciation/amortization expense - governmental activities	<u>\$ 20,266</u>

**7. Interfund Receivables, Payables, and Transfers**

**A. Interfund Transfers**

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as the debt service payments become due, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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Interfund transfer activity for the year ended June 30, 2022, is as follows:

	<u>Transfer In</u>	<u>Transfer Out</u>
Major Governmental Funds:		
General Fund	\$ 5,288,990	\$ 164,399
Transportation Project Fund	-	358,460
Transportation Development Tax Fund	-	54,350
Total Major Governmental Funds	<u>5,288,990</u>	<u>577,209</u>
Non-major Governmental Funds		
Building Fund	75,000	495,328
Road Utility Fee Fund	460,000	443,524
Road Operating Fund	444,205	1,316,085
Core Area Parking District Fund	-	27,190
Parks Utility Fund	-	29,360
Park Development Fund	104,451	77,050
Economic Development Admin Fund	381,810	187,530
Leveton Project Fund	-	381,810
Total Non-major Governmental Funds	<u>1,465,466</u>	<u>2,957,877</u>
Proprietary Funds		
Water Fund	112,478	1,945,928
Water Development Fund	-	125,568
Enterprise Bond Fund	990,940	-
Sewer Fund	186,040	1,341,147
Sewer Development Fund	-	57,070
Stormwater Fund	-	1,023,505
Stormwater Development Fund	-	15,610
Total Proprietary Funds	<u>1,289,458</u>	<u>4,508,828</u>
Total Government Wide	<u><u>\$ 8,043,914</u></u>	<u><u>\$ 8,043,914</u></u>

Interfund transfers are used to provide funds for debt service, contribute to the cost of capital projects and provide operational resources.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

**8. Long Term Debt Obligations**

In the following paragraphs, long-term debt information is presented separately with respect to governmental and business-type activities. The following table presents current year changes in those obligations and the current portions due for each issue. For the governmental activities, claims, judgments, compensated absences, net pension obligations and other postemployment benefit obligations are generally liquidated by the general fund. As compensated absences are due and payable on demand, they are considered due within one year.

	Beginning balance as of July 1, 2021	Additions	Reductions	Ending balance as of June 30, 2022	Due within one year
<b>Governmental activities:</b>					
General Obligation bonds					
Series 2018, Transportation & Refunding, interest at 3.00-5.00%, original issue of \$23,750,000, due 2028	\$ 18,780,000	\$ -	\$ (2,050,000)	\$ 16,730,000	\$ 2,245,000
Notes from direct borrowings					
Series 2013, Operations Warehouse, interest at 3.0%, original issue of \$1,100,000, due 2024	368,064	-	(119,098)	248,966	123,028
Series 2020, City Services Building, interest at 1.78% original issue of \$4,600,000, due 2035	4,323,228	-	(274,648)	4,048,580	279,537
Plus: Bond issuance premium	2,355,864	-	(346,807)	2,009,057	-
Long-term bonded debt obligations	25,827,156	-	(2,790,553)	23,036,603	2,647,565
Compensated absences	936,167	833,458	(872,526)	897,099	897,099
Other postemployment benefits	869,089	62,228	-	931,317	-
Net pension liability	24,029,711	-	(9,824,600)	14,205,111	-
Total governmental activities	<u>\$ 51,662,123</u>	<u>\$ 895,686</u>	<u>\$ (13,487,679)</u>	<u>\$ 39,070,130</u>	<u>\$ 3,544,664</u>
<b>Business-type activities:</b>					
Full Faith and Credit Obligations					
Series 2014, Full Faith and Credit Refunding, interest at 2.0-4.0%, original issue of \$4,300,000, due 2025	\$ 2,340,000	\$ -	\$ (430,000)	\$ 1,910,000	\$ 450,000
Plus: Bond issuance premium	161,998	-	(40,500)	121,498	-
Long-term bonded debt obligations	2,501,998	-	(470,500)	2,031,498	450,000
Compensated absences	64,459	51,778	(53,994)	62,243	62,243
Other postemployment benefits	47,499	6,558	-	54,057	-
Net pension liability	1,313,328	-	(488,820)	824,508	-
Total business-type activities	<u>\$ 3,927,284</u>	<u>\$ 58,336</u>	<u>\$ (1,013,314)</u>	<u>\$ 2,972,306</u>	<u>\$ 512,243</u>

Future Principal and Interest. Future maturities of bond principal and interest at June 30, 2022 are as follows:

Year	Governmental Activities		Business-type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2023	\$ 2,647,565	\$ 914,148	\$ 450,000	\$ 62,350	\$ 3,097,565	\$ 976,498
2024	2,850,450	793,011	465,000	44,050	3,315,450	837,061
2025	2,934,577	664,275	490,000	24,950	3,424,577	689,225
2026	3,179,731	526,870	505,000	7,575	3,684,731	534,445
2027	3,424,977	377,374	-	-	3,424,977	377,374
2028-2032	4,971,908	345,599	-	-	4,971,908	345,599
2033-2035	1,018,338	36,466	-	-	1,018,338	36,466
	<u>\$ 21,027,546</u>	<u>\$ 3,657,743</u>	<u>\$ 1,910,000</u>	<u>\$ 138,925</u>	<u>\$ 22,937,546</u>	<u>\$ 3,796,668</u>

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

In July 2020, the City entered into a \$4,600,000 financing agreement pursuant to ORS 271.390 to partially finance the construction of an addition to an existing building on the City's operations facility site, remodel of existing facilities, and related improvements. The financing agreement pays interest semiannually on December 15 and June 15, at an interest rate of 1.78%.

The Series 2018 General Obligation Bonds and Series 2014 Full Faith and Credit Refunding Bonds pledge the full faith and credit and taxing authority to pay the bonds. If the bonds are defaulted, by failure to make required principal or interest payments or other covenants, actions to enforce the financing agreement may take place for the amount of the obligations then outstanding to its satisfaction. However, the bonds shall not be subject to acceleration.

The City has pledged its full faith and credit and taxing authority to pay the outstanding principal, interest and other amounts due on direct borrowings related to governmental activities of \$4,297,546. The notes contains a provision that in an event of default, the outstanding balance shall bear interest at the default rate of 8.00% on the Series 2013 borrowing and 4.78% on the Series 2020 borrowing until such event of default is remedied, however, the amounts due are not subject to acceleration.

Legal debt margin

The City is subject to a debt limit that is 3% of the true cash value of all taxable property within the City boundaries. At June 30, 2022, that amount was \$155,346,652. As of June 30, 2022, the total outstanding debt applicable to the limit was \$18,560,745, which is 11.9% of the total debt limit.

**9. Leases Payable**

<b>Governmental Activities:</b>	<u>Original Amount</u>	<u>Outstanding June 30, 2021</u>	<u>Additions</u>	<u>Decrease</u>	<u>Outstanding June 30, 2022</u>
Copier leases, interest at 1.78%, principal and interest of \$1,756 monthly, due 2024-2026	\$ 77,594	\$ -	\$ 77,594	\$ (15,972)	\$ 61,622
Postage Machine lease, interest at 1.78%, principal and interest of \$345.11 monthly, due 2026	19,827	-	19,827	(3,849)	15,978
	<u>\$ 97,421</u>	<u>\$ -</u>	<u>\$ 97,421</u>	<u>\$ (19,821)</u>	77,600
Current portion					(24,022)
Long-term portion					<u>\$ 53,578</u>

Future maturities are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 24,022	\$ 1,186
2024	24,454	755
2025	20,809	335
2026	8,315	57
	<u>\$ 77,600</u>	<u>\$ 2,333</u>

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**10. Post Employment Benefits Other than Pensions**

The other postemployment benefits (OPEB) for the City combines two separate plans. The City provides an implicit rate subsidy for retiree health insurance premiums, and a contribution to the State of Oregon's PERS cost-sharing multiple-employer defined health insurance benefit plan.

**Financial Statement Presentation**

The City's two OPEB plans are presented in the aggregate on the Statement of Net Position. The amounts on the financial statements relate to the plans as follows:

	<b>Implicit Rate Subsidy Plan</b>	<b>PERS RHIA Plan</b>	<b>Total OPEB on Financials</b>
Net OPEB Asset	\$ -	\$ 219,158	\$ 219,158
Deferred Outflows of Resources			
Differences between expected and actual experience	13,806	-	13,806
Change in Assumptions	22,260	4,312	26,572
Difference in Earnings	-	-	-
Change in Proportionate Share	-	39,387	39,387
Contributions After MD	46,230	1,780	48,010
Total OPEB Liability	(985,374)	-	(985,374)
Deferred Inflows of Resources			
Differences between expected and actual experience	(25,769)	(6,097)	(31,866)
Difference in Earnings	-	(52,083)	(52,083)
Change in Assumptions	(100,122)	(3,260)	(103,382)
Change in Proportionate Share	-	(48,998)	(48,998)
OPEB Expense/(Income)*	81,435	(21,400)	60,035

\*Included in program expenses on Statement of Activities

**Implicit Rate Subsidy**

**Plan Description**

The City's single-employer defined benefit postemployment healthcare plan is administered by City County Insurance Services (CIS). Benefit provisions are established through negotiations between the City and representatives of collective bargaining units or through resolutions passed by City Council. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.



**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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The City's postemployment healthcare plan administrator issues a publicly available financial report that includes financial statements and required supplementary information for CIS. This report may be obtained by writing to CIS, 1212 Court Street NE, Salem, OR 97301, or by accessing the CIS website at [www.cisoregon.org](http://www.cisoregon.org).

**Benefits Provided**

The plan provides eligible retirees and their dependents under age 65 the same health care coverage at the same premium rates as offered to active employees. The retiree is responsible for the premiums. As of the valuation date of July 1, 2020, the following employees were covered by the benefit terms:

Active employees	160
Eligible retirees	3
Spouses of ineligible retirees	2
Total participants	<u>165</u>

**Total OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

The City's total OPEB liability of \$985,374 was measured as of June 30, 2021, and was determined by an actuarial valuation as of July 1, 2020.

For the fiscal year ended June 30, 2022, the City recognized OPEB expense from this plan of \$81,435. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to this OPEB plan from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 13,806	\$ 25,769
Changes of assumptions	22,260	100,122
Total (prior to post-MD contributions)	<u>36,066</u>	<u>125,891</u>
Contributions subsequent to the MD	<u>46,230</u>	<u>-</u>
Total	<u>\$ 82,296</u>	<u>\$ 125,891</u>

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

---

Deferred outflows of resources related to OPEB of \$46,230 resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended June 30, 2023. 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>Year ended June 30:</u>	
2023	\$ (19,153)
2024	(19,153)
2025	(19,153)
2026	(13,678)
2027	(9,816)
Thereafter	(8,872)
Total	<u>\$ (89,825)</u>

**Actuarial Assumptions and Other Inputs**

The total OPEB liability in the July 1, 2020 valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Actuarial cost method	Entry age normal
Inflation	2.50%
Salary increases	3.50% overall payroll growth
Retiree healthcare participation	40% of eligible employees. 60% of male members and 35% of female members will elect spouse coverage.
Mortality	Pub-2010 General and Safety Employee and Healthy Retiree tables, sex distinct for members and dependents, with a one-year setback for male general service employees and female safety employees.
Discount rate	2.16% (change from 2.21% in previous measurement period)
Healthcare cost trend rate	Medical and vision: 4.00% per year, decreasing to 3.75% Dental: -1.25% for 2020, 4.00% per year thereafter

The discount rates are based on a 20-Year general obligation bond yield index published by The Bond Buyer.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**Changes in the Total OPEB Liability**

	<b>Total OPEB Liability</b>
Balance as of June 30, 2021	\$ 916,588
Changes for the year:	
Service cost	78,980
Interest on Total OPEB Liability	21,608
Effect of economic/demographic gains or losses	-
Effect of assumptions changes or inputs	4,017
Benefit payments	(35,819)
Balance as of June 30, 2022	\$ 985,374

Changes in assumptions is the result of the change in the discount rate from 2.21% to 2.16%.

**Sensitivity of the Total OPEB Liability**

The following presents the total OPEB liability of the City, as well as what the City's total liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.16 percent) or 1-percentage-point higher (3.16 percent) than the current discount rate. A similar sensitivity analysis is then presented for changes in the healthcare trend assumption.

Discount Rate:

	<b>1% Decrease (1.16%)</b>	<b>Current Discount Rate (2.16%)</b>	<b>1% Increase (3.16%)</b>
Total OPEB Liability	\$ 1,068,703	\$ 985,374	\$ 907,527

Healthcare Cost Trend:

	<b>1% Decrease</b>	<b>Current Health Care Trend Rates</b>	<b>1% Increase</b>
Total OPEB Liability	\$ 865,148	\$ 985,374	\$ 1,128,923

**PERS Retirement Health Insurance Account**

**Plan Description**

The City contributes to the PERS Retirement Health Insurance Account (RHIA) for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit other postemployment benefit plan administered by

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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PERS. RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums for eligible retirees. ORS 238.420 established this trust fund. Authority to establish and amend the benefit provisions of RHIA reside with the Oregon Legislature. The plan is closed to new entrants hired after August 29, 2003. PERS issues publicly available financial statements and required supplementary information. That report may be obtained by writing to Oregon Public Employees Retirement System, PO Box 23700, Tigard, OR 97281-3700, or online at: <https://www.oregon.gov/pers/Pages/Financials/Actuarial-Financial-Information.aspx>

**Benefits Provided**

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

**Contributions**

PERS funding policy provides for employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. Employer contribution rates for the period were based on the December 31, 2019 actuarial valuation. The rates based on a percentage of payroll, first became effective July 1, 2021. The City's contribution rates for the period were 0.05% for Tier One/Tier Two members, and 0.00% for OPSRP members. The City's total contributions for the year ended June 30, 2022 was \$1,780.

**OPEB Assets, Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

At June 30, 2022, the City reported an asset of \$219,158 for its proportionate share of the OPERS net OPEB asset. The net OPEB asset was measured as of June 30, 2021, and the total OPEB liability used to calculate the net OPEB asset was determined by an actuarial valuation as of December 31, 2019 rolled forward to June 30, 2021. The City's proportion of the net OPEB asset was based on the City's contributions to the RHIA program during the measurement period relative to contributions from all participating employers. At June 30, 2022, the City's proportionate share was 0.0638%, which is a decrease from its proportion of 0.0239% as of June 30, 2021.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

---

For the year ended June 30, 2022, the City recognized OPEB income from this plan of \$21,400. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to this OPEB plan from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ -	\$ 6,097
Changes of assumptions	4,312	3,260
Net difference between projected and actual earnings on investments	-	52,083
Changes in proportionate share	39,387	48,998
Total (prior to post-MD contributions)	43,699	110,438
Contributions subsequent to the MD	1,780	-
 Total	 \$ 45,479	 \$ 110,438

Deferred outflows of resources related to OPEB of \$1,780 resulting from the City's contributions subsequent to the measurement date will be recognized as either a reduction of the net OPEB liability or an increase in the net OPEB asset in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense/(income) as follows:

<u>Year ended June 30:</u>	
2023	\$ (7,736)
2024	(30,662)
2025	(11,890)
2026	(16,451)
Total	<u>\$ (66,739)</u>

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**Actuarial Methods and Assumptions**

The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial methods and assumptions:

Valuation Date	December 31, 2019
Measurement Date	June 30, 2021
Experience Study Report	2018, published July 24, 2019
Actuarial Assumptions:	
Actuarial Cost Method	Entry Age Normal
Inflation rate	2.40 percent
Long-term expected rate of return	6.90 percent
Discount rate	6.90 percent
Projected salary increases	3.40 percent
Retire healthcare participation	Healthy retirees: 32% Disabled retirees: 20%
Mortality	<b><i>Healthy retirees and beneficiaries:</i></b> Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation. <b><i>Active members:</i></b> Pub-2010 Employee, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation. <b><i>Disabled retirees:</i></b> Pub-2010 Disabled Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.

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

**Long-Term Expected Rate of Return**

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in June 2021 the PERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward looking capital market economic model.

<b>Asset Class/Strategy</b>	<b>Assumed Asset Allocation</b>		
	<b>Low Range</b>	<b>High Range</b>	<b>Target</b>
Debt Securities	15.0%	25.0%	20.0%
Public Equity	27.5%	37.5%	32.5%
Real Estate	9.5%	15.5%	12.5%
Private Equity	14.0%	21.0%	17.5%
Alternatives Portfolio	7.5%	17.5%	15.0%
Opportunity Portfolio	0.0%	5.0%	0.0%
Risk Parity	0.0%	2.5%	2.5%
Total			<u>100.0%</u>

<b>Asset Class</b>	<b>Target Allocation</b>	<b>20-Year Annualized Geometric Mean</b>
Global Equity	30.62 %	5.85 %
Private Equity	25.50	7.71
Core Fixed Income	23.75	2.73
Real Estate	12.25	5.66
Master Limited Partnerships	0.75	5.71
Infrastructure	1.50	6.26
Commodities	0.63	3.10
Hedge Fund of Funds - Multistrategy	1.25	5.11
Hedge Fund Equity - Hedge	0.63	5.31
Hedge Fund - Macro	5.62	5.06
US Cash	-2.50	1.76
Assumed Inflation - Mean		2.40 %

**Discount Rate**

The discount rate used to measure the total OPEB liability was 6.90% for the RHIA Plan, a reduction approved by the PERS Board from 7.20 percent in the prior fiscal year. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the RHIA plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments for the RHIA Plan was applied to all periods of projected benefit payments to determine the total OPEB liability.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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

The following presents the City's proportionate share of the net OPEB liability (asset) calculated using the discount rate of 6.90%, as well as what the City's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.90%) or 1-percentage-point higher (7.90%) than the current rate:

	<b>1% Decrease (5.90%)</b>	<b>Current Discount Rate (6.90%)</b>	<b>1% Increase (7.90%)</b>
Net OPEB Liability (Asset)	\$ (193,813)	\$ (219,158)	\$ (56,722)

**OPEB Plan Fiduciary Net Position**

Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

**11. Pension Plan**

Employees of the City are provided with pensions through the Oregon Public Employees Retirement System (OPERS) a cost-sharing multiple-employer defined benefit pension plan, the Oregon Legislature has delegated authority to the Public Employees Retirement Board to administer and manage the system. All benefits of the System are established by the legislature pursuant to ORS Chapters 238 and 238A. Tier One/Tier Two Retirement Benefit plan, established by ORS Chapter 238, is closed to new members hired on or after August 29, 2003. The

Pension Program, established by ORS Chapter 238A, provides benefits to members hired on or after August 29, 2003. OPERS issues a publicly available Comprehensive Annual Financial Report and Actuarial Valuation that can be obtained at <http://www.oregon.gov/pers/Pages/Financials/Actuarial-Financial-Information.aspx>

**Benefits provided**

**A. Tier One/Tier Two Retirement Benefit ORS Chapter 238**

**Pension Benefits**

The PERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (2.0 percent for police and fire employees, 1.67 percent for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefit results.

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police and fire members). General service employees may retire after reaching age 55. Police members are eligible after reaching age 50. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Police member benefits are reduced if retirement occurs prior to age 55 with fewer than 25 years of service. Tier Two members are eligible for full benefits at age 60. The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members.



### **Death Benefits**

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

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

### **Disability Benefits**

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

### **Benefit Changes After Retirement**

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

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

## **B. OPSRP Pension Program (OPSRP DB)**

### **Pension Benefits**

The ORS 238A Defined Benefit Pension Program provides benefits to members hired on or after August 29, 2003. This portion of the OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:

- *Police:* 1.8 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for police members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police member, the individual must have been employed continuously as a police member for at least five years immediately preceding retirement.
- *General service:* 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

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

### **Death Benefits**

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

### **Disability Benefits**

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

### **Benefit Changes After Retirement**

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

## **C. Defined contribution plan - Individual Account Program (IAP)**

### **Pension Benefits**

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

Upon retirement, a member of the OPSRP Individual Account Program (IAP) may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

### **Death Benefits**

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

### **Recordkeeping**

OPERS contracts with VOYA Financial to maintain IAP participant records.

## **Contributions**

### **1. Employer Contributions**

PERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the PERS Defined Benefit Plan and the Other Postemployment Benefit Plans. Employer contribution rates during the period were based on the December 31, 2019 actuarial valuation. The rates based on a percentage of payroll, first became effective July 1, 2021. Effective January 1, 2020, Senate Bill 1049 required employers to pay contributions on re-employed PERS retirees' salary as if they were an active member, excluding IAP (6 percent) contributions. Employer contributions for the year ended June 30, 2022 were \$2,900,852, excluding amounts to fund employer specific liabilities. The rates in effect for the fiscal year ended June 30, 2022 were 26.85 percent for Tier One/Tier Two General Service Member, 26.85 percent for Tier One/Tier Two Police, 20.13 percent for OPSRP Pension Program General Service Members, 24.49 percent for OPSRP Pension Program Police Members.

### **2. Employee Contributions**

Beginning January 1, 2004, all employee contributions were placed in the OPSRP Individual Account Program (IAP), a defined contribution pension plan established by the Oregon Legislature. Prior to that date, all member contributions were credited to the Defined Benefit Pension Plan. Member contributions are set by statute at 6.0 or 7.0 percent of salary and are remitted by participating employers. The contributions are either deducted from member salaries or paid by the employers on the members behalf. The IAP member accounts represent member contributions made on or after January 1, 2004, plus earnings allocations less disbursements for refunds, death benefits, and retirements. As permitted, the City has opted to pick-up the contributions on behalf of employees; contribution were \$767,694 for the year ended June 30, 2022.

## **Pension Assets, Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2022, the City reported a liability of \$15,029,619 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2019 rolled forward to June 30, 2021. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, actuarially determined. At June 30, 2022, the City's proportion was 0.12559766 percent, which increased from its proportion of 0.111612761 percent measured as of June 30, 2021.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

For the year ended June 30, 2022, the City recognized pension expense of \$2,072,068. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 1,406,871	\$ -
Changes in actuarial assumptions	3,762,366	39,554
Net difference between projected and actual earnings on investments	-	11,126,310
Changes in proportion	1,796,215	1,770,430
Differences between City contributions and proportionate share of contributions	499,186	159,954
	<u>7,464,638</u>	<u>13,096,248</u>
Total (prior to post-measurement date contributions)	7,464,638	13,096,248
City contributions made subsequent to the measurement date	<u>3,032,048</u>	<u>-</u>
Total	<u>\$ 10,496,686</u>	<u>\$ 13,096,248</u>

Deferred outflows of resources related to pensions of \$3,032,048 resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ending June 30:</u>	<u>Pension Expense Amount</u>
2023	\$ (1,058,155)
2024	(1,131,309)
2025	(1,600,218)
2026	(2,367,771)
2027	525,843
Total	<u>\$ (5,631,610)</u>

**Actuarial assumptions**

The employer contribution rates effective July 1, 2021, through June 30, 2023, were set using the entry age normal method.

For the ORS 238 Tier One/Tier Two component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), and (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years.

For the ORS 238A OPSRP Pension Program component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an actuarially determined amount for funding a disability benefit component, and (3) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	December 31, 2019
Measurement Date	June 30, 2021
Experience Study Report	2018, published July 24, 2019
Actuarial Cost Method	Entry Age Normal
Actuarial Assumptions:	
Inflation Rate	2.40 percent
Long-Term Expected Rate of Return	6.90 percent
Discount Rate	6.90 percent
Projected Salary Increases	3.40 percent overall payroll growth
Cost of Living Adjustments (COLA)	Blend of 2.00% COLA and graded COLA (1.25%/0.15%) in accordance with <i>Moro</i> decision, blend based on service.
Mortality	<p><b>Healthy retirees and beneficiaries:</b> Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p><b>Active Members:</b> Pub-2010 Employee, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p><b>Disabled retirees:</b> Pub-2010 Disable Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p>

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

**Long-term expected rate of return**

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in July 2017 the PERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

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

<b>Asset Class</b>	<b>Target Allocation</b>	<b>20-Year Annualized Geometric Mean</b>
Global Equity	30.62%	5.85%
Private Equity	25.50%	7.71%
Core Fixed Income	23.75%	2.73%
Real Estate	12.25%	5.66%
Master Limited Partnerships	0.75%	5.71%
Infrastructure	1.50%	6.26%
Commodities	0.63%	3.10%
Hedge Fund of Funds - Multistrategy	1.25%	5.11%
Hedge Fund Equity - Hedge	0.63%	5.31%
Hedge Fund - Macro	5.62%	5.06%
US Cash	-2.50%	1.76%
Total	<u>100.00%</u>	
Assumed Inflation - Mean		2.40%

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**Depletion Date Projection**

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

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

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

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

**Discount rate**

The discount rate used to measure the total pension liability was 6.90 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate**

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.90 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.90 percent) or 1-percentage-point higher (7.90 percent) than the current rate:

	<u><b>1% Decrease (5.90%)</b></u>	<u><b>Discount Rate (6.90%)</b></u>	<u><b>1% Increase (7.90%)</b></u>
City's proportionate share of the net pension liability (asset)	\$ 29,514,576	\$ 15,029,619	\$ 2,910,967

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**Pension plan fiduciary net position**

Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

**Changes in Plan Provisions During the Measurement Period**

A legislative change that occurred after the December 31, 2019 actuarial valuation date affected the plan provisions reflected for June 2021 financial reporting liability calculations. Senate Bill 111, enacted in June 2021, provides an increased pre-retirement death benefit for members who die on or after their early retirement age.

For GASB 67 and GASB 68, the benefits valued in the Total Pension Liability are required to be in accordance with the benefit terms legally in effect as of the relevant fiscal year-end for the plan. As a result, Senate Bill 111 was reflected in the June 30, 2021 Total Pension Liability. The increase in the Total Pension Liability resulting from Senate Bill 111, measured as of June 30, 2021, is shown in Exhibit A as the "Effect of plan changes" during the measurement period. While Senate Bill 111 also made changes to certain aspects of the System's funding and administration, the change in the death benefit provision is the only change that affects the measured Total Pension Liability. As a result, the death benefit provision is the only difference between June 30, 2020 and June 30, 2021 in the plan provisions basis used to determine the Total Pension Liability as of those two respective Measurement Dates.

**Changes in Plan Provisions Subsequent to Measurement Date**

There were no changes subsequent to the June 30, 2021 measurement period that require disclosure.

**12. New Accounting Pronouncements**

The GASB has issued Statement No. 87, Leases. GASB Statement 87 establishes new standards for accounting and financial reporting for leases by governments. The requirements of this statement were initially effective for financial statements for fiscal years beginning after December 15, 2019, however the effective date was later postponed to fiscal years beginning after June 15, 2021 by the issuance of GASB Statement 95 Postponement of the Effective Dates of Certain Authoritative Guidance.

The City implemented Statement 87 for the year ending June 30, 2022.

**13. Risk Management**

The City is subject to the ordinary risks of loss to which similar entities are exposed. These risks are handled through the purchase of commercial insurance and participation in a worker's compensation self-insurance pool and a property/liability self-insurance pool. These pools are administered by the City/County Insurance Service Trust (CCIS). The City has no significant claims against it that are in excess of its coverage. Settled claims resulting from these risks have not exceeded insurance coverage in any of the past three fiscal years. The City pays an annual premium to CCIS for its insurance coverage. Based on the experience of the City and pool, the City may be liable for an additional premium of up to approximately 20% of its initial premium or the City may receive a refund. The City has never had to pay an additional premium. Predetermined limits and deductible amounts are stated in the policy.



**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**14. Contingencies and Commitments**

Management of the City believes that total amount of liability, if any, which may arise from claims and lawsuits pending against the City beyond that, which is covered by insurance, would not have a material effect on the City's financial condition.

Federal and state grants are subject to audit by the grantor agencies and any adjustments may become a liability of the appropriate fund. Management believes that adjustments, if any, will not materially affect the City's financial position.

**15. Subsequent Events**

The City received the second distribution of American Rescue Plan Act funding in August 2022 just over \$3 million.

On November 8, 2022 Tualatin voters approved Measure 34-317, authorizing the City to issue up to \$25,000,000 of general obligation (G.O.) bonds to finance capital costs related to trails, natural areas, sports fields, parks and river access. It is anticipated that the bonds will be sold in the Spring of 2023.

In August 2021, the Tualatin City Council adopted the Southwest and Basalt Creek Development Area Plan, creating a new 717-acre Urban Renewal Area. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$53,200,000. The Commission began collecting tax increment revenue from the district in November 2022.

In November 2022, the Tualatin City Council adopted the Core Opportunity and Reinvestment Area Plan, creating a new Urban Renewal Area. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$140,000,000. Tax increment revenue collections are anticipated to begin in 2024.

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## **REQUIRED SUPPLEMENTARY INFORMATION**



## **REQUIRED SUPPLEMENTARY INFORMATION**

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements.

- Budgetary Comparison Schedules
  - General Fund
  - Transportation Development Tax Fund
- Schedule of the City's Proportionate Share of the Net OPEB Liability  
Oregon Public Employees Retirement System, Retirement Health Insurance Account
- Schedule of City OPEB Contributions  
Oregon Public Employees Retirement System, Retirement Health Insurance Account
- Schedule of Changes in the City's Total OPEB Liability and Related Ratios  
Implicit Rate Subsidy Plan
- Schedule of City OPEB Contributions  
Implicit Rate Subsidy Plan
- Schedule of the City's Proportionate Share of the Net Pension (Asset)/Liability
- Schedule of City Pension Plan Contributions

**CITY OF TUALATIN, OREGON**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET TO ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Property taxes	\$ 11,066,550	\$ 11,066,550	\$ 11,430,172	\$ 363,622
Franchise fees	2,440,000	2,440,000	2,703,505	263,505
Charges for service	198,250	198,250	211,114	12,864
Licenses and permits	308,000	308,000	377,961	69,961
Intergovernmental	3,524,830	5,281,180	4,140,606	(1,140,574)
Fines and forfeitures	1,336,500	1,336,500	1,113,265	(223,235)
Fees and charges	138,750	138,750	111,785	(26,965)
Interest	100,000	100,000	110,702	10,702
Miscellaneous	172,630	172,630	256,287	83,657
<b>TOTAL REVENUES</b>	<b>19,285,510</b>	<b>21,041,860</b>	<b>20,455,397</b>	<b>(586,463)</b>
<b>EXPENDITURES</b>				
City Council	135,220	135,220	71,467	63,753
Administration	1,615,840	1,615,840	1,611,222	4,618
Finance	1,273,835	1,273,835	1,236,530	37,305
Municipal Court	440,470	448,470	444,551	3,919
Legal	375,875	375,875	280,051	95,824
Information Services	1,630,820	1,706,820	1,701,007	5,813
Community Development	1,157,990	1,157,990	1,035,666	122,324
Engineering	905,850	905,850	821,797	84,053
Police	8,628,350	8,860,270	8,573,878	286,392
Parks and Recreation	1,826,395	3,334,825	1,419,193	1,915,632
Library	2,415,640	2,415,640	2,263,638	152,002
Maintenance Services	2,156,950	2,156,950	2,124,771	32,179
Parks Maintenance	1,759,885	1,759,885	1,561,847	198,038
Nondepartmental				
General Services	1,368,735	1,368,735	1,155,727	213,008
Contingency	3,799,350	3,731,350	-	3,731,350
<b>TOTAL EXPENDITURES</b>	<b>29,491,205</b>	<b>31,247,555</b>	<b>24,301,345</b>	<b>6,946,210</b>
<b>EXCESS (DEFICIENCY) OF REVENUES</b>				
<b>OVER (UNDER) EXPENDITURES</b>	<b>(10,205,695)</b>	<b>(10,205,695)</b>	<b>(3,845,948)</b>	<b>6,359,747</b>
<b>OTHER FINANCING SOURCES</b>				
Transfers in	5,288,990	5,288,990	5,288,990	-
Transfers out	(168,460)	(168,460)	(164,399)	4,061
Sales of general capital assets	-	-	22,409	22,409
<b>TOTAL OTHER FINANCING</b>				
<b>SOURCES (USES)</b>	<b>5,120,530</b>	<b>5,120,530</b>	<b>5,147,000</b>	<b>26,470</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(5,085,165)</b>	<b>(5,085,165)</b>	<b>1,301,052</b>	<b>6,386,217</b>
<b>FUND BALANCES - beginning</b>	<b>12,306,385</b>	<b>12,306,385</b>	<b>13,290,433</b>	<b>984,048</b>
<b>FUND BALANCE - ending</b>	<b>\$ 7,221,220</b>	<b>\$ 7,221,220</b>	<b>14,591,485</b>	<b>\$ 7,370,265</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(292,590)	
<b>Fund balance - GAAP basis</b>			<b>\$ 14,298,895</b>	

**CITY OF TUALATIN, OREGON**  
**TRANSPORTATION DEVELOPMENT TAX FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET TO ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES</b>				
Fees and charges	\$ 925,000	\$ 925,000	\$ 1,887,285	962,285
Interest	59,000	59,000	88,723	29,723
<b>TOTAL REVENUES</b>	<b>984,000</b>	<b>984,000</b>	<b>1,976,008</b>	<b>992,008</b>
<b>EXPENDITURES</b>				
Capital outlay	816,640	866,640	832,388	34,252
Contingency	11,923,100	11,873,100	-	11,873,100
<b>TOTAL EXPENDITURES</b>	<b>12,739,740</b>	<b>12,739,740</b>	<b>832,388</b>	<b>11,907,352</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(11,755,740)</b>	<b>(11,755,740)</b>	<b>1,143,620</b>	<b>12,899,360</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(54,350)	(54,350)	(54,350)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(54,350)</b>	<b>(54,350)</b>	<b>(54,350)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(11,810,090)</b>	<b>(11,810,090)</b>	<b>1,089,270</b>	<b>12,899,360</b>
<b>FUND BALANCE - beginning</b>	<b>11,810,090</b>	<b>11,810,090</b>	<b>11,618,607</b>	<b>(191,483)</b>
<b>FUND BALANCE - ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>12,707,877</b>	<b>\$ 12,707,877</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(219,110)	
<b>Fund balance - GAAP basis</b>			<b>\$ 12,488,767</b>	

**CITY OF TUALATIN, OREGON**  
**SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY**  
**Oregon Public Employees Retirement System, Retirement Health Insurance Account**  
**For the Last Ten Fiscal Years<sup>1</sup>**

Measurement Date June 30,	(a) City's proportion of the net OPEB liability (asset)	(b) City's proportionate share of the net OPEB liability (asset)	(c) City's covered payroll	(b/c) City's proportionate share of the net OPEB liability (asset) as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total OPEB liability
2021	0.06381987%	\$ (219,158)	12,001,964	-1.83%	183.9%
2020	0.02390037%	(48,699)	11,145,231	-0.44%	150.1%
2019	0.10545040%	(203,768)	11,063,578	-1.83%	144.4%
2018	0.10373181%	(115,793)	10,461,419	-1.05%	124.0%
2017	0.09990764%	(41,696)	9,876,439	-0.40%	108.9%

**NOTES TO SCHEDULE**

The amounts presented for each fiscal year were actuarial determined at December 31 and rolled forward to the measurement date.

<sup>1</sup>This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.

**Changes of Assumptions:**

The PERS Board adopted assumption changes that were used to measure the June 30, 2018 total OPEB liability. The changes include lowering of the long-term expected rate of return to 7.20 percent. In addition, healthy retiree participation and healthy mortality assumptions were changes to reflect an updated trends and mortality improvement scale for all groups.



**CITY OF TUALATIN, OREGON**  
**SCHEDULE OF CITY OPEB CONTRIBUTIONS**  
**Oregon Public Employees Retirement System, Retirement Health Insurance Account**  
**For the Last Ten Fiscal Years<sup>1</sup>**

Year Ended June 30,	(a) Contractually determined contribution	(b) Contributions in relation to the actuarially required contribution	(a-b) Contribution deficiency (excess)	(c) City's covered payroll	(b/c) Contributions as a percent of covered payroll
2022	\$ 1,780	\$ 1,780	\$ -	\$ 12,794,942	0.01%
2021	1,708	1,708	-	12,001,964	0.01%
2020	1,707	1,707	-	11,145,231	0.02%
2019	52,263	52,263	-	11,063,578	0.47%
2018	50,227	50,227	-	10,461,419	0.48%
2017	49,604	49,604	-	9,876,439	0.50%

The amounts presented for each fiscal year were actuarial determined at December 31 and rolled forward to the measurement date.

<sup>1</sup>This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.

**NOTES TO SCHEDULE**

**Actuarial Assumptions and Methods Used to Set the Actuarially Determined Contributions**

Actuarial valuation:	December 31, 2015	December 31, 2013	December 31, 2011
Effective:	July 2017 - June 2019	July 2015 - June 2017	July 2013 - June 2015
Actuarial cost method:	Entry Age Normal	Entry Age Normal	Projected Unit Credit
Amortization method:	Level percentage of payroll	Level percentage of payroll	Level percentage of payroll
Amortization period:	10 years	10 years	10 years
Asset valuation method:	Market value	Market value	Market value
Remaining amortization periods:	20 years	20 years	N/A
Actuarial assumptions			
Inflation rate	2.50 percent	2.75 percent	2.75 percent
Projected salary increases	3.50 percent	3.75 percent	3.75 percent
Investment rate of return	7.50 percent	7.75 percent	8.00 percent
Healthcare cost trend rates	None. Statute stipulates \$60 monthly payment for healthcare insurance	None. Statute stipulates \$60 monthly payment for healthcare insurance	None. Statute stipulates \$60 monthly payment for healthcare insurance

**CITY OF TUALATIN, OREGON**  
**SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIO'S**  
**Implicit Rate Subsidy Plan**  
**For the Last Ten Fiscal Years<sup>1</sup>**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Total OPEB Liability</b>					
Service Interest	\$ 78,980	\$ 67,289	\$ 59,961	\$ 70,184	\$ 74,503
Interest	21,608	34,218	34,946	33,955	28,219
Changes of benefit terms	-	-	-	-	-
Differences between expected and actual experience	-	(33,577)	-	25,554	-
Changes of assumptions	4,017	(32,978)	28,559	(97,981)	(56,076)
Benefit payment	(35,819)	(56,992)	(55,231)	(78,520)	(89,531)
<b>Net change in total OPEB liability</b>	<b>68,786</b>	<b>(22,040)</b>	<b>68,235</b>	<b>(46,808)</b>	<b>(42,885)</b>
<b>Total OPEB liability - beginning</b>	<b>916,588</b>	<b>938,628</b>	<b>870,393</b>	<b>917,201</b>	<b>960,086</b>
<b>Total OPEB liability - ending (a)</b>	<b>\$ 985,374</b>	<b>\$ 916,588</b>	<b>\$ 938,628</b>	<b>\$ 870,393</b>	<b>\$ 917,201</b>
Covered-employee payroll	\$ 12,001,964	\$ 11,145,231	\$ 11,063,578	\$ 10,461,419	\$ 9,876,439
Total OPEB liability as a percentage of covered-employee payroll	8.21%	8.22%	8.48%	8.32%	9.29%

The amounts presented for each fiscal year were actuarial determined at July 1 and rolled forward to the measurement date.

<sup>1</sup>This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.

Note: There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the pension/OPEB plan.

**CITY OF TUALATIN, OREGON**  
**SCHEDULE OF CONTRIBUTIONS**  
**Implicit Rate Subsidy Plan**  
**For the Last Ten Fiscal Years<sup>1</sup>**

Year Ended June 30,	(a) Actuarially determined contribution	(b) Contributions in relation to the actuarially required contribution	(a-b) Contribution deficiency (excess)	(c) City's covered payroll	(b/c) Contributions as a percent of covered payroll
2022	\$ 46,230	\$ 46,230	\$ -	\$ 12,794,942	0.36%
2021	35,819	35,819	-	12,001,964	0.30%
2020	56,991	56,991	-	11,145,231	0.51%
2019	55,231	55,231	-	11,063,578	0.50%
2018	78,520	78,520	-	10,461,419	0.75%
2017	89,531	89,531	-	9,876,439	0.91%

The amounts presented for each fiscal year were actuarial determined at July 1 and rolled forward to the measurement date.

<sup>1</sup>This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.

**NOTES TO SCHEDULE**

**Actuarial Assumptions and Methods Used to Set the Actuarially Determined Contributions**

Actuarial valuation:	July 1, 2018	July 1, 2016
Effective:	June 30, 2018 and 2019	June 30, 2016 and 2017
Actuarial cost method:	Entry Age Normal	Entry Age Normal
Amortization method:	Level percentage of payroll, closed	Level percentage of payroll, closed
Amortization period:	6.8 years	7.7 years
Asset valuation method:	Market value	Market value
Remaining amortization periods:	20 years	20 years
Actuarial assumptions		
Inflation rate	2.50 percent	2.50 percent
Projected salary increases	3.50 percent	3.50 percent

**CITY OF TUALATIN, OREGON****SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION (ASSET)/LIABILITY****For the Last Ten Fiscal Years<sup>1</sup>**

Measurement Date June 30,	(a) City's proportion of the net pension liability (asset)	(b) City's proportionate share of the net pension liability (asset)	(c) City's covered payroll	(b/c) City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2021	0.12559766%	\$ 15,029,619	\$ 12,001,964	125.23%	75.80%
2020	0.11612761%	25,343,039	11,145,231	227.39%	80.20%
2019	0.13499056%	23,350,134	11,063,578	211.05%	82.10%
2018	0.12576501%	19,051,743	10,461,419	182.11%	83.10%
2017	0.12527218%	16,886,737	9,876,439	170.98%	80.50%
2016	0.15443816%	8,867,007	10,203,939	86.90%	91.90%
2015	0.15665389%	(3,550,897)	9,786,025	-36.29%	103.60%
2014	0.15665389%	7,994,278	9,628,201	83.03%	91.97%

The amounts presented for each fiscal year were actuarial determined at December 31 and rolled forward to the measurement date.

<sup>1</sup>This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.

**NOTES TO SCHEDULE****Changes in Benefit Terms:**

The 2013 Oregon Legislature made a series of changes to PERS that lowered projected future benefit payments from the System. These changes included reductions to future Cost of Living Adjustments (COLA) made through Senate Bills 822 and 861. Senate Bill 822 also required the contribution rates scheduled to be in effect from July 2013 to June 2015 to be reduced. The Oregon Supreme Court decision in *Moro v. State of Oregon*, issued on April 30, 2015, reversed a significant portion of the reductions the 2013 Oregon Legislature made to future System Cost of Living Adjustments (COLA) through Senate Bills 822 and 861. This reversal increased the total pension liability as of June 30, 2015 compared to June 30, 2014 total pension liability.

A legislative change that occurred after the December 31, 2017 valuation date affected the plan provisions reflected for financial reporting purposes. Senate Bill 1049, signed into law in June 2019, introduced a limit on the amount of annual salary included for the calculation of benefits. Beginning in 2020, annual salary in excess of \$195,000 (as indexed in future years) will be excluded when determining member benefits. As a result, future Tier 1/Tier 2 and OPSRP benefits for certain active members are now projected to be lower than prior to the legislation. Senate Bill 1049 was reflected in the June 30, 2019 Total Pension Liability as a reduction in liability.

**Changes of Assumptions:**

The PERS Board adopted assumption changes that were used to measure the June 30, 2016 total pension liability. The changes include the lowering of the long-term expected rate of return to 7.50 percent and lowering of the assumed inflation to 2.50 percent. In addition, the healthy mortality assumption was changed to reflect an updated mortality improvement scale for all groups, and assumptions were updated for merit increases, unused sick leave, and vacation pay were updated.

**CITY OF TUALATIN, OREGON**  
**SCHEDULE OF CITY PENSION PLAN CONTRIBUTIONS**  
**For the Last Ten Fiscal Years<sup>1</sup>**

Year Ended June 30,	(a) Statutorily required contribution	(b) Contributions in relation to the statutorily required contribution	(a-b) Contribution deficiency (excess)	(c) City's covered payroll	(b/c) Contributions as a percent of covered payroll
2022	\$ 3,032,048	\$ 3,032,048	\$ -	\$ 12,794,942	23.70%
2021	2,586,610	2,586,610	-	12,001,964	21.55%
2020	2,492,755	3,492,755	(1,000,000)	11,145,231	31.34%
2019	2,062,929	2,062,929	-	11,063,578	18.65%
2018	1,992,599	1,992,599	-	10,461,419	19.05%
2017	1,510,197	1,510,197	-	9,876,439	15.29%
2016	1,471,213	1,471,213	-	10,203,939	14.42%
2015	1,439,922	1,439,922	-	9,786,025	14.71%
2014	1,458,300	1,458,300	-	9,628,201	15.15%

The amounts presented for each fiscal year were actuarial determined at December 31 and rolled forward to the measurement date.

<sup>1</sup>This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.

**NOTES TO SCHEDULE**

**Actuarial Assumptions and Methods Used to Set the Actuarially Determined Contributions**

Actuarial valuation:	December 31, 2015	December 31, 2013	December 31, 2011
Effective:	July 2017 - June 2019	July 2015 - June 2017	July 2013 - June 2015
Actuarial cost method:	Entry Age Normal	Entry Age Normal	Projected Unit Credit
Amortization method:	Level percentage of payroll	Level percentage of payroll	Level percentage of payroll
Amortization period:	10 years	10 years	10 years
Asset valuation method:	Market value	Market value	Market value
Remaining amortization periods:	20 years	20 years	N/A
Actuarial assumptions			
Inflation rate	2.50 percent	2.75 percent	2.75 percent
Projected salary increases	3.50 percent	3.75 percent	3.75 percent
Investment rate of return	7.50 percent	7.75 percent	8.00 percent

**CITY OF TUALATIN**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2022**

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**Stewardship, Compliance, and Accountability**

On or before June 30 of each year, the City enacts a resolution approving the budget, appropriating the expenditures, and levying the property taxes. The City's budget is presented on the modified accrual basis of accounting which is the same basis as GAAP.

Prior to enacting this resolution, the proposed budget is presented to a budget committee. The budget committee presents the budget to the City Council for budget hearings prior to enactment of the resolution. The City budgets all funds as required by Oregon Local Budget Law.

The resolution authorizing appropriations for each fund sets the legal level of control by which expenditures cannot legally exceed appropriations. Total expenditures by department as established by the resolution are the legal level of control for the General Fund. Expenditure categories of personal services, materials and services, capital outlay, debt service transfers, and contingency are the legal level of control for all other funds. The detail budget document, however, is required to contain more specific information for the above mentioned expenditure categories. Unexpected additional resources may be added to the budget through the use of a supplemental budget. A supplemental budget requires hearings before the public, publications in newspapers, and adoption by the City Council. Management may modify original and supplemental budgets by the use of appropriation transfers between the legal levels of control within a fund. Such transfers require approval by the City Council. Management may not amend the budget without seeking the approval of the Council. The City had appropriation transfers during the year-ended June 30, 2022. The city had a supplemental budget during the year-ended June 30, 2022. Appropriations lapse as of year-end.

## **OTHER SUPPLEMENTARY INFORMATION**





## **OTHER SUPPLEMENTARY INFORMATION**

Other supplementary information includes financial statements and schedules not required by the GASB, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such statements and schedules include:

- Budgetary Comparison Schedule - Major Governmental Funds
- Combining Statements – Nonmajor Governmental Funds
- Budgetary Comparison Schedules – Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Enterprise Funds
- Budgetary Comparison Schedules - Internal Service Fund
- Other Financial Schedules

### **MAJOR GOVERNMENTAL FUNDS**

#### **Capital Projects Fund**

##### **Transportation Project Fund**

The Transportation Project Fund accounts for the proceeds of the City's Transportation Bond to finance high priority transportation projects throughout the City.

### **NONMAJOR GOVERNMENTAL FUNDS**

#### **Special Revenue Funds**

These funds account for revenue derived from specific taxes or other earmarked revenue sources, which are legally restricted to expenditures for specified purposes. Funds included in this category are:

##### **Building Fund**

The Building Fund accounts for revenues from various fees collected from building for construction of buildings and expended for services rendered primarily in the City's building division.

##### **Road Utility Fee Fund**

The Road Utility Fee Fund accounts for road utility fees from the property located within the City and business owners to maintain pavement maintenance and street lighting.

##### **Road Operating Fund**

The Road Operating Fund accounts for gas taxes received from the State of Oregon and Washington County for the operation and maintenance of the street system, traffic signals, bike paths and landscaping of roadside areas.

##### **Core Area Parking District Fund**

The Core Area Parking District Fund accounts for parking fees from the property located within the City and business owners to develop additional downtown parking areas and maintain existing parking areas.

##### **Tualatin Scholarship Fund**

The Tualatin Science and Technology Scholarship Fund accounts for scholarship awards.

### **Parks Utility Fee Fund**

The Parks Utility Fee Fund accounts for parks utility fees from property within the City and provides management and renovation of parks, trails, greenways and natural areas including capital renovations and improvements of facilities and assets in the City Parks System.

### **Economic Development Administration Fund**

The Urban Redevelopment Administration Fund accounts for the general operations of the City's Urban Renewal Agency, a component unit of the City of Tualatin.

### **American Rescue Plan Fund**

This fund accounts for funds received from the US Department of Treasury through the American Rescue Plan Act, Coronavirus State and Local Fiscal Recovery funds.

### **Debt Service Funds**

These funds are used to account for revenues and expenditures related to the servicing of general long-term debt:

#### **General Obligation Bond Fund**

The General Obligation Bond Fund accounts for the payment of principal and interest on general obligation bonds. Resources are provided by property taxes.

### **Capital Projects Funds**

These funds are used to account for financial resources to be used for the acquisition or construction of major capital items and facilities. Funds included in this category are:

#### **Tualatin City Services Building Fund**

The Local Improvement District Fund accounts for improvements made to properties that will be assessed to property owners.

#### **Park Development Fund**

The Park Development Fund accounts for capital improvements to parks funded by system development charges.

#### **Leveton Tax Increment District Project Fund**

The Leveton Tax Increment District Project Fund accounts for the proceeds of tax or construction increment bonds which are used for the acquisition and construction of capital assets with the urban renewal district.

**CITY OF TUALATIN, OREGON**  
**TRANSPORTATION PROJECT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET TO ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Interest	\$ 78,160	\$ 78,160	\$ 164,747	\$ 86,587
TOTAL REVENUES	78,160	78,160	164,747	86,587
<b>EXPENDITURES</b>				
Current:				
Materials and service	10,000	10,000	2,689	7,311
Capital outlay	5,387,520	5,787,520	5,971,115	(183,595)
Contingency	809,410	409,410	-	409,410
TOTAL EXPENDITURES	6,206,930	6,206,930	5,973,804	233,126
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(6,128,770)	(6,128,770)	(5,809,057)	319,713
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(358,460)	(358,460)	(358,460)	-
TOTAL OTHER FINANCING	(358,460)	(358,460)	(358,460)	-
NET CHANGE IN FUND BALANCE	(6,487,230)	(6,487,230)	(6,167,517)	319,713
FUND BALANCE - beginning	15,632,050	15,632,050	16,395,761	763,711
FUND BALANCE - ending	<u>\$ 9,144,820</u>	<u>\$ 9,144,820</u>	10,228,244	<u>\$ 1,083,424</u>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(53,666)	
Fund balance - GAAP basis			<u>\$ 10,174,578</u>	

**CITY OF TUALATIN, OREGON**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**COMBINING BALANCE SHEET**  
**June 30, 2022**

	Total Nonmajor Special Revenue Funds	General Obligation Bond Fund	Total Nonmajor Capital Projects Funds	Total
<b>ASSETS</b>				
Cash and investments	\$ 9,996,344	\$ 164,316	\$ 5,960,989	\$ 16,121,649
Due from other governments	273,319	6,819	-	280,138
Accounts receivable	219,010	-	-	219,010
Property taxes receivable	-	49,204	-	49,204
Accrued interest receivable	11,782	194	6,910	18,886
Inventories	51,740	-	-	51,740
<b>TOTAL ASSETS</b>	<b>\$ 10,552,195</b>	<b>\$ 220,533</b>	<b>\$ 5,967,899</b>	<b>\$ 16,740,627</b>
<b>LIABILITIES</b>				
Accounts payable and other current liabilities	\$ 399,168	\$ -	\$ 94,675	\$ 493,843
Deposits	55,534	-	-	55,534
Unearned revenue	20,000	-	-	20,000
<b>TOTAL LIABILITIES</b>	<b>474,702</b>	<b>-</b>	<b>94,675</b>	<b>569,377</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenue - property tax revenue	-	42,221	-	42,221
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>-</b>	<b>42,221</b>	<b>-</b>	<b>42,221</b>
<b>FUND BALANCES</b>				
Nonspendable:				
Inventory	51,740	-	-	51,740
Restricted for:				
Building and engineering	916,414	-	-	916,414
Street and roadside maintenance	3,409,105	-	-	3,409,105
Debt service payments	-	178,312	-	178,312
Capital projects	-	-	2,907,646	2,907,646
Urban renewal projects	432,709	-	2,965,578	3,398,287
Committed to:				
ARPA	3,060,795	-	-	3,060,795
Pavement maintenance and street lighting	1,338,820	-	-	1,338,820
Parks capital and maintenance	589,596	-	-	589,596
Parking maintenance	228,733	-	-	228,733
Assigned to:				
Scholarships	49,581	-	-	49,581
<b>TOTAL FUND BALANCES</b>	<b>10,077,493</b>	<b>178,312</b>	<b>5,873,224</b>	<b>16,129,029</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 10,552,195</b>	<b>\$ 220,533</b>	<b>\$ 5,967,899</b>	<b>\$ 16,740,627</b>

**CITY OF TUALATIN, OREGON**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**For the Fiscal Year Ended June 30, 2022**

	Total Nonmajor Special Revenue Funds	General Obligation Bond Fund	Total Nonmajor Capital Projects Funds	Total
<b>REVENUES</b>				
Property taxes	\$ -	\$ 3,012,533	\$ -	\$ 3,012,533
Charges for service	367,923	-	-	367,923
Licenses and permits	636,836	-	-	636,836
Intergovernmental	6,158,223	358	100,114	6,258,695
Fees and charges	3,177,675	-	2,555,234	5,732,909
Interest	(120,215)	6,956	(78,820)	(192,079)
Miscellaneous	1,450	-	104,836	106,286
TOTAL REVENUES	10,221,892	3,019,847	2,681,364	15,923,103
<b>EXPENDITURES</b>				
Current:				
General government	83,128	-	-	83,128
Public safety	1,036,724	-	-	1,036,724
Highways and streets	2,774,340	-	-	2,774,340
Culture and recreation	-	-	1,423	1,423
Capital outlay	794,967	-	615,614	1,410,581
Debt service:				
Principal	-	2,050,000	-	2,050,000
Interest	-	934,000	-	934,000
TOTAL EXPENDITURES	4,689,159	2,984,000	617,037	8,290,196
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	5,532,733	35,847	2,064,327	7,632,907
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,361,015	-	104,451	1,465,466
Transfers out	(2,499,017)	-	(458,860)	(2,957,877)
TOTAL OTHER FINANCING SOURCES (USES)	(1,138,002)	-	(354,409)	(1,492,411)
NET CHANGE IN FUND BALANCES	4,394,731	35,847	1,709,918	6,140,496
FUND BALANCES - beginning	5,682,762	142,465	4,163,306	9,988,533
FUND BALANCES - ending	\$ 10,077,493	\$ 178,312	\$ 5,873,224	\$ 16,129,029

**CITY OF TUALATIN, OREGON**  
**NONMAJOR SPECIAL REVENUE FUNDS**  
**COMBINING BALANCE SHEET**  
**June 30, 2022**

	Building Fund	Road Utility Fee Fund	Road Operating Fund	Core Area Parking District Fund
<b>ASSETS</b>				
Cash and investments	\$ 1,024,358	\$ 1,207,924	\$ 3,406,421	\$ 230,349
Due from other governments	-	-	273,319	-
Accounts receivable	-	154,965	979	-
Accrued interest receivable	1,208	891	4,543	272
Inventories	-	-	51,740	-
<b>TOTAL ASSETS</b>	<u>\$ 1,025,566</u>	<u>\$ 1,363,780</u>	<u>\$ 3,737,002</u>	<u>\$ 230,621</u>
<b>LIABILITIES</b>				
Accounts payable and other current liabilities	\$ 53,618	\$ 24,960	\$ 256,157	\$ 1,888
Deposits	55,534	-	-	-
Unearned revenue	-	-	20,000	-
<b>TOTAL LIABILITIES</b>	<u>109,152</u>	<u>24,960</u>	<u>276,157</u>	<u>1,888</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Inventory	-	-	51,740	-
Restricted for:				
Building and engineering	916,414	-	-	-
Street and roadside maintenance	-	-	3,409,105	-
Urban renewal projects	-	-	-	-
Committed to:				
ARPA	-	-	-	-
Pavement maintenance and street lighting	-	1,338,820	-	-
Parks capital and maintenance	-	-	-	-
Parking maintenance	-	-	-	228,733
Assigned to:				
Scholarships	-	-	-	-
<b>TOTAL FUND BALANCES</b>	<u>916,414</u>	<u>1,338,820</u>	<u>3,460,845</u>	<u>228,733</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u>\$ 1,025,566</u>	<u>\$ 1,363,780</u>	<u>\$ 3,737,002</u>	<u>\$ 230,621</u>

Tualatin Scholarship Fund	Parks Utility Fee Fund	Economic Development Administration Fund	American Rescue Plan Fund	Total
\$ 49,523	\$ 527,339	\$ 493,241	\$ 3,057,189	\$ 9,996,344
-	-	-	-	273,319
-	63,066	-	-	219,010
58	622	582	3,606	11,782
-	-	-	-	51,740
<u>\$ 49,581</u>	<u>\$ 591,027</u>	<u>\$ 493,823</u>	<u>\$ 3,060,795</u>	<u>\$ 10,552,195</u>
\$ -	\$ 1,431	\$ 61,114	\$ -	\$ 399,168
-	-	-	-	55,534
-	-	-	-	20,000
<u>-</u>	<u>1,431</u>	<u>61,114</u>	<u>-</u>	<u>474,702</u>
-	-	-	-	51,740
-	-	-	-	916,414
-	-	-	-	3,409,105
-	-	432,709	-	432,709
-	-	-	3,060,795	3,060,795
-	-	-	-	1,338,820
-	589,596	-	-	589,596
-	-	-	-	228,733
<u>49,581</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>49,581</u>
<u>49,581</u>	<u>589,596</u>	<u>432,709</u>	<u>3,060,795</u>	<u>10,077,493</u>
<u>\$ 49,581</u>	<u>\$ 591,027</u>	<u>\$ 493,823</u>	<u>\$ 3,060,795</u>	<u>\$ 10,552,195</u>

**CITY OF TUALATIN, OREGON**  
**NONMAJOR SPECIAL REVENUE FUNDS**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**For the Fiscal Year Ended June 30, 2022**

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	Building Fund	Road Utility Fee Fund	Road Operating Fund
<b>REVENUES</b>			
Charges for service	\$ 367,923	\$ -	\$ -
Licenses and permits	636,836	-	-
Intergovernmental	-	-	3,066,716
Fees and charges	27,470	1,759,951	627,304
Interest	(13,337)	(18,898)	(41,344)
Miscellaneous	1,300	-	150
	<u>1,020,192</u>	<u>1,741,053</u>	<u>3,652,826</u>
<b>EXPENDITURES</b>			
Current:			
General government	-	-	-
Public safety	1,036,724	-	-
Highways and streets	-	1,313,786	1,450,503
Capital outlay	-	-	742,875
	<u>1,036,724</u>	<u>1,313,786</u>	<u>2,193,378</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(16,532)</u>	<u>427,267</u>	<u>1,459,448</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	75,000	460,000	444,205
Transfers out	(495,328)	(443,524)	(1,316,085)
	<u>(420,328)</u>	<u>16,476</u>	<u>(871,880)</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>(436,860)</u>	<u>443,743</u>	<u>587,568</u>
<b>FUND BALANCES - beginning</b>	<u>1,353,274</u>	<u>895,077</u>	<u>2,873,277</u>
<b>FUND BALANCES - ending</b>	<u><u>\$ 916,414</u></u>	<u><u>\$ 1,338,820</u></u>	<u><u>\$ 3,460,845</u></u>



Core Area Parking District Fund	Tualatin Scholarship Fund	Parks Utility Fee Fund	Economic Development Administration Fund	American Rescue Plan Fund	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,923
-	-	-	-	-	636,836
-	-	-	-	3,091,507	6,158,223
75,075	-	687,875	-	-	3,177,675
(3,000)	(666)	(6,776)	(5,482)	(30,712)	(120,215)
-	-	-	-	-	1,450
72,075	(666)	681,099	(5,482)	3,060,795	10,221,892
19,955	-	-	63,173	-	83,128
-	-	-	-	-	1,036,724
-	-	10,051	-	-	2,774,340
-	-	52,092	-	-	794,967
19,955	-	62,143	63,173	-	4,689,159
52,120	(666)	618,956	(68,655)	3,060,795	5,532,733
-	-	-	381,810	-	1,361,015
(27,190)	-	(29,360)	(187,530)	-	(2,499,017)
(27,190)	-	(29,360)	194,280	-	(1,138,002)
24,930	(666)	589,596	125,625	3,060,795	4,394,731
203,803	50,247	-	307,084	-	5,682,762
<u>\$ 228,733</u>	<u>\$ 49,581</u>	<u>\$ 589,596</u>	<u>\$ 432,709</u>	<u>\$ 3,060,795</u>	<u>\$ 10,077,493</u>

**CITY OF TUALATIN, OREGON**  
**NONMAJOR CAPITAL PROJECTS FUNDS**  
**COMBINING BALANCE SHEET**  
**June 30, 2022**

	Tualatin City Services Building Fund	Park Development Fund	Leveton Tax Increment District Project Fund	Total
<b>ASSETS</b>				
Cash and cash equivalents	\$ 620,360	\$ 2,378,545	\$ 2,962,084	\$ 5,960,989
Accrued interest receivable	732	2,684	3,494	6,910
<b>TOTAL ASSETS</b>	<u>\$ 621,092</u>	<u>\$ 2,381,229</u>	<u>\$ 2,965,578</u>	<u>\$ 5,967,899</u>
<b>LIABILITIES</b>				
Accounts payable and other current liabilities	\$ 61,660	\$ 33,015	\$ -	\$ 94,675
<b>TOTAL LIABILITIES</b>	<u>61,660</u>	<u>33,015</u>	<u>-</u>	<u>94,675</u>
<b>DEFERRED INFLOWS OF RESOURCES:</b>				
<b>FUND BALANCES</b>				
Restricted for:				
Capital projects	559,432	2,348,214	-	2,907,646
Urban renewal projects	-	-	2,965,578	2,965,578
<b>TOTAL FUND BALANCES</b>	<u>559,432</u>	<u>2,348,214</u>	<u>2,965,578</u>	<u>5,873,224</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u>\$ 621,092</u>	<u>\$ 2,381,229</u>	<u>\$ 2,965,578</u>	<u>\$ 5,967,899</u>

**CITY OF TUALATIN, OREGON**  
**NONMAJOR CAPITAL PROJECTS FUNDS**  
**COMBINING STATEMENT OF REVENUES,**  
**EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**For the Fiscal Year Ended June 30, 2022**

	Tualatin City Services Building Fund	Park Development Fund	Leveton Tax Increment District Project Fund	Total
<b>REVENUES</b>				
Intergovernmental	-	\$ 100,114	\$ -	\$ 100,114
Fees and charges	-	2,555,234	-	2,555,234
Interest	(9,242)	(28,278)	(41,300)	(78,820)
Miscellaneous	100,000	4,836	-	104,836
<b>TOTAL REVENUES</b>	<b>90,758</b>	<b>2,631,906</b>	<b>(41,300)</b>	<b>2,681,364</b>
<b>EXPENDITURES</b>				
Current:				
Culture and recreation	-	1,423	-	1,423
Capital outlay	244,397	371,217	-	615,614
<b>TOTAL EXPENDITURES</b>	<b>244,397</b>	<b>372,640</b>	<b>-</b>	<b>617,037</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(153,639)</b>	<b>2,259,266</b>	<b>(41,300)</b>	<b>2,064,327</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	104,451	-	104,451
Transfers out	-	(77,050)	(381,810)	(458,860)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>27,401</b>	<b>(381,810)</b>	<b>(354,409)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(153,639)</b>	<b>2,286,667</b>	<b>(423,110)</b>	<b>1,709,918</b>
<b>FUND BALANCES - beginning</b>	<b>713,071</b>	<b>61,547</b>	<b>3,388,688</b>	<b>4,163,306</b>
<b>FUND BALANCES - ending</b>	<b>\$ 559,432</b>	<b>\$ 2,348,214</b>	<b>\$ 2,965,578</b>	<b>\$ 5,873,224</b>

## **BUDGETARY COMPARISON SCHEDULES**

Pursuant to the provisions of Oregon Revised Statute, an individual schedule of revenues, expenditures, and changes in fund balances - budget and actual be displayed for each fund where legally adopted budgets are required.

Governmental Budgetary Comparison Schedules included the following:

- Nonmajor Special Revenue Funds
  - Building Fund
  - Road Utility Fee Fund
  - Road Operating Fund
  - Core Area Parking District Fund
  - Tualatin Scholarship Fund
  - Parks Utility Fee Fund
  - Economic Development Administration Fund
  - American Rescue Plan Fund
- Nonmajor Debt Service Funds
  - General Obligation Bond Fund
- Nonmajor Capital Project Funds
  - Tualatin City Services Building Fund
  - Park Development Fund
  - Leveton Tax Increment District Project Fund

**CITY OF TUALATIN, OREGON**  
**BUILDING FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Charges for service	\$ 442,110	\$ 442,110	\$ 367,923	\$ (74,187)
Licenses and permits	541,530	541,530	636,836	95,306
Fees and charges	5,350	5,350	27,470	22,120
Interest	19,800	19,800	8,973	(10,827)
Miscellaneous	200	200	1,300	1,100
<b>TOTAL REVENUES</b>	<b>1,008,990</b>	<b>1,008,990</b>	<b>1,042,502</b>	<b>33,512</b>
<b>EXPENDITURES</b>				
Current:				
Personal Services	1,026,800	1,026,800	978,533	48,267
Materials and service	91,250	91,250	58,191	33,059
Contingency	231,415	231,415	-	231,415
<b>TOTAL EXPENDITURES</b>	<b>1,349,465</b>	<b>1,349,465</b>	<b>1,036,724</b>	<b>312,741</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(340,475)</b>	<b>(340,475)</b>	<b>5,778</b>	<b>346,253</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	75,000	75,000	75,000	-
Transfers out	(495,330)	(495,330)	(495,328)	2
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(420,330)</b>	<b>(420,330)</b>	<b>(420,328)</b>	<b>2</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(760,805)</b>	<b>(760,805)</b>	<b>(414,550)</b>	<b>346,255</b>
FUND BALANCE - beginning	1,425,090	1,425,090	1,348,907	(76,183)
RESTATEMENT (see note)	-	-	-	-
FUND BALANCE - beginning, restated	1,425,090	1,425,090	1,348,907	(76,183)
FUND BALANCE - ending	<u>\$ 664,285</u>	<u>\$ 664,285</u>	934,357	<u>\$ 270,072</u>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(17,943)	
Fund balance - GAAP basis			<u>\$ 916,414</u>	

**CITY OF TUALATIN, OREGON**  
**ROAD UTILITY FEE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Fees and charges	\$ 1,705,900	\$ 1,705,900	\$ 1,759,951	\$ 54,051
Interest	3,815	3,815	4,529	714
<b>TOTAL REVENUES</b>	<b>1,709,715</b>	<b>1,709,715</b>	<b>1,764,480</b>	<b>54,765</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	1,862,245	1,862,245	1,313,786	548,459
Contingency	341,755	341,755	-	341,755
<b>TOTAL EXPENDITURES</b>	<b>2,204,000</b>	<b>2,204,000</b>	<b>1,313,786</b>	<b>890,214</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(494,285)</b>	<b>(494,285)</b>	<b>450,694</b>	<b>944,979</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	460,000	460,000	460,000	-
Transfers out	(443,535)	(443,535)	(443,524)	11
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>16,465</b>	<b>16,465</b>	<b>16,476</b>	<b>11</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(477,820)</b>	<b>(477,820)</b>	<b>467,170</b>	<b>944,990</b>
<b>FUND BALANCE - beginning</b>	<b>762,930</b>	<b>762,930</b>	<b>892,809</b>	<b>129,879</b>
<b>FUND BALANCE - ending</b>	<b>\$ 285,110</b>	<b>\$ 285,110</b>	<b>1,359,979</b>	<b>\$ 1,074,869</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(21,159)	
<b>Fund balance - GAAP basis</b>			<b>\$ 1,338,820</b>	

**CITY OF TUALATIN, OREGON**  
**ROAD OPERATING FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 3,353,090	\$ 3,353,090	\$ 3,066,716	\$ (286,374)
Fees and charges	-	-	627,304	627,304
Interest	14,800	14,800	26,740	11,940
Miscellaneous	-	-	150	150
<b>TOTAL REVENUES</b>	<b>3,367,890</b>	<b>3,367,890</b>	<b>3,720,910</b>	<b>353,020</b>
<b>EXPENDITURES</b>				
Current:				
Personal Services	667,095	667,095	644,390	22,705
Materials and service	1,064,635	1,064,635	806,113	258,522
Capital outlay	951,500	951,500	742,875	208,625
Contingency	600,830	600,830	-	600,830
<b>TOTAL EXPENDITURES</b>	<b>3,284,060</b>	<b>3,284,060</b>	<b>2,193,378</b>	<b>1,090,682</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>83,830</b>	<b>83,830</b>	<b>1,527,532</b>	<b>1,443,702</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	444,205	444,205	444,205	-
Transfers out	(1,316,120)	(1,316,120)	(1,316,085)	35
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(871,915)</b>	<b>(871,915)</b>	<b>(871,880)</b>	<b>35</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(788,085)</b>	<b>(788,085)</b>	<b>655,652</b>	<b>1,443,737</b>
<b>FUND BALANCE - beginning</b>	<b>2,960,905</b>	<b>2,960,905</b>	<b>2,864,861</b>	<b>(96,044)</b>
<b>FUND BALANCE - ending</b>	<b>\$ 2,172,820</b>	<b>\$ 2,172,820</b>	<b>3,520,513</b>	<b>\$ 1,347,693</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(59,668)	
<b>Fund balance - GAAP basis</b>			<b>\$ 3,460,845</b>	

**CITY OF TUALATIN, OREGON**  
**CORE AREA PARKING DISTRICT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Fees and charges	\$ 60,000	\$ 60,000	\$ 75,075	\$ 15,075
Interest	2,000	2,000	1,631	(369)
<b>TOTAL REVENUES</b>	<b>62,000</b>	<b>62,000</b>	<b>76,706</b>	<b>14,706</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	26,400	26,400	19,955	6,445
Contingency	8,035	8,035	-	8,035
<b>TOTAL EXPENDITURES</b>	<b>34,435</b>	<b>34,435</b>	<b>19,955</b>	<b>14,480</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>27,565</b>	<b>27,565</b>	<b>56,751</b>	<b>29,186</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(27,190)	(27,190)	(27,190)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(27,190)</b>	<b>(27,190)</b>	<b>(27,190)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>375</b>	<b>375</b>	<b>29,561</b>	<b>29,186</b>
<b>FUND BALANCE - beginning</b>	<b>215,300</b>	<b>215,300</b>	<b>203,207</b>	<b>(12,093)</b>
<b>FUND BALANCE - ending</b>	<b>\$ 215,675</b>	<b>\$ 215,675</b>	<b>232,768</b>	<b>\$ 17,093</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(4,035)	
<b>Fund balance - GAAP basis</b>			<b>\$ 228,733</b>	



**CITY OF TUALATIN, OREGON**  
**TUALATIN SCHOLARSHIP FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ -	\$ -	\$ -	\$ -
Interest	250	250	348	98
<b>TOTAL REVENUES</b>	<b>250</b>	<b>250</b>	<b>348</b>	<b>98</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>250</b>	<b>250</b>	<b>348</b>	<b>98</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>250</b>	<b>250</b>	<b>348</b>	<b>98</b>
<b>FUND BALANCE - beginning</b>	<b>50,180</b>	<b>50,180</b>	<b>50,100</b>	<b>(80)</b>
<b>FUND BALANCE - ending</b>	<b>\$ 50,430</b>	<b>\$ 50,430</b>	<b>50,448</b>	<b>\$ 18</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(867)	
<b>Fund balance - GAAP basis</b>			<b>\$ 49,581</b>	

**CITY OF TUALATIN, OREGON**  
**PARKS UTILITY FEE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Fees and charges	\$ 676,440	\$ 676,440	\$ 687,875	\$ 11,435
Interest	2,000	2,000	2,461	461
<b>TOTAL REVENUES</b>	<b>678,440</b>	<b>678,440</b>	<b>690,336</b>	<b>11,896</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	9,600	9,600	10,051	(451)
Capital outlay	100,000	100,000	52,092	47,908
Contingency	539,480	539,480	-	539,480
<b>TOTAL EXPENDITURES</b>	<b>649,080</b>	<b>649,080</b>	<b>62,143</b>	<b>586,937</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>29,360</b>	<b>29,360</b>	<b>628,193</b>	<b>598,833</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(29,360)	(29,360)	(29,360)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(29,360)</b>	<b>(29,360)</b>	<b>(29,360)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>598,833</b>	<b>598,833</b>
<b>FUND BALANCE - beginning</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE - ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>598,833</b>	<b>\$ 598,833</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(9,237)	
<b>Fund balance - GAAP basis</b>			<b>\$ 589,596</b>	

**CITY OF TUALATIN, OREGON**  
**ECONOMIC DEVELOPMENT ADMINISTRATION FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Interest	\$ 3,000	\$ 3,000	\$ 4,255	\$ 1,255
TOTAL REVENUES	3,000	3,000	4,255	1,255
<b>EXPENDITURES</b>				
Current:				
Materials and service	436,600	436,600	63,173	373,427
Contingency	66,880	66,880	-	66,880
TOTAL EXPENDITURES	503,480	503,480	63,173	440,307
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(500,480)	(500,480)	(58,918)	441,562
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	381,810	381,810	381,810	-
Transfers out	(187,530)	(187,530)	(187,530)	-
TOTAL OTHER FINANCING SOURCES (USES)	194,280	194,280	194,280	-
NET CHANGE IN FUND BALANCE	(306,200)	(306,200)	135,362	441,562
FUND BALANCE - beginning	306,200	306,200	305,987	(213)
FUND BALANCE - ending	\$ -	\$ -	441,349	\$ 441,349
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(8,640)	
Fund balance - GAAP basis			\$ 432,709	

**CITY OF TUALATIN, OREGON**  
**AMERICAN RESCUE PLAN FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 3,089,765	\$ 3,089,765	\$ 3,091,507	\$ 1,742
Interest	10,000	10,000	22,839	12,839
<b>TOTAL REVENUES</b>	<b>3,099,765</b>	<b>3,099,765</b>	<b>3,114,346</b>	<b>14,581</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	3,000,000	3,000,000	-	3,000,000
Contingency	3,189,535	3,189,535	-	3,189,535
<b>TOTAL EXPENDITURES</b>	<b>6,189,535</b>	<b>6,189,535</b>	<b>-</b>	<b>6,189,535</b>
<b>EXCESS (DEFICIENCY) OF REVENUES</b>				
<b>OVER (UNDER) EXPENDITURES</b>	<b>(3,089,770)</b>	<b>(3,089,770)</b>	<b>3,114,346</b>	<b>6,204,116</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(3,089,770)</b>	<b>(3,089,770)</b>	<b>3,114,346</b>	<b>6,204,116</b>
<b>FUND BALANCE - beginning</b>	<b>3,089,770</b>	<b>3,089,770</b>	<b>-</b>	<b>(3,089,770)</b>
<b>FUND BALANCE - ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,114,346</b>	<b>\$ 3,114,346</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(53,551)	
<b>Fund balance - GAAP basis</b>			<b>\$ 3,060,795</b>	

**CITY OF TUALATIN, OREGON**  
**GENERAL OBLIGATION BOND FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Property taxes	\$ 2,952,000	\$ 2,952,000	\$ 3,012,533	\$ 60,533
Intergovernmental	-	-	358	358
Interest	7,000	7,000	10,207	3,207
<b>TOTAL REVENUES</b>	<b>2,959,000</b>	<b>2,959,000</b>	<b>3,023,098</b>	<b>64,098</b>
<b>EXPENDITURES</b>				
Debt service:				
Principal	2,050,000	2,050,000	2,050,000	-
Interest	934,000	934,000	934,000	-
<b>TOTAL EXPENDITURES</b>	<b>2,984,000</b>	<b>2,984,000</b>	<b>2,984,000</b>	<b>-</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(25,000)</b>	<b>(25,000)</b>	<b>39,098</b>	<b>64,098</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(25,000)</b>	<b>(25,000)</b>	<b>39,098</b>	<b>64,098</b>
<b>FUND BALANCE - beginning</b>	<b>100,000</b>	<b>100,000</b>	<b>142,092</b>	<b>42,092</b>
<b>FUND BALANCE - ending</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>181,190</b>	<b>\$ 106,190</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(2,878)	
<b>Fund balance - GAAP basis</b>			<b>\$ 178,312</b>	

**CITY OF TUALATIN, OREGON**  
**TUALATIN CITY SERVICES BUILDING FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Interest	\$ 500	\$ 500	\$ 5,136	\$ 4,636
Miscellaneous	-	-	100,000	100,000
<b>TOTAL REVENUES</b>	<b>500</b>	<b>500</b>	<b>105,136</b>	<b>104,636</b>
<b>EXPENDITURES</b>				
Current:				
Capital outlay	200,000	200,000	244,397	(44,397)
<b>TOTAL EXPENDITURES</b>	<b>200,000</b>	<b>200,000</b>	<b>244,397</b>	<b>(44,397)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(199,500)</b>	<b>(199,500)</b>	<b>(139,261)</b>	<b>60,239</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(199,500)</b>	<b>(199,500)</b>	<b>(139,261)</b>	<b>60,239</b>
<b>FUND BALANCE - beginning</b>	<b>199,500</b>	<b>199,500</b>	<b>709,560</b>	<b>510,060</b>
<b>FUND BALANCE - ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 570,299</b>	<b>\$ 570,299</b>

**CITY OF TUALATIN, OREGON**  
**PARK DEVELOPMENT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 513,040	\$ 513,040	\$ 100,114	\$ (412,926)
Fees and charges	1,799,700	1,799,700	2,555,234	755,534
Interest	820	820	13,819	12,999
Miscellaneous	-	-	4,836	4,836
<b>TOTAL REVENUES</b>	<b>2,313,560</b>	<b>2,313,560</b>	<b>2,674,003</b>	<b>360,443</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	5,000	5,000	1,423	3,577
Capital outlay	1,009,820	1,009,820	371,217	638,603
<b>TOTAL EXPENDITURES</b>	<b>1,014,820</b>	<b>1,014,820</b>	<b>372,640</b>	<b>642,180</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>1,298,740</b>	<b>1,298,740</b>	<b>2,301,363</b>	<b>1,002,623</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	108,510	108,510	104,451	(4,059)
Transfers out	(77,050)	(77,050)	(77,050)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>31,460</b>	<b>31,460</b>	<b>27,401</b>	<b>(4,059)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>1,330,200</b>	<b>1,330,200</b>	<b>2,328,764</b>	<b>998,564</b>
<b>FUND BALANCE - beginning</b>	<b>164,780</b>	<b>164,780</b>	<b>61,114</b>	<b>(103,666)</b>
<b>FUND BALANCE - ending</b>	<b>\$ 1,494,980</b>	<b>\$ 1,494,980</b>	<b>2,389,878</b>	<b>\$ 894,898</b>
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(41,664)	
<b>Fund balance - GAAP basis</b>			<b>\$ 2,348,214</b>	

**CITY OF TUALATIN, OREGON**  
**LEVETON TAX INCREMENT DISTRICT PROJECT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Interest	\$ 10,000	\$ 10,000	\$ 20,473	\$ 10,473
TOTAL REVENUES	10,000	10,000	20,473	10,473
<b>EXPENDITURES</b>				
Capital outlay	3,010,000	3,010,000	-	3,010,000
TOTAL EXPENDITURES	3,010,000	3,010,000	-	3,010,000
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(3,000,000)	(3,000,000)	20,473	3,020,473
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(381,810)	(381,810)	(381,810)	-
TOTAL OTHER FINANCING SOURCES (USES)	(381,810)	(381,810)	(381,810)	-
NET CHANGE IN FUND BALANCE	(3,381,810)	(3,381,810)	(361,337)	3,020,473
FUND BALANCE - beginning	3,381,810	3,381,810	3,378,800	(3,010)
FUND BALANCE - ending	\$ -	\$ -	3,017,463	\$ 3,017,463
Adjustment to generally accepted accounting principles (GAAP) basis:				
Unrealized gain (loss) on investments			(51,885)	
Fund balance - GAAP basis			\$ 2,965,578	



## **BUDGETARY COMPARISON SCHEDULES**

### **Enterprise Funds**

Pursuant to the provisions of Oregon Revised Statute, an individual schedule of revenues, expenditures, and changes in fund balances - budget and actual be displayed for each fund where legally adopted budgets are required.

Enterprise Budgetary Comparison schedules include the following:

- Water Operations
  - Water Fund
  - Water Development Fund
  - Enterprise Bond Fund
- Sewer Operations
  - Sewer Fund
  - Sewer Development Fund
- Stormwater Operations
  - Stormwater Fund
  - Stormwater Development Fund

**CITY OF TUALATIN, OREGON**  
**WATER OPERATIONS COMBINED**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE**  
**For the Fiscal Year Ended June 30, 2022**

	Water Fund	Water Development Fund	Enterprise Bond Fund	Total Water Operations
<b>REVENUES</b>				
Charges for service	\$ 7,682,391	\$ -	\$ -	\$ 7,682,391
Fees and charges	3,210	301,430	-	304,640
Interest	63,813	10,555	3,614	77,982
Miscellaneous	4,700	-	-	4,700
<b>TOTAL REVENUES</b>	<b>7,754,114</b>	<b>311,985</b>	<b>3,614</b>	<b>8,069,713</b>
<b>EXPENDITURES</b>				
Current:				
Personal Services	882,871	-	-	882,871
Materials and service	3,171,708	-	495	3,172,203
Capital outlay	363,383	-	-	363,383
Debt service:				
Principal	-	-	823,746	823,746
Interest	-	-	167,194	167,194
<b>TOTAL EXPENDITURES</b>	<b>4,417,962</b>	<b>-</b>	<b>991,435</b>	<b>5,409,397</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>3,336,152</b>	<b>311,985</b>	<b>(987,821)</b>	<b>2,660,316</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	112,478	-	990,940	1,103,418
Transfers out	(1,945,928)	(125,568)	-	(2,071,496)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(1,833,450)</b>	<b>(125,568)</b>	<b>990,940</b>	<b>(968,078)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>1,502,702</b>	<b>186,417</b>	<b>3,119</b>	<b>1,692,238</b>
<b>FUND BALANCE - beginning</b>	<b>8,129,642</b>	<b>1,326,070</b>	<b>554,634</b>	<b>10,010,346</b>
<b>FUND BALANCE - ending</b>	<b>\$ 9,632,344</b>	<b>\$ 1,512,487</b>	<b>\$ 557,753</b>	<b>11,702,584</b>
<b>RECONCILIATION TO NET POSITION - GAAP BASIS</b>				
Adjustment for unrealized gain (loss) on investments				(198,134)
Adjustment for compensated absences being accrued				(44,370)
Adjustment for other post employment benefit related deferred outflows of resources being accrued				4,701
Adjustment for other post employment benefit related deferred inflows of resources being accrued				(8,696)
Adjustment for net other post employment benefit liability being accrued				(28,193)
Adjustment for net pension liability being accrued				(553,014)
Adjustment for pension related deferred outflows of resources being accrued				386,225
Adjustment for pension related deferred inflows of resources being accrued				(481,876)
Adjustment for interest payable being accrued				(5,946)
Adjustment for capital assets not being depreciated				1,137,397
Adjustment for capital assets, net of accumulated depreciation				27,301,439
Adjustment for bonds payable, due within one year				(450,000)
Adjustment for long term bonds payable				(1,460,000)
Adjustment for bond premium				(121,498)
Adjustment for deferred charge on refunding				73,763
<b>NET POSITION - GAAP BASIS</b>				<b>\$ 37,254,382</b>

**CITY OF TUALATIN, OREGON**  
**WATER FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Charges for service	\$ 7,388,230	\$ 7,388,230	\$ 7,682,391	\$ 294,161
Fees and charges	26,500	26,500	3,210	(23,290)
Interest	31,110	31,110	63,813	32,703
Miscellaneous	2,200	2,200	4,700	2,500
<b>TOTAL REVENUES</b>	<b>7,448,040</b>	<b>7,448,040</b>	<b>7,754,114</b>	<b>306,074</b>
<b>EXPENDITURES</b>				
Current:				
Personal Services	915,695	915,695	882,871	32,824
Materials and service	3,671,140	3,671,140	3,171,708	499,432
Capital outlay	1,843,000	1,843,000	363,383	1,479,617
Contingency	1,266,100	1,266,100	-	1,266,100
<b>TOTAL EXPENDITURES</b>	<b>7,695,935</b>	<b>7,695,935</b>	<b>4,417,962</b>	<b>3,277,973</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(247,895)</b>	<b>(247,895)</b>	<b>3,336,152</b>	<b>3,584,047</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	278,230	278,230	112,478	(165,752)
Transfers out	(1,947,920)	(1,947,920)	(1,945,928)	1,992
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(1,669,690)</b>	<b>(1,669,690)</b>	<b>(1,833,450)</b>	<b>(163,760)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(1,917,585)</b>	<b>(1,917,585)</b>	<b>1,502,702</b>	<b>3,420,287</b>
<b>FUND BALANCE - beginning</b>	<b>6,221,460</b>	<b>6,221,460</b>	<b>8,129,642</b>	<b>1,908,182</b>
<b>FUND BALANCE - ending</b>	<b>\$ 4,303,875</b>	<b>\$ 4,303,875</b>	<b>\$ 9,632,344</b>	<b>\$ 5,328,469</b>

**CITY OF TUALATIN, OREGON**  
**WATER DEVELOPMENT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Fees and charges	\$ 250,000	\$ 250,000	\$ 301,430	\$ 51,430
Interest	6,620	6,620	10,555	3,935
<b>TOTAL REVENUES</b>	<b>256,620</b>	<b>256,620</b>	<b>311,985</b>	<b>55,365</b>
<b>EXPENDITURES</b>				
Contingency	1,290,130	1,128,130	-	1,128,130
<b>TOTAL EXPENDITURES</b>	<b>1,290,130</b>	<b>1,128,130</b>	<b>-</b>	<b>1,128,130</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(1,033,510)</b>	<b>(871,510)</b>	<b>311,985</b>	<b>1,183,495</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(291,320)	(453,320)	(125,568)	327,752
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(291,320)</b>	<b>(453,320)</b>	<b>(125,568)</b>	<b>327,752</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(1,324,830)</b>	<b>(1,324,830)</b>	<b>186,417</b>	<b>1,511,247</b>
<b>FUND BALANCE - beginning</b>	<b>1,324,830</b>	<b>1,324,830</b>	<b>1,326,070</b>	<b>1,240</b>
<b>FUND BALANCE - ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,512,487</b>	<b>\$ 1,512,487</b>

**CITY OF TUALATIN, OREGON**  
**ENTERPRISE BOND FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Interest	\$ 3,175	\$ 3,175	\$ 3,614	\$ 439
TOTAL REVENUES	3,175	3,175	3,614	439
<b>EXPENDITURES</b>				
Current:				
Materials and service	495	495	495	-
Debt service:				
Principal	824,025	824,025	823,746	279 *
Interest	167,150	167,150	167,194	(44) *
TOTAL EXPENDITURES	991,670	991,670	991,435	235
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(988,495)	(988,495)	(987,821)	674
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	993,075	993,075	990,940	(2,135)
TOTAL OTHER FINANCING SOURCES (USES)	993,075	993,075	990,940	(2,135)
NET CHANGE IN FUND BALANCE	4,580	4,580	3,119	(1,461)
FUND BALANCE - beginning	518,000	518,000	554,634	36,634
FUND BALANCE - ending	\$ 522,580	\$ 522,580	\$ 557,753	\$ 35,173

\* Appropriation level is debt service.

**CITY OF TUALATIN, OREGON**  
**SEWER OPERATIONS COMBINED**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE**  
**For the Fiscal Year Ended June 30, 2022**

	<u>Sewer Fund</u>	<u>Sewer Development Fund</u>	<u>Total Sewer Operations</u>
<b>REVENUES</b>			
Charges for service	\$ 9,601,073	\$ -	\$ 9,601,073
Intergovernmental	-	76,840	76,840
Fees and charges	-	1,881,947	1,881,947
Interest	17,258	26,884	44,142
Miscellaneous	<u>745,757</u>	<u>-</u>	<u>745,757</u>
 TOTAL REVENUES	 <u>10,364,088</u>	 <u>1,985,671</u>	 <u>12,349,759</u>
<b>EXPENDITURES</b>			
Current:			
Personal Services	489,686	-	489,686
Materials and service	7,811,933	1,775,735	9,587,668
Capital outlay	<u>716,635</u>	<u>108,205</u>	<u>824,840</u>
 TOTAL EXPENDITURES	 <u>9,018,254</u>	 <u>1,883,940</u>	 <u>10,902,194</u>
 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	 <u>1,345,834</u>	 <u>101,731</u>	 <u>1,447,565</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	186,040	-	186,040
Transfers out	<u>(1,341,147)</u>	<u>(57,070)</u>	<u>(1,398,217)</u>
 TOTAL OTHER FINANCING SOURCES (USES)	 <u>(1,155,107)</u>	 <u>(57,070)</u>	 <u>(1,212,177)</u>
 NET CHANGE IN FUND BALANCE	 190,727	 44,661	 235,388
 FUND BALANCE - beginning	 <u>2,710,103</u>	 <u>3,637,219</u>	 <u>6,347,322</u>
 FUND BALANCE - ending	 <u>\$ 2,900,830</u>	 <u>\$ 3,681,880</u>	 6,582,710
 <b>RECONCILIATION TO NET POSITION - GAAP BASIS</b>			
Adjustment for unrealized gain (loss) on investments			(102,558)
Adjustment for compensated absences being accrued			(17,873)
Adjustment for other post employment benefit related deferred outflows of resources being accrued			2,308
Adjustment for other post employment benefit related deferred inflows of resources being accrued			(4,269)
Adjustment for net other post employment benefit liability being accrued			(13,841)
Adjustment for net pension liability being accrued			(271,494)
Adjustment for pension related deferred outflows of resources being accrued			189,611
Adjustment for pension related deferred inflows of resources being accrued			(236,570)
Adjustment for capital assets not being depreciated			891,257
Adjustment for capital assets, net of accumulated depreciation			<u>14,129,723</u>
 NET POSITION - GAAP BASIS			 <u>\$ 21,149,004</u>

**CITY OF TUALATIN, OREGON**  
**SEWER FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Charges for service	\$ 9,225,100	\$ 9,525,100	\$ 9,601,073	\$ 75,973
Interest	25,245	25,245	17,258	(7,987)
Miscellaneous	450,000	450,000	745,757	295,757
<b>TOTAL REVENUES</b>	<b>9,700,345</b>	<b>10,000,345</b>	<b>10,364,088</b>	<b>363,743</b>
<b>EXPENDITURES</b>				
Current:				
Personal Services	524,215	524,215	489,686	34,529
Materials and service	7,546,510	7,846,510	7,811,933	34,577
Capital outlay	450,000	680,000	716,635	(36,635)
Contingency	1,479,475	1,249,475	-	1,249,475
<b>TOTAL EXPENDITURES</b>	<b>10,000,200</b>	<b>10,300,200</b>	<b>9,018,254</b>	<b>1,281,946</b>
<b>EXCESS (DEFICIENCY) OF REVENUES</b>				
<b>OVER (UNDER) EXPENDITURES</b>	<b>(299,855)</b>	<b>(299,855)</b>	<b>1,345,834</b>	<b>1,645,689</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	186,040	186,040	186,040	-
Transfers out	(1,341,205)	(1,341,205)	(1,341,147)	58
<b>TOTAL OTHER FINANCING</b>				
<b>SOURCES (USES)</b>	<b>(1,155,165)</b>	<b>(1,155,165)</b>	<b>(1,155,107)</b>	<b>58</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(1,455,020)</b>	<b>(1,455,020)</b>	<b>190,727</b>	<b>1,645,747</b>
<b>FUND BALANCE - beginning</b>	<b>2,404,400</b>	<b>2,404,400</b>	<b>2,710,103</b>	<b>305,703</b>
<b>FUND BALANCE - ending</b>	<b>\$ 949,380</b>	<b>\$ 949,380</b>	<b>\$ 2,900,830</b>	<b>\$ 1,951,450</b>

**CITY OF TUALATIN, OREGON**  
**SEWER DEVELOPMENT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 303,000	\$ 303,000	\$ 76,840	\$ (226,160)
Fees and charges	600,000	1,810,000	1,881,947	71,947
Interest	18,110	18,110	26,884	8,774
<b>TOTAL REVENUES</b>	<b>921,110</b>	<b>2,131,110</b>	<b>1,985,671</b>	<b>(145,439)</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	576,000	1,786,000	1,775,735	10,265
Capital outlay	303,000	303,000	108,205	194,795
Contingency	3,608,010	3,608,010	-	3,608,010
<b>TOTAL EXPENDITURES</b>	<b>4,487,010</b>	<b>5,697,010</b>	<b>1,883,940</b>	<b>3,813,070</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(3,565,900)</b>	<b>(3,565,900)</b>	<b>101,731</b>	<b>3,667,631</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(57,070)	(57,070)	(57,070)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(57,070)</b>	<b>(57,070)</b>	<b>(57,070)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(3,622,970)</b>	<b>(3,622,970)</b>	<b>44,661</b>	<b>3,667,631</b>
<b>FUND BALANCE - beginning</b>	<b>3,622,970</b>	<b>3,622,970</b>	<b>3,637,219</b>	<b>14,249</b>
<b>FUND BALANCE - ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,681,880</b>	<b>\$ 3,681,880</b>



**CITY OF TUALATIN, OREGON**  
**STORMWATER OPERATIONS COMBINED**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE**  
**For the Fiscal Year Ended June 30, 2022**

	Stormwater Fund	Stormwater Development Fund	Total Stormwater Operations
<b>REVENUES</b>			
Charges for service	\$ 3,676,669	\$ -	\$ 3,676,669
Fees and charges	291,654	-	291,654
Interest	45,805	3,521	49,326
Miscellaneous	25,940	-	25,940
<b>TOTAL REVENUES</b>	<b>4,040,068</b>	<b>3,521</b>	<b>4,043,589</b>
<b>EXPENDITURES</b>			
Current:			
Materials and service	1,432,712	-	1,432,712
Capital outlay	328,462	9,691	338,153
<b>TOTAL EXPENDITURES</b>	<b>1,761,174</b>	<b>9,691</b>	<b>1,770,865</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>2,278,894</b>	<b>(6,170)</b>	<b>2,272,724</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers out	(1,023,505)	(15,610)	(1,039,115)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(1,023,505)</b>	<b>(15,610)</b>	<b>(1,039,115)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>1,255,389</b>	<b>(21,780)</b>	<b>1,233,609</b>
<b>FUND BALANCE - beginning</b>	<b>5,823,809</b>	<b>522,786</b>	<b>6,346,595</b>
<b>FUND BALANCE - ending</b>	<b>\$ 7,079,198</b>	<b>\$ 501,006</b>	<b>7,580,204</b>
<b>RECONCILIATION TO NET POSITION - GAAP BASIS</b>			
Adjustment for unrealized gain (loss) on investments			(126,742)
Adjustment for capital assets not being depreciated			34,533
Adjustment for capital assets, net of accumulated depreciation			3,992,516
<b>NET POSITION - GAAP BASIS</b>			<b>\$ 11,480,511</b>

**CITY OF TUALATIN, OREGON**  
**STORMWATER FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Charges for service	\$ 3,503,520	\$ 3,503,520	\$ 3,676,669	\$ 173,149
Fees and charges	-	-	291,654	291,654
Interest	57,860	57,860	45,805	(12,055)
Miscellaneous	-	-	25,940	25,940
<b>TOTAL REVENUES</b>	<b>3,561,380</b>	<b>3,561,380</b>	<b>4,040,068</b>	<b>478,688</b>
<b>EXPENDITURES</b>				
Current:				
Materials and service	1,619,340	1,619,340	1,432,712	186,628
Capital outlay	930,000	930,000	328,462	601,538
Contingency	538,900	538,900	-	538,900
<b>TOTAL EXPENDITURES</b>	<b>3,088,240</b>	<b>3,088,240</b>	<b>1,761,174</b>	<b>1,327,066</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>473,140</b>	<b>473,140</b>	<b>2,278,894</b>	<b>1,805,754</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(1,023,540)	(1,023,540)	(1,023,505)	35
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(1,023,540)</b>	<b>(1,023,540)</b>	<b>(1,023,505)</b>	<b>35</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(550,400)</b>	<b>(550,400)</b>	<b>1,255,389</b>	<b>1,805,789</b>
<b>FUND BALANCE - beginning</b>	<b>5,511,050</b>	<b>5,511,050</b>	<b>5,823,809</b>	<b>312,759</b>
<b>FUND BALANCE - ending</b>	<b>\$ 4,960,650</b>	<b>\$ 4,960,650</b>	<b>\$ 7,079,198</b>	<b>\$ 2,118,548</b>

**CITY OF TUALATIN, OREGON**  
**STORMWATER DEVELOPMENT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Fees and charges	\$ 12,000	\$ 12,000	\$ -	\$ (12,000)
Interest	2,650	2,650	3,521	871
<b>TOTAL REVENUES</b>	<b>14,650</b>	<b>14,650</b>	<b>3,521</b>	<b>(11,129)</b>
<b>EXPENDITURES</b>				
Capital outlay	100,000	100,000	9,691	90,309
Contingency	429,850	429,850	-	429,850
<b>TOTAL EXPENDITURES</b>	<b>529,850</b>	<b>529,850</b>	<b>9,691</b>	<b>520,159</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(515,200)</b>	<b>(515,200)</b>	<b>(6,170)</b>	<b>509,030</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(15,610)	(15,610)	(15,610)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(15,610)</b>	<b>(15,610)</b>	<b>(15,610)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(530,810)</b>	<b>(530,810)</b>	<b>(21,780)</b>	<b>509,030</b>
<b>FUND BALANCE - beginning</b>	<b>530,810</b>	<b>530,810</b>	<b>522,786</b>	<b>(8,024)</b>
<b>FUND BALANCE - ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 501,006</b>	<b>\$ 501,006</b>

## **BUDGETARY COMPARISON SCHEDULES**

### **Internal Service Funds**

Pursuant to the provisions of Oregon Revised Statute, an individual schedule of revenues, expenditures, and changes in fund balances - budget and actual be displayed for each fund where legally adopted budgets are required.

Internal Service Budgetary Comparison schedules include the following:

- Vehicle Replacement Fund

**CITY OF TUALATIN, OREGON**  
**VEHICLE REPLACEMENT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2022**

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	Budget			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Charges for service	\$ 333,070	\$ 333,070	\$ 333,070	\$ -
Interest	4,930	4,930	6,721	1,791
<b>TOTAL REVENUES</b>	<b>338,000</b>	<b>338,000</b>	<b>339,791</b>	<b>1,791</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>338,000</b>	<b>338,000</b>	<b>339,791</b>	<b>1,791</b>
<b>FUND BALANCE - beginning</b>	<b>730,000</b>	<b>730,000</b>	<b>730,947</b>	<b>947</b>
<b>FUND BALANCE - ending</b>	<b>\$ 1,068,000</b>	<b>\$ 1,068,000</b>	<b>1,070,738</b>	<b>\$ 2,738</b>
 <b>RECONCILIATION TO NET POSITION - GAAP BASIS</b>				
Adjustment for unrealized gain (loss) on investments			(18,411)	
<b>NET POSITION - GAAP BASIS</b>			<b>\$ 1,052,327</b>	

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## **OTHER FINANCIAL SCHEDULES**





**CITY OF TUALATIN, OREGON**  
**SCHEDULE OF PROPERTY TAX TRANSACTIONS AND OUTSTANDING BALANCES**  
**For the Fiscal Year Ended June 30, 2022**

<u>Fiscal Year</u>	<u>Uncollected Balance June 30, 2021</u>	<u>Levy as Extended By Assessor</u>	<u>Discount</u>	<u>Interest</u>	<u>Adjustments</u>	<u>Collections</u>	<u>Uncollected Balance June 30, 2022</u>
2021-2022	\$ -	\$ 14,842,331	\$ (365,011)	\$ 2,540	\$ (73,705)	\$ (14,257,556)	\$ 148,599
2020-2021	146,979	-	94	4,355	4,177	(106,816)	48,789
2019-2020	51,486	-	67	3,379	4,288	(33,993)	25,227
2018-2019	22,572	-	97	2,798	2,811	(19,533)	8,745
2017-2018	7,001	-	6	1,200	2,219	(8,159)	2,267
2016-2017	2,269	-	-	265	574	(1,744)	1,364
Prior years	6,307	-	(10)	229	1,540	(2,677)	5,389
Totals	<u>\$ 236,614</u>	<u>\$ 14,842,331</u>	<u>\$ (364,757)</u>	<u>\$ 14,766</u>	<u>\$ (58,096)</u>	<u>\$ (14,430,478)</u>	<u>\$ 240,380</u>

Taxes receivable classified by fund:

General Fund	\$ 191,176
General Obligation Bond Fund	<u>49,204</u>
	<u>\$ 240,380</u>

**CITY OF TUALATIN, OREGON**  
**WATER FUND 5 YEAR HISTORICAL RESULTS**  
**For the Fiscal Year Ended June 30, 2022**

	2018	2019	2020	2021	2022
<b>REVENUES:</b>					
Charges for service	\$ 6,604,701	\$ 7,132,235	\$ 6,773,453	\$ 7,558,417	\$ 7,682,391
Fees and charges	25,444	31,052	26,868	19,150	3,210
Interest	99,486	160,473	139,399	76,614	63,813
Miscellaneous	601	7,305	352,861	2,750	4,700
Total revenues	6,730,232	7,331,065	7,292,581	7,656,931	7,754,114
<b>EXPENDITURES:</b>					
Current:					
Personal Services	522,726	638,853	810,544	830,520	882,871
Materials and service	2,737,432	2,959,293	3,495,769	3,439,601	3,171,708
Capital outlay	535,255	1,253,878	261,113	62,359	363,383
Total expenditures	3,795,413	4,852,024	4,567,426	4,332,480	4,417,962
Excess (deficiency) of revenues over expenditures	2,934,819	2,479,041	2,725,155	3,324,451	3,336,152
<b>OTHER FINANCING SOURCES (USES)</b>					
Internal loan proceeds	-	(335,000)	-	-	-
Transfers in	141,677	373,959	62,206	17,186	112,478
Transfers out	(2,183,730)	(2,080,970)	(2,854,270)	(1,961,600)	(1,945,928)
Total other financing sources (uses)	(2,042,053)	(2,042,011)	(2,792,064)	(1,944,414)	(1,833,450)
Net change in fund balances	892,766	437,030	(66,909)	1,380,037	1,502,702
<b>FUND BALANCES, BEGINNING BUDGETARY BASIS</b>	5,486,718	6,379,484	6,816,514	6,749,605	8,129,642
<b>FUND BALANCES, ENDING BUDGETARY BASIS</b>	\$ 6,379,484	\$ 6,816,514	\$ 6,749,605	\$ 8,129,642	\$ 9,632,344

## **STATISTICAL SECTION**



## STATISTICAL SECTION

*The Statistical Section of the annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the overall financial health of the City of Tualatin.*

### **FINANCIAL TRENDS**

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

### **REVENUE CAPACITY**

These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

### **DEBT CAPACITY**

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

### **DEMOGRAPHIC AND ECONOMIC INFORMATION**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

### **OPERATING INFORMATION**

These schedules contain service and infrastructure data to help the reader understand how the information in the financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

**CITY OF TUALATIN**  
**NET POSITION BY COMPONENT**  
**LAST TEN FISCAL YEARS**

	2022	2021	2020	2019
<b><i>Governmental activities</i></b>				
Net investment in capital assets	\$ 87,045,666	\$ 88,344,914	\$ 86,795,235	\$ 88,026,572
Restricted for special purposes	23,298,531	19,707,511	23,120,100	17,883,651
Unrestricted	4,685,003	(1,540,508)	(2,190,512)	(1,565,440)
<i>Total governmental activities</i>	<u>\$ 115,029,200</u>	<u>\$ 106,511,917</u>	<u>\$ 107,724,823</u>	<u>\$ 104,344,783</u>
<b><i>Business-type activities</i></b>				
Net investment in capital assets	\$ 45,529,130	\$ 45,767,242	\$ 46,962,956	\$ 47,494,937
Restricted for special purposes	1,512,487	1,326,070	1,314,478	5,429,897
Unrestricted	22,842,280	20,360,715	18,280,153	14,634,231
<i>Total business-type activities net position</i>	<u>\$ 69,883,897</u>	<u>\$ 67,454,027</u>	<u>\$ 66,557,587</u>	<u>\$ 67,559,065</u>
<b><i>Primary government</i></b>				
Net investment in capital assets	\$ 132,574,796	\$ 134,112,156	\$ 133,758,191	\$ 135,521,509
Restricted for special purposes	24,811,018	21,033,581	24,434,578	23,313,548
Unrestricted	27,527,283	18,820,207	16,089,641	13,068,791
<i>Total primary government net position</i>	<u>\$ 184,913,097</u>	<u>\$ 173,965,944</u>	<u>\$ 174,282,410</u>	<u>\$ 171,903,848</u>

2018	2017 (restated)	2016	2015 (restated)	2014 (restated)	2013
\$ 87,689,070	\$ 89,406,263	\$ 92,714,377	\$ 92,025,421	\$ 93,651,852	\$ 95,303,048
17,684,108	15,999,817	15,691,594	16,106,005	12,939,222	12,773,161
(2,873,654)	(1,224,674)	(299,018)	5,747,426	8,205,348	11,017,677
<u>\$ 102,499,524</u>	<u>\$ 104,181,406</u>	<u>\$ 108,106,953</u>	<u>\$ 113,878,852</u>	<u>\$ 114,796,422</u>	<u>\$ 119,093,886</u>
\$ 48,401,428	\$ 47,820,158	\$ 48,485,673	\$ 48,216,410	\$ 47,293,914	\$ 46,626,072
5,665,182	5,326,945	5,309,622	5,042,785	5,148,228	5,057,107
13,190,009	11,159,067	9,882,033	8,860,551	9,296,215	7,626,649
<u>\$ 67,256,619</u>	<u>\$ 64,306,170</u>	<u>\$ 63,677,328</u>	<u>\$ 62,119,746</u>	<u>\$ 61,738,357</u>	<u>\$ 59,309,828</u>
\$ 136,090,498	\$ 137,226,421	\$ 141,200,050	\$ 140,241,831	\$ 140,945,766	\$ 141,929,120
23,349,290	21,326,762	21,001,216	21,148,790	18,087,450	17,830,268
10,316,355	9,934,393	9,583,015	14,607,977	17,501,563	18,644,326
<u>\$ 169,756,143</u>	<u>\$ 168,487,576</u>	<u>\$ 171,784,281</u>	<u>\$ 175,998,598</u>	<u>\$ 176,534,779</u>	<u>\$ 178,403,714</u>

**CITY OF TUALATIN**  
**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEARS**

	2022	2021	2020	2019
<b>Expenses</b>				
<i>Governmental activities:</i>				
General government	\$ 9,821,910	\$ 10,333,739	\$ 9,813,476	\$ 9,307,642
Public Safety	9,758,499	10,956,022	10,905,816	9,618,099
Highways and streets	6,560,718	6,540,062	6,755,745	6,218,228
Culture and recreation	5,724,066	6,089,919	6,453,498	5,915,477
Interest on long-term debt	582,242	677,481	757,327	732,891
<i>Total governmental activities expenses</i>	<u>32,447,435</u>	<u>34,597,223</u>	<u>34,685,862</u>	<u>31,792,337</u>
<i>Business-type activities</i>				
Charges for services				
Water	5,686,173	6,043,124	5,786,256	6,150,565
Sewer	10,735,959	8,656,337	8,830,709	8,654,399
Stormwater	1,999,040	1,601,097	1,575,023	1,576,322
<i>Total business-type activities expenses</i>	<u>18,421,172</u>	<u>16,300,558</u>	<u>16,191,988</u>	<u>16,381,286</u>
<i>Total Expenses</i>	<u>\$ 50,868,607</u>	<u>\$ 50,897,781</u>	<u>\$ 50,877,850</u>	<u>\$ 48,173,623</u>
<b>Program revenues</b>				
<i>Governmental activities</i>				
Charges for services				
General government	\$ 4,880,066	\$ 839,211	\$ 2,005,357	\$ 1,328,911
Public Safety	1,341,304	1,502,036	1,361,646	1,766,201
Highways and streets	4,274,540	2,342,771	3,662,253	3,123,244
Culture and recreation	102,839	107,960	289,944	311,017
Operating grants and contributions	165,185	1,306,028	533,644	179,956
Capital grants and contributions	305,433	479,582	365,513	86,004
<i>Total governmental activities program revenues</i>	<u>11,069,367</u>	<u>6,577,588</u>	<u>8,218,357</u>	<u>6,795,333</u>
<i>Business-type activities</i>				
Charges for services				
Water	7,987,031	7,626,402	6,976,940	7,518,166
Sewer	11,559,860	8,779,501	9,328,325	8,624,206
Stormwater	3,968,323	3,454,755	3,469,983	3,154,990
Capital grants and contributions	100,000	313,549	115,339	336,979
<i>Total business-type activities program revenues</i>	<u>23,615,214</u>	<u>20,174,207</u>	<u>19,890,587</u>	<u>19,634,341</u>
<i>Total program revenues</i>	<u>\$ 34,684,581</u>	<u>\$ 26,751,795</u>	<u>\$ 28,108,944</u>	<u>\$ 26,429,674</u>
<b>Net (expense)/revenues</b>				
<i>Governmental activities</i>	<u>\$ (21,378,068)</u>	<u>\$ (28,019,635)</u>	<u>\$ (26,467,505)</u>	<u>\$ (24,997,004)</u>
<i>Business-type activities</i>	<u>5,194,042</u>	<u>3,873,649</u>	<u>3,698,599</u>	<u>3,253,055</u>
<i>Total net expenses</i>	<u>\$ (16,184,026)</u>	<u>\$ (24,145,986)</u>	<u>\$ (22,768,906)</u>	<u>\$ (21,743,949)</u>



2018	2017	2016	2015	2014	2013
\$ 8,820,817	\$ 8,601,383	\$ 9,588,149	\$ 6,057,498	\$ 8,405,978	\$ 8,325,468
9,395,927	9,376,700	11,314,546	5,942,679	7,027,399	6,904,444
6,512,541	5,766,575	5,336,161	4,586,849	3,853,744	3,843,497
5,807,210	5,610,846	5,989,878	3,769,534	5,200,979	5,080,438
278,911	306,991	353,882	317,574	332,382	376,864
30,815,406	29,662,495	32,582,616	20,674,134	24,820,482	24,530,711
4,588,472	4,536,689	4,666,131	4,973,697	4,354,918	4,252,446
7,988,987	7,974,785	8,406,184	7,392,084	6,704,634	7,703,971
1,537,004	1,308,024	1,536,685	1,449,680	1,298,184	1,243,066
14,114,463	13,819,498	14,609,000	13,815,461	12,357,736	13,199,483
\$ 44,929,869	\$ 43,481,993	\$ 47,191,616	\$ 34,489,595	\$ 37,178,218	\$ 37,730,194
\$ 1,828,717	\$ 1,552,827	\$ 1,811,857	\$ 2,497,798	\$ 1,540,697	\$ 2,407,130
1,347,548	1,400,454	1,255,128	1,583,770	1,496,395	1,496,395
3,838,628	1,841,947	2,650,628	2,613,764	1,326,187	1,326,187
291,863	201,798	290,094	279,051	227,660	227,660
147,249	209,704	146,802	482,911	629,043	427,283
552,878	30,210	455,604	-	-	-
8,006,883	5,236,940	6,610,113	7,457,294	5,219,982	5,884,655
7,109,610	6,270,314	6,463,535	6,116,285	5,321,434	5,512,366
8,480,478	8,273,184	8,886,824	7,771,356	7,083,579	8,036,187
2,905,264	2,726,287	2,608,638	2,320,189	1,941,824	1,887,080
1,778,004	45,280	648,420	827,464	491,274	124,076
20,273,356	17,315,065	18,607,417	17,035,294	14,838,111	15,559,709
\$ 28,280,239	\$ 22,552,005	\$ 25,217,530	\$ 24,492,588	\$ 20,058,093	\$ 21,444,364
\$ (22,808,523)	\$ (24,425,555)	\$ (25,972,503)	\$ (13,216,840)	\$ (19,600,500)	\$ (18,646,056)
6,158,893	3,495,567	3,998,417	3,219,833	2,480,375	2,360,226
\$ (16,649,630)	\$ (20,929,988)	\$ (21,974,086)	\$ (9,997,007)	\$ (17,120,125)	\$ (16,285,830)

**CITY OF TUALATIN**  
**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEARS**

	2022	2021	2020	2019
<b>General revenues and other changes in net position</b>				
Governmental activities				
Taxes and assessments	\$ 24,270,378	\$ 20,509,296	\$ 19,667,867	\$ 19,073,250
Licenses and permits	2,703,505	2,619,480	2,440,018	2,429,676
Miscellaneous	(297,902)	483,383	2,313,010	1,833,807
Transfers	3,219,370	3,194,570	5,426,650	3,505,530
Total governmental activities	29,895,351	26,806,729	29,847,545	26,842,263
Business-type activities				
Miscellaneous	455,198	217,361	726,573	554,921
Transfers	(3,219,370)	(3,194,570)	(5,426,650)	(3,505,530)
Total business-type activities	(2,764,172)	(2,977,209)	(4,700,077)	(2,950,609)
Total	<u>\$ 27,131,179</u>	<u>\$ 23,829,520</u>	<u>\$ 25,147,468</u>	<u>\$ 23,891,654</u>
<b>Change in net position</b>				
Governmental activities	\$ 8,517,283	\$ (1,212,906)	\$ 3,380,040	\$ 1,845,259
Business-type activities	2,429,870	896,440	(1,001,478)	302,446
Total	<u>\$ 10,947,153</u>	<u>\$ (316,466)</u>	<u>\$ 2,378,562</u>	<u>\$ 2,147,705</u>

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2018	2017	2016	2015	2014	2013
\$ 15,363,366	\$ 14,680,977	\$ 15,397,943	\$ 14,298,091	\$ 12,725,359	\$ 12,462,040
2,366,393	2,192,857	2,197,426	2,213,242	2,135,959	2,071,040
725,044	524,761	404,888	929,624	287,931	331,603
3,496,958	3,101,413	2,586,832	2,316,940	153,787	1,653,255
21,951,761	20,500,008	20,587,089	19,757,897	15,303,036	16,517,938
311,671	234,688	145,997	89,399	101,941	95,247
(3,496,958)	(3,101,413)	(2,586,832)	(2,316,940)	(153,787)	(1,653,255)
(3,185,287)	(2,866,725)	(2,440,835)	(2,227,541)	(51,846)	(1,558,008)
\$ 18,766,474	\$ 17,633,283	\$ 18,146,254	\$ 17,530,356	\$ 15,251,190	\$ 14,959,930
\$ (856,762)	\$ (3,925,547)	\$ (5,385,414)	\$ 6,541,057	\$ (4,297,464)	\$ (2,128,118)
2,973,606	628,842	1,557,582	992,292	2,428,529	802,218
\$ 2,116,844	\$ (3,296,705)	\$ (3,827,832)	\$ 7,533,349	\$ (1,868,935)	\$ (1,325,900)

**CITY OF TUALATIN**  
**FUND BALANCES - GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**

	2022	2021	2020	2019
General Fund				
Nonspendable	\$ 93,395	\$ 72,778	\$ 75,102	\$ 76,094
Unassigned	14,205,500	13,260,489	11,565,009	13,341,945
Total general fund	<u>\$ 14,298,895</u>	<u>\$ 13,333,267</u>	<u>\$ 11,640,111</u>	<u>\$ 13,418,039</u>
 All other governmental funds				
Unreserved, reported in:				
Capital projects funds	\$ -	\$ -	\$ -	\$ (156,399)
Nonspendable				
Inventory	51,740	71,481	66,569	46,001
Restricted for:				
Building and engineering	916,414	1,353,274	2,143,427	2,061,501
Street and roadside maintenance	3,409,105	2,801,796	2,823,684	2,265,867
Debt service payments	178,312	142,465	164,838	124,465
Capital projects	2,907,646	61,547	2,808,744	-
Transportation	12,488,767	11,652,657	11,353,142	9,555,456
Urban renewal projects	3,398,287	3,695,772	3,826,265	3,876,362
Committed to:				
ARPA	3,060,795	-	-	-
Pavement maintenace and street lighting	1,338,820	895,077	525,610	399,869
Parking maintenance	228,733	203,803	188,664	163,114
Parks capital and maintenance	589,596	-	-	-
Transportation	10,174,578	16,543,492	20,391,107	22,101,883
Assigned to:				
Scholarships	49,581	50,247	50,976	51,111
Capital projects	-	713,071	-	-
Total all other governmental funds	<u>\$ 38,792,374</u>	<u>\$ 38,184,682</u>	<u>\$ 44,343,026</u>	<u>\$ 40,489,230</u>

2018	2017	2016	2015	2014	2013
\$ 79,900	\$ 137,060	\$ 116,121	\$ 81,795	\$ 97,206	\$ 78,833
10,528,381	9,918,282	8,347,295	7,474,727	6,971,206	6,625,950
<u>\$ 10,608,281</u>	<u>\$ 10,055,342</u>	<u>\$ 8,463,416</u>	<u>\$ 7,556,522</u>	<u>\$ 7,068,412</u>	<u>\$ 6,704,783</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
44,697	17,807	24,138	36,164	39,484	37,235
2,013,372	1,814,179	1,857,722	1,744,129	1,797,858	1,830,952
1,617,439	2,185,622	2,545,434	1,040,146	536,670	834,061
63,195	76,598	93,706	285,945	275,241	267,171
1,284,846	1,208,148	1,093,230	3,246,367	1,361,175	1,232,131
8,753,112	6,698,728	5,936,282	5,439,306	3,768,251	3,080,265
3,952,144	4,016,542	4,165,220	4,304,445	5,154,360	5,482,914
-	-	-	-	-	-
310,272	437,794	137,129	54,279	161,357	574,753
134,595	159,361	149,356	146,188	134,680	127,049
-	-	-	-	-	-
-	-	-	-	-	-
51,233	50,878	50,729	50,804	50,547	50,579
-	-	-	-	-	2,028,522
<u>\$ 18,224,905</u>	<u>\$ 16,665,657</u>	<u>\$ 16,052,946</u>	<u>\$ 16,347,773</u>	<u>\$ 13,279,623</u>	<u>\$ 15,545,632</u>

**CITY OF TUALATIN**  
**CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**

	2022	2021	2020	2019
<b>REVENUES</b>				
Property taxes	\$ 14,442,705	\$ 13,778,555	\$ 13,261,634	\$ 12,941,472
Licenses and permits	1,014,797	734,165	1,344,072	1,101,399
Fees and charges	7,731,979	2,510,038	3,697,521	3,250,503
Intergovernmental	10,399,301	7,974,124	6,875,452	6,515,075
Franchise tax	2,703,505	2,619,480	2,440,018	2,429,676
Charges for services	579,037	397,793	1,285,186	884,675
Fines and forfeitures	1,113,265	1,149,982	1,168,796	1,441,208
Miscellaneous	(255,315)	578,318	2,352,861	1,897,113
Total Revenue	<u>37,729,274</u>	<u>29,742,455</u>	<u>32,425,540</u>	<u>30,461,121</u>
<b>EXPENDITURES</b>				
Current operating:				
General government	8,721,424	9,211,071	9,091,557	7,716,624
Public safety	9,974,287	9,500,841	10,179,605	8,913,301
Highways & Streets	3,598,826	3,458,828	3,747,083	3,187,568
Culture and recreation	5,052,771	4,689,106	5,324,619	4,824,486
Capital outlay	9,066,425	12,244,646	4,630,847	4,544,686
Debt service				
Interest	934,000	1,026,750	1,108,611	970,362
Principal	2,050,000	1,855,000	1,695,000	5,900,000
Issuance Costs	-	42,800	-	-
Total expenditures	<u>39,397,733</u>	<u>42,029,042</u>	<u>35,777,322</u>	<u>36,057,027</u>
<b>REVENUES OVER (UNDER)</b>				
<b>EXPENDITURES</b>	(1,668,459)	(12,286,587)	(3,351,782)	(5,595,906)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	6,754,456	5,991,710	10,317,149	6,244,182
Transfers out	(3,535,086)	(2,797,140)	(4,890,499)	(2,738,652)
Sale of general capital assets	22,409	26,829	1,000	18,170
Bond and notes issued	-	4,600,000	-	23,750,000
Bonds and note premium	-	-	-	3,396,289
Loan proceeds	-	-	-	-
Total other financing sources (uses)	<u>3,241,779</u>	<u>7,821,399</u>	<u>5,427,650</u>	<u>30,669,989</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>\$ 1,573,320</u>	<u>\$ (4,465,188)</u>	<u>\$ 2,075,868</u>	<u>\$ 25,074,083</u>
Debt service as a percentage of noncapital expenditures <sup>1</sup>	<u>9.52%</u>	<u>9.59%</u>	<u>8.98%</u>	<u>21.36%</u>

<sup>1</sup> Series 2005 and 2006 General Obligation Bonds were refunded in fiscal year 2019, resulting in a significant increase in Debt Service as a percentage of non-capital expenditures.

2018	2017	2016	2015	2014	2013
\$ 10,290,120	\$ 9,888,927	\$ 9,528,110	\$ 9,171,688	\$ 8,738,296	\$ 8,438,011
946,352	854,097	4,034,429	4,854,016	2,096,220	2,926,323
4,328,619	2,181,130	-	-	-	-
5,156,715	4,896,115	5,901,009	5,141,871	3,968,177	4,043,726
2,366,393	2,192,857	2,197,426	2,213,242	2,135,959	2,071,040
979,223	846,896	994,699	790,191	1,267,023	960,510
1,085,542	1,147,883	1,008,765	1,359,978	1,256,196	1,224,329
779,469	574,006	437,286	897,349	512,718	698,074
25,932,433	22,581,911	24,101,724	24,428,335	19,974,589	20,362,013
7,074,509	6,602,167	5,946,162	6,089,223	7,071,708	7,073,285
8,630,413	8,296,042	8,053,048	7,651,922	6,798,353	6,689,136
3,415,760	2,558,647	2,031,604	2,249,123	1,056,047	1,054,388
4,714,764	4,470,485	4,207,790	3,936,035	4,429,718	4,304,274
2,417,056	1,630,065	4,114,432	1,915,307	3,507,138	2,224,530
198,406	230,125	259,338	286,719	312,863	348,621
765,000	735,000	700,000	675,000	650,000	845,000
-	-	-	-	-	-
27,215,908	24,522,531	25,312,374	22,803,329	23,825,827	22,539,234
(1,283,475)	(1,940,620)	(1,210,650)	1,625,006	(3,851,238)	(2,177,221)
5,455,597	6,205,313	5,815,263	3,521,120	4,382,439	3,187,850
(2,064,187)	(2,083,479)	(3,606,061)	(1,589,920)	(3,533,527)	(1,883,785)
4,252	23,423	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	1,100,000	-
3,395,662	4,145,257	2,209,202	1,931,200	1,948,912	1,304,065
\$ 2,112,187	\$ 2,204,637	\$ 998,552	\$ 3,556,206	\$ (1,902,326)	\$ (873,156)
3.78%	4.08%	4.48%	4.59%	4.71%	5.82%

**CITY OF TUALATIN**  
**TAX REVENUE BY SOURCE, GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**June 30, 2022**

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<b>Fiscal Year</b>	<b>Property</b> <sup>1</sup>	<b>Special Assessments</b> <sup>2</sup>	<b>Total</b>
2022	14,442,705	-	14,442,705
2021	13,778,555	-	13,778,555
2020	13,261,634	-	13,261,634
2019	12,941,472	-	12,941,472
2018	10,290,120	-	10,290,120
2017	9,888,927	-	9,888,927
2016	9,528,110	-	9,528,110
2015	9,171,688	-	9,171,688
2014	8,738,296	-	8,738,296
2013	8,438,011	87,036	8,525,047

<sup>1</sup> Includes current and prior property tax revenue and interest earned; deducts write offs for general property taxes and tax increment revenues.

<sup>2</sup> Special assessment billings are for local improvement district assessments which are paid to the City by the benefited property owners over a ten to fifteen year period.

Source: Washington and Clackamas Counties



**CITY OF TUALATIN**  
**ASSESSED AND ESTIMATED VALUE OF TAXABLE PROPERTY**  
**LAST TEN FISCAL YEARS**  
**June 30, 2022**

Fiscal Year Ended June 30,	Real Property		Personal Property*		Public Utility Property		Total		Total Direct Tax Rate	Ratio of Total Assessed to Total Estimated Actual Value
	Assessed	Estimated	Assessed	Estimated	Assessed	Estimated	Assessed	Estimated		
	Value	Value	Value	Value	Value	Value	Value	Value		
2022	4,657,629,796	7,751,052,135	295,563,627	303,074,885	225,028,300	225,425,670	5,178,221,723	8,279,552,690	2.8645	63%
2021	4,503,738,975	7,342,103,986	292,338,161	301,182,318	147,648,200	147,876,205	4,943,725,336	7,791,162,509	2.8579	63%
2020	4,347,546,566	6,789,031,578	278,847,699	285,007,689	102,359,700	102,554,212	4,728,753,965	7,176,593,479	2.8744	66%
2019	4,146,931,416	6,404,471,950	279,932,764	284,383,404	94,181,800	94,349,571	4,521,045,980	6,783,204,925	2.8858	67%
2018	3,905,253,670	5,776,077,086	256,221,457	258,768,137	98,743,157	100,330,069	4,260,218,284	6,135,175,292	2.4962	69%
2017	3,727,438,870	5,200,586,098	243,045,300	244,279,660	99,593,076	100,673,639	4,070,077,246	5,545,539,397	2.5060	73%
2016	3,577,897,121	4,723,504,068	237,766,065	238,156,855	88,163,700	99,093,453	3,903,826,886	5,060,754,376	2.5162	77%
2015	3,403,125,302	4,405,515,513	213,357,477	213,747,197	95,219,900	101,133,802	3,711,702,679	4,720,396,512	2.5345	79%
2014	3,257,830,943	4,002,490,680	198,872,324	199,275,785	75,207,720	83,074,370	3,531,910,987	4,284,840,835	2.5482	82%
2013	3,138,684,805	3,808,264,330	191,518,337	191,822,756	71,574,586	78,819,910	3,401,777,728	4,078,906,996	2.5589	83%

\* Tax limitation Measure 50 results in a larger difference between market assessed value than were reportable in previous years.

\*\* Assessed value includes assessed value in the Urban Renewal Area.

Source: Washington County and Clackamas County Assessors

**CITY OF TUALATIN**

**PROPERTY TAX RATES - ALL DIRECT AND OVERLAPPING GOVERNMENTS**

**LAST TEN FISCAL YEARS**

**June 30, 2022**

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>City of Tualatin:</b>										
General Government	\$ 2.27	\$ 2.27	\$ 2.27	\$ 2.27	\$ 2.27	\$ 2.27	\$ 2.27	\$ 2.27	\$ 2.27	\$ 2.27
G.O. Bond	0.60	0.59	0.61	0.62	0.23	0.24	0.25	0.27	0.28	0.29
<b>Total City</b>	<b>2.86</b>	<b>2.86</b>	<b>2.87</b>	<b>2.89</b>	<b>2.50</b>	<b>2.51</b>	<b>2.52</b>	<b>2.54</b>	<b>2.55</b>	<b>2.56</b>
<b>OVERLAPPING RATES:</b>										
<b>Washington County</b>										
Washington County	3.01	2.96	2.96	2.96	2.96	2.96	2.84	2.84	2.97	2.97
<b>School District</b>										
NW Regional ESD*	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
Portland Community College	0.66	0.68	0.69	0.69	0.61	0.68	0.59	0.72	0.73	0.67
Tigard-Tualatin School District #23J	7.78	7.79	7.78	7.75	7.77	7.45	7.46	7.46	7.41	7.41
	8.60	8.62	8.62	8.59	8.52	8.28	8.20	8.33	8.29	8.23
<b>Special District</b>										
Tualatin Soil & Water District	0.08	0.09	0.08	0.07	0.08	-	-	-	-	-
Tualatin Valley Fire & Rescue	2.12	2.12	2.07	2.08	2.08	2.10	2.11	1.89	1.91	1.91
Port of Portland	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
Metro Service District	0.57	0.59	0.66	0.47	0.41	0.40	0.38	0.46	0.47	0.40
Tigard Tualatin Aquatic	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
	2.93	2.95	2.98	2.79	2.72	2.65	2.65	2.51	2.53	2.48
<b>Total Overlapping</b>	<b>14.54</b>	<b>14.53</b>	<b>14.56</b>	<b>14.34</b>	<b>14.21</b>	<b>13.90</b>	<b>13.69</b>	<b>13.68</b>	<b>13.79</b>	<b>13.68</b>
<b>TOTAL</b>	<b>\$ 17.40</b>	<b>\$ 17.39</b>	<b>\$ 17.43</b>	<b>\$ 17.22</b>	<b>\$ 16.70</b>	<b>\$ 16.40</b>	<b>\$ 16.21</b>	<b>\$ 16.22</b>	<b>\$ 16.34</b>	<b>\$ 16.24</b>

These rates are based on the tax code area of Tualatin which has the highest percentage of the City's Assessed Value (Tax Code 023.76). Rates within the City differ somewhat according to the other tax code categories which apply.

Source: Washington and Clackamas Counties

**CITY OF TUALATIN**  
**PRINCIPAL PROPERTY TAXPAYERS**  
**CURRENT YEAR AND NINE YEARS AGO**  
**June 30, 2022**

	2022			2013		
	Assessed Value	Rank	% of Total City Taxable Assessed Value	Assessed Value	Rank	% of Total City Taxable Assessed Value
Taxpayer						
Lam Research Corporation <sup>2</sup>	\$ 243,263,385	1	4.70%	81,367,570	2	2.39%
Portland General Electric	161,146,000	2	3.11%	-		0.00%
BV Centercal LLC	139,944,375	3	2.70%	102,292,681	1	3.01%
Campbell Soup Supply Company, LLC <sup>3</sup>	65,955,950	4	1.27%	39,749,380	4	1.17%
Pacific Realty Associates	55,320,670	5	1.07%	23,324,710	9	0.00%
JAЕ Oregon, Inc	52,758,180	6	1.02%	24,426,840	6	0.72%
Tuala Northeast LLC	53,227,820	7	1.03%	40,794,770	3	1.20%
Mohawk St Property LLC	43,543,758	8	0.84%	-		0.00%
CR Rivercrest Meadows Communities LLC	34,150,210	9	0.66%	26,173,370	8	0.77%
KW Hedges Creek LLC	34,113,880	10	0.66%			0.00%
SVF Hedges Creek Tualatin LLC	-	-	-	26,145,520	5	0.77%
Zian Limited Partnership	-	-	-	25,906,690	7	0.76%
Fujimi Corporation	-	-	-	24,146,650	10	0.71%
	<u>\$ 883,424,228</u>		<u>17.06%</u>	<u>\$ 414,328,181</u>		<u>11.49%</u>

<sup>1</sup> Source: Washington and Clackamas County Assessor's records

<sup>2</sup> Lam Research Corporation previously operated as Novellus Systems Inc.

<sup>3</sup> Campbell Soup Supply Company, LLC previously reported as Pacific Foods of Oregon, Inc.

<sup>4</sup> Measure 50 rolled back the assessed value of each unit of property for the tax year 1977-98 to its 1995-96 "real market value", less 10%. Measure 50 limits any increase in assessed value, excluding major improvements, to 3% per year for the tax years after 1997-98.

**CITY OF TUALATIN**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**LAST TEN FISCAL YEARS**  
**June 30, 2022**

<b>Fiscal Year</b>	<b>Total Tax Levy</b>	<b>Current Tax Collections</b>	<b>Percent of Levy Collections</b>	<b>Delinquent Tax Collections</b>	<b>Total Tax Collections</b>	<b>Percent Total Tax Collections To Tax Levy</b>	<b>Outstanding Delinquent Taxes</b>	<b>Percent Delinquent Taxes To Tax Levy</b>
2022	14,842,331	14,257,556	96.06%	172,922	14,430,478	97.23%	240,380	1.62%
2021	14,154,825	13,593,305	96.03%	156,626	13,749,931	97.14%	236,614	1.67%
2020	13,670,472	13,109,854	95.90%	133,090	13,242,944	96.87%	237,165	1.73%
2019	13,106,253	12,576,052	95.95%	357,628	12,933,680	98.68%	213,276	1.63%
2018	10,653,398	10,169,033	95.45%	116,839	10,285,872	96.55%	503,436	4.73%
2017	10,220,443	9,755,289	95.45%	132,106	9,887,395	96.74%	494,085	4.83%
2016	9,828,855	9,388,370	95.52%	141,990	9,530,360	96.96%	455,867	4.64%
2015	9,414,934	8,993,693	95.53%	176,099	9,169,792	97.40%	413,423	4.39%
2014	9,024,595	8,581,851	95.09%	184,734	8,766,585	97.14%	426,995	4.73%
2013	8,725,937	8,319,844	95.35%	144,560	8,464,404	97.00%	413,077	4.73%

Source: Washington County and Clackamas County Assessors

**CITY OF TUALATIN**  
**RATIOS OF GENERAL BONDED DEBT OUTSTANDING**  
**LAST TEN FISCAL YEARS**  
**June 30, 2022**

Fiscal Year	Governmental Activities				Percentage of Estimated Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total			
2022	\$ 18,739,057	\$ (178,312)	\$ 18,560,745		0.22%	665
2021	21,135,864	(142,465)	20,993,399		0.27%	752
2020	23,337,672	(164,838)	23,172,834		0.32%	852
2019	25,379,480	(124,465)	25,255,015		0.37%	931
2018	4,480,000	(63,195)	4,416,805		0.07%	164
2017	5,245,000	(76,598)	5,168,402		0.09%	192
2016	5,980,000	(93,706)	5,886,294		0.12%	219
2015	6,680,000	(104,996)	6,575,004		0.14%	247
2014	7,355,000	(95,209)	7,259,791		0.17%	270
2013	8,005,000	(88,093)	7,916,907		0.19%	299

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

**CITY OF TUALATIN****DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT****June 30, 2022**

<b>Jurisdiction</b>	<b>Governmental Activities Debt Outstanding</b>	<b>Percent Applicable Inside City of Tualatin</b>	<b>Amount Applicable Inside City of Tualatin</b>
City of Tualatin	\$ 23,036,603	100.0000%	\$ 23,036,603
Clackamas County	115,525,000	0.9285% *	1,072,650
Clackamas County District 3J (West Linn/Wilsonville)	447,097,462	1.1160%	4,989,608
Clackamas County School District 7J (Lake Oswego)	396,796,752	1.6711%	6,630,871
Clackamas County ESD	21,902,000	0.4663%	102,129
Clackamas Community College	134,508,536	1.0364%	1,394,046
Clackamas Soil & Water Conservation	5,785,000	0.9285%	53,714
Metro	873,470,000	2.1090%	18,421,482
Portland Community College	496,110,000	2.4042%	11,927,477
Washington County	181,686,051	5.7492%	10,445,494
Rivergrove Water District 14J	655,635	0.1531%	1,004
Tualatin Valley Fire and Rescue District	60,075,000	6.8999%	4,145,115
Washington County School District 23J (Tigard-Tualatin)	311,603,983	31.2412%	97,348,823
Washington County School District 88J (Sherwood)	303,472,722	14.5604%	44,186,842
Subtotal overlapping debt			200,719,255
Direct and overlapping debt			<u><u>\$ 223,755,858</u></u>

Overlapping debt percentage is determined by the percentage of assessed value of the overlapping district that is within the City limits of Tualatin applied.

Source: Municipal Debt Management, State of Oregon

\*The percentage of the City of Tualatin in Clackamas County is very small, as is the property-tax backed debt, and produces an immaterial amount.

**CITY OF TUALATIN**  
**COMPUTATION OF LEGAL DEBT MARGIN**  
**June 30, 2022**

ORS 287.004 provides a debt limit of 3% of true cash value of all taxable property within the City boundaries:

True Cash Value	\$ 5,178,221,723
Rate	<u>x 3%</u>
Debt limit	155,346,652
Debt applicable to limit	<u>18,560,745</u>
	<u><u>\$ 136,785,907</u></u>

Legal debt margin

Fiscal year ended June 30,	Debt Margin as a Percentage of Debt Limit	Debt limit	Debt applicable to limit	Legal debt margin
2022	88.05%	155,346,652	18,560,745	136,785,907
2021	85.85%	148,311,760	20,993,399	127,318,361
2020	83.67%	141,862,619	23,172,834	118,689,785
2019	81.38%	135,631,379	25,255,015	110,376,364
2018	96.54%	127,806,549	4,416,805	123,389,744
2017	95.77%	122,102,317	5,168,402	116,933,915
2016	94.97%	117,114,807	5,886,294	111,228,513
2015	94.10%	111,351,080	6,575,004	104,776,076
2014	93.15%	105,957,330	7,259,791	98,697,539
2013	92.24%	102,053,332	7,916,907	94,136,425

Cash value stated above is equal to that value which is "taxable assessed value" as defined by Oregon law.  
This value is not the same value as market value, but is the value used for levy purposes.

**CITY OF TUALATIN**  
**DEMOGRAPHIC AND ECONOMIC STATISTICS**  
**LAST TEN FISCAL YEARS**  
**June 30, 2020**

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<b>Fiscal Year</b>	<b>Population</b>	<b>Taxable Personal Income</b>	<b>Per Capita Personal Income</b>
2022	27,914	*	*
2021	27,910	*	*
2020	27,195	1,113,839	40,957
2019	27,135	1,087,409	40,074
2018	26,935	1,124,454	41,747
2017	26,960	1,033,535	38,336
2016	26,840	942,049	35,099
2015	26,590	910,673	34,249
2014	26,925	848,143	31,500
2013	26,510	785,646	29,636

(in thousands)

\* Information unavailable at this time.

Source: State of Oregon  
Department of Revenue Research and Statistical Reports



**CITY OF TUALATIN**  
**PRINCIPAL EMPLOYERS**  
**CURRENT YEAR AND NINE YEARS AGO**  
**June 30, 2022**

Employer	2022			2013		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Lam Research Corporation	2,984	1	10.61%	659	2	2.67%
Legacy Meridian Park Hospital	990	2	3.52%	905	1	3.67%
Pacific Foods of Oregon	600	3	2.13%	280	10	1.13%
United Parcel Services	593	4	2.11%	512	3	2.07%
Nortek Air Solutions	522	5	1.86%	-	-	-
Portland General Electric	478	6	1.70%	478	4	1.94%
Amazon.com Services LLC	369	7	1.31%	-	-	-
Columbia Corrugated	327	8	1.16%	320	7	1.30%
Fred Meyer	292	9	1.04%	-	-	-
Ichor Systems Inc	286	10	1.02%	-	-	-
Huntair	-	-	-	460	5	1.86%
Precision Wire Components	-	-	-	457	6	1.85%
Veris Industries LLC	-	-	-	300	8	1.22%
DPI Northwest	-	-	-	300	9	1.22%
	<u>7,441</u>			<u>4,671</u>		
Total City employment			<u>28,129</u>			

Information derived from Business License data provided to the City of Tualatin.

**CITY OF TUALATIN****SCHEDULE OF PLEDGED REVENUE BOND COVERAGE****LAST TEN FISCAL YEARS****June 30, 2022**

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**SPECIAL ASSESSMENT BONDS**

<b>Fiscal Year Ended June 30,</b>	<b>Assessment Principal Collections</b>	<b>Debt Service Requirements</b>			<b>Percent Coverage</b>
		<b>Principal</b>	<b>Interest</b>	<b>Total</b>	
2022	-	-	-	-	0.00%
2021	-	-	-	-	0.00%
2020	-	-	-	-	0.00%
2019	-	-	-	-	0.00%
2018	-	-	-	-	0.00%
2017	-	-	-	-	0.00%
2016	-	-	-	-	0.00%
2015	-	-	-	-	0.00%
2014	-	-	-	-	0.00%
2013	92,441	220,000	10,340	230,340	40.13%

As of June 30, 2006, only two parcels had assessments. In 1997 the only outstanding assessment had been previously paid. In 1999 of the four land parcels outstanding, two were redeemed in full.

**CITY OF TUALATIN**  
**FULL-TIME EQUIVALENT CITY EMPLOYEES BY FUNCTION**  
**LAST TEN FISCAL YEARS**  
**June 30, 2022**

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<b>Function</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
General government	44.75	44.75	45.75	45.75	41.75	40.10	40.85	39.60	36.85	36.25
Public safety	50.00	51.00	51.00	51.00	51.00	51.00	51.00	50.00	50.50	50.50
Highways and streets	16.66	16.80	16.00	16.00	18.75	18.75	18.50	18.50	18.50	18.50
Culture and recreation	34.35	34.45	35.45	35.40	35.28	34.65	33.50	33.50	32.38	31.13
Sewer	4.66	4.60	4.00	4.00	3.75	3.75	3.50	2.50	2.50	2.50
Water	7.68	7.60	7.00	7.00	6.50	6.50	6.00	5.00	5.00	5.00
Total	<u>158.10</u>	<u>159.20</u>	<u>159.20</u>	<u>159.15</u>	<u>157.03</u>	<u>154.75</u>	<u>153.35</u>	<u>149.10</u>	<u>145.73</u>	<u>143.88</u>

Data from current and previous budgets

**CITY OF TUALATIN**  
**OPERATING INDICATORS**  
**LAST TEN FISCAL YEARS**  
**June 30, 2022**

Function	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Police										
Arrests	825	897	927	907	996	1,042	871	951	1,259	964
Traffic violations	2,347	2,937	3,340	3,098	3,393	2,958	2,880	3,794	3,971	4,305
Municipal Court cases	8,667	8,518	8,890	10,556	8,139	8,070	6,219	9,724	9,000	10,895
Building activity										
Permits issued	1,247	1,413	1,283	1,614	1,396	1,512	1,663	1,354	1,053	1,114
Estimated value (000's)	\$ 122,813	\$ 54,596	\$ 185,027	\$ 113,881	\$ 78,507	\$ 87,937	\$ 90,451	\$ 86,340	\$ 63,672	\$ 86,594
Planning applications	108	185	192	203	210	270	261	249	218	149
Library circulation	540,984	321,693	475,359	597,851	627,402	640,474	637,116	677,279	705,222	790,066
Water connections	6,924	6,937	6,908	6,905	6,823	6,762	6,873	6,823	6,689	6,753
Sewer connections	6,747	6,748	6,736	6,713	6,628	6,615	6,582	6,702	6,568	6,632

Data acquired from various City of Tualatin departments.

**CITY OF TUALATIN**  
**CAPITAL ASSET STATISTICS BY FUNCTION**  
**LAST TEN FISCAL YEARS**  
**June 30, 2022**

<b>Function</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Public safety										
Patrol units	18	18	18	18	18	18	18	18	18	18
Highways and streets										
Miles of streets	80	79	79	79	79	79	79	78	78	77
Culture and recreation										
Number of parks	12	11	11	11	11	11	11	11	11	11
Acreage	330	322	322	322	322	315	295	289	289	289
*Sewage disposal										
Max daily capacity	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Water										
Max daily capacity	14	14	14	14	14	13	13	13	13	13
Fire hydrants	1,045	1,041	1,041	1,041	1,030	1,024	1,017	1,005	1,005	1,005

\*Sewage treatment for The City of Tualatin is provided by Clean Water Services (CWS) of Washington County.  
For a small portion of the City (east of I-5 and north of the Tualatin River) the service is provided by City of Lake Oswego.

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**INDEPENDENT AUDITORS REPORT REQUIRED  
BY OREGON STATE REGULATION**

**INDEPENDENT AUDITOR'S REPORT  
ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *OREGON STATE REGULATION***

The Honorable Mayor and City Council  
City of Tualatin, Oregon

We have audited the basic financial statements of City of Tualatin, Oregon, as of and for the year ended June 30, 2022 and have issued our report thereon dated January 31, 2023. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the provisions of the *Minimum Standards of Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Compliance**

As part of obtaining reasonable assurance about whether City of Tualatin, Oregon's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of Oregon Revised Statutes (ORS) as specified in the Oregon Administrative Rules 162-10-0000 through 162-10-0330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*, as set forth below, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

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

- Deposits of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions, and repayments.
- Budgets legally required (ORS Chapter 294).
- Insurance and fidelity bonds in force or required by law.
- Programs funded from outside sources.
- Highway revenues used for public highways, roads, and streets.
- Authorized investment of surplus funds. (ORS Chapter 294).
- Public contracts and purchasing (ORS Chapters 279A, 279B, and 279C).
- Accountability for collecting or receiving money by elected officials. The City does not have any elected officials collecting or receiving money.

In connection with our testing, nothing came to our attention that caused us to believe the City was not in substantial compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of Oregon Revised Statutes as specified in the Oregon Administrative Rules 162-10-0000 through 162-10-0330 of the *Minimum Standards for Audits of Oregon Municipal Corporations* except as follows.



Expenditures in the following funds exceeded appropriations for the year ended June 30, 2022:

<u>Fund</u>	<u>Budget Category</u>	<u>Amount</u>
Transportation Project Fund	Capital outlay	\$ 183,595
Parks Utility Fee Fund	Materials and service	\$ 451
Tualatin City Services Building Fund	Materials and service	\$ 44,397
Sewer Fund	Capital outlay	\$ 36,635

### **Report On Internal Control Over Financial Reporting**

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Purpose of this Report**

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



For Merina+Co  
Tualatin, Oregon  
January 31, 2023

