

1. **Introduction and Summary of Significant Accounting Policies - continued**

Proprietary Funds

The City reports the following major Proprietary fund:

Water and Sewer Fund - accounts for the operating activities of the City's water and sewer utilities services.

The City reports the following fiduciary fund:

Agency Fund - accounts for property taxes collected as agent for the obligors of Tax Increment Reinvestment Zone (TIRZ) bonds. These funds are then transferred to the bond paying agent on behalf of the obligors. This fund is purely custodial (assets equal liabilities) and does not involve the measurement of the results of operations.

(E) Assets, Liabilities and Net Position or Equity

Cash and Investments

The City maintains cash and investment pools which are shared by the various governmental funds. In addition, non-pooled cash and investments are separately held and reflected in the respective individual funds. These pooled and non-pooled cash and investment pools are displayed on its respective balance sheet as "cash and cash equivalents" and "investment in TexPool."

Investments are stated at fair value within the fair value hierarchy established by generally accepted accounting principles.

Bank certificates of deposit are carried at cost which approximates fair value.

The City reporting entity considers highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased to be cash equivalents.

Inventories and Prepaids

Inventories consisting of expendable supplies held for consumption in governmental funds are reported using the expenditure method. Under this method, amounts paid for these items are reported as expenditures when purchased. Inventories, when material, are recorded at cost stated on a first-in, first-out basis in the government-wide financial statements.

Prepaid items record payments to vendors that benefit future reporting periods and are reported on the consumption basis at cost. Prepaid items are similarly reported in government-wide and fund financial statements.

Deferred Inflows and Outflows of Resources

Deferred inflows of resources represent the acquisition of resources that apply to a future period and so will not be recognized as an inflow of resources (revenue) until that time. Deferred outflows of resources represent a consumption of resources that applies to a future period and so will not be recognized as an outflow of resources (expense) until that time.

1. Introduction and Summary of Significant Accounting Policies – continued

Capital Assets, Depreciation, and Amortization

The City's property, plant, equipment, and infrastructure with useful lives of more than one year are stated at historical cost, or if historical cost is not available, they are stated at estimated historical cost. These assets are comprehensively reported in the government-wide financial statements. The City maintains infrastructure asset records consistent with all other capital assets. Donated assets are reported at acquisition value. The City generally capitalizes assets with a cost of \$5,000 or more as purchase and construction outlays occur. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

Estimated useful lives, in years, for depreciable assets are as follows:

Buildings	40
Road infrastructure	15 - 50
Water & sewer infrastructure & rights	20 - 40
Vehicles	5
Furniture, machinery, and equipment	5

The City has not capitalized any interest costs in the carrying value of capital assets.

Long-term Debt, Deferred Bond Credits, and Bond Discounts/Premiums

In the government-wide, proprietary, and component unit financial statements, outstanding debt is reported as liabilities. Bond discounts or premiums are capitalized and amortized over the terms of the respective bonds using a method that approximates the straight-line method.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures.

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 Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

1. Introduction and Summary of Significant Accounting Policies – continued

Compensated Absences

Full-time employees earn vacation leave for each month of work performed. Progressive accrual of vacation leave is based on the number of years the individual is employed by the City. After completion of a probationary period of employment, accrued vacation leave is paid upon termination of employment. Full-time employees also earn sick leave time. Unused sick leave is not paid upon termination of employment.

Compensated absences are reported as accrued in the government-wide, proprietary and component unit financial statements. Governmental funds report only matured compensated absences payable to currently terminating employees. These are included in accrued salaries and benefits.

Fund Equity

The City implemented GASB Statement 54 standards for the classification of fund balances in the governmental funds. The fund balances of governmental funds are defined as follows:

Non-spendable - amounts that cannot be spent either because they are in non-spendable form, such as inventory or prepaid items or because they are legally or contractually required to be maintained intact.

Restricted - amounts that can be spent only for specific purposes because of constraints that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments.

Committed - amounts that can be used only for specific purposes determined by a formal action of the City Council. The City Council is the highest level of decision making authority for the City. Commitments may be established, modified, or rescinded only through a formal resolution of the City Council.

Assigned - amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Council or through the City Council's delegation of this responsibility to City management through the budgetary process.

Unassigned - all other spendable amounts in the general fund. The General Fund is the only fund that reports a positive unassigned fund balance amount.

The City Council delegates the responsibility to assign funds to the City Manager, Director of Finance, or other designee as determined by the Council.

When expenditures are incurred for which both restricted and unrestricted fund balance is available the City considers restricted funds to have been spent first. Similarly, committed funds are considered to have been spent first when there is a choice for the use of less restricted funds, then assigned and then unassigned funds.

I. Introduction and Summary of Significant Accounting Policies – continued

(F) Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is a participant in the Texas Municipal League (TML) Employees Health Insurance Fund, Texas Municipal League Workers' Compensation Joint Insurance Fund (WC Fund) and the Texas Municipal League Joint Self-Insurance Fund (Property-Liability Fund), a public entity risk pool operated by the Texas Municipal League Board for the benefit of individual governmental units located within Texas. The agreement provides that the trust established by TML will be self-sustaining through member premiums. The City pays annual premiums to TML for worker's compensation, general and auto liability, property damage, employee dishonesty, public officials liability, and law enforcement professional liability coverage. The City does not anticipate any material additional insurance cost assessments as a result of participation in this risk management pool. There were no reductions in insurance coverage from the prior year. Settlements have not exceeded insurance coverage during any of the past three fiscal years.

(G) Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

2. Stewardship, Compliance, and Accountability

Budgetary Information

The City Manager submits an annual budget to the City Council in accordance with the laws of the State of Texas and the city charter. The budget is presented to the City Council for review, budget workshops are held with the various City department officials, and public hearings are held to address priorities and the allocation of resources. Generally in August, the City Council adopts the annual fiscal year budgets for all City operating funds. Once approved, the City Council may amend the legally adopted budget when unexpected modifications are required in estimated revenues and appropriations.

Each fund's approved budget is prepared on a detailed line item basis. Revenues are budgeted by source. Expenditures are budgeted by department and class as follows: personnel services and related fringe benefits, supplies, other services and charges, capital outlay, transfers, and debt service. Expenditures may not exceed appropriations at the department level. Within this control level, management may transfer appropriations between line items. Line-item transfers within a department are not subject to final review by the City Council. Budget revisions and line item transfers are subject to final review by the City Council. Revisions to the budget were made throughout the year.

The budgets for the operating funds are prepared on the cash and expenditure basis. Revenues are budgeted in the year receipt is expected; and expenditures, which do not include encumbrances, are budgeted in the year that the liability is to be incurred. The Debt Service Fund budget is prepared to provide funding for general obligation debt service when liabilities are due for payment. The General Fund budget and actual included in the basic financial statements is presented on these bases. Unexpended appropriations for annually budgeted funds lapse at fiscal year-end.

3. Deposits and Investments

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. The City's policy requires deposits to be fully secured by collateral valued at market or par, whichever is lower, less the amount of Federal Deposit Insurance Corporation (FDIC) insurance. Deposited funds may be invested in certificates of deposit in institutions with an established record of fiscal health. Collateral agreements must be approved prior to deposit of funds. The City Council approves authorized depository institutions based on the recommendations of City management.

Deposits of City of Celina, Texas (primary government) and its component units, CEDC and CCDC, are fully insured or collateralized with securities held by the City or component unit, its agent, or by the pledging financial institution's trust department or agent in the name of the City or component unit, respectively.

Investments

Investments, when applicable, are stated at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. At year-end, the City had no investments subject to the fair value hierarchy established by generally accepted accounting principles. For investments in local government pools, the reported value of the pool is the same as the fair value of the pool shares.

	<u>Fair Value</u>	<u>Weighted Average Maturity (Days)</u>
TexPool	\$ 5,599	37 days
Total Investments	<u>\$ 5,599</u>	

TexPool is a public funds investment pool overseen by the Texas State Comptroller of Public Accounts acting by and through its full service provider, Federated Investors is empowered to invest funds and act as custodian of investments purchased with local investment funds. Authorized investments of TexPool include obligations of the United States of America or its agencies, direct obligations of the State of Texas or its agencies, certificates of deposit and repurchase agreements. TexPool is rated for credit risk as AAAM.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Generally, the City's investing activities are managed under the custody of the Treasurer (in his absence the City Manager). Investing is performed in accordance with investment policies adopted by the City Council in compliance with the Public Funds Investment Act (PFIA). City investment policy and the PFIA generally permit the City to invest in FDIC insured or fully collateralized certificates of deposit, fully collateralized repurchase agreements, public funds investment pools, obligations of the United States of America or its agencies, direct obligations of the State of Texas, and obligations of agencies, counties, cities and other political subdivisions of Texas having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent. During the year ended September 30, 2017, the City did not own any types of securities other than those permitted by the City investment policy or the Public Funds Investment Act.

3. Deposits and Investments – continued

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. City policy generally requires investment maturities to correspond to anticipated cash flow needs. City policy further states that volatile investment instruments shall be avoided and that nonmarketable instruments with maturities beyond one month shall not exceed 30 percent of the portfolio. In addition, investment maturities shall not exceed the following limits:

- Operating funds - 30 days
- Capital project funds - corresponding draw schedules
- Debt service funds - corresponding payment dates, not to exceed (6) six months
- Bond reserve funds - (5) five years

Concentration of credit risk is the risk of loss attributed to the magnitude of the City's investment in a single issuer. City policy requires that the risk of principal loss in the portfolio as a whole shall be minimized by diversifying investment types to eliminate the risk of loss from over-concentration of assets in a specific issuer, or a specific class of securities.

For investments, **custodial credit risk** is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities in the possession of an outside party. The City's policy on safekeeping and custody requires that investments shall be secured through safekeeping agreements. All investment funds shall be placed directly with qualified financial institutions selected through the City's banking procurement process. All transactions shall be executed on a delivery versus payment basis.

4. Receivables, Uncollectible Accounts, and Unearned Revenue

Proprietary Fund Receivables, Uncollectible Accounts and Unearned Revenue

Significant receivables include amounts due from customers primarily for utility services. These receivables are due within one year. The Proprietary Fund reports accounts receivable net of an allowance for uncollectible accounts and revenues net of uncollectible amounts. The allowance amount is estimated using accounts receivable past due more than 60 to 90 days. Following is the detail of the Proprietary Fund receivables and the related allowance for uncollectible accounts:

Accounts receivable, gross	\$1,215,655
Less: allowance for uncollectible accounts	<u>(66,837)</u>
Net accounts receivable	<u>\$1,148,818</u>

The City has recorded unearned revenue of \$4,800,105 water and sewer impact fees and sewer capacity fees that have been collected, but are awaiting expenditure for the designated purpose.

Property Taxes Receivable, Unearned Revenues, and the Property Tax Calendar

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real property located within the City. Appraised values are established by the Collin County Central Appraisal District at 100% of market value.

4. **Receivables, Uncollectible Accounts, and Unearned Revenue – continued**

The property tax rate for the year ended September 30, 2017 was .645 per \$100 of the assessed valuation on taxable property. Following is a summary of the overall tax rate as levied by fund:

Maintenance and operations-General Fund	.4233
Debt Service Fund	<u>.2217</u>
Total tax rate	<u>.6450</u>

In the governmental fund financial statements, property taxes are recorded as receivables in each of the respective funds on the tax levy date with appropriate allowances for estimated uncollectible amounts. At fiscal year-end, property tax receivables represent delinquent taxes. If delinquent taxes are not paid within 60 days of year-end, they are recorded as deferred inflows of resources.

In the government-wide financial statements, property taxes receivable and related revenue include all amounts due the City with a 10% allowance for estimated uncollectible amounts regardless of when cash is received. Over time substantially all property taxes are collected.

The City's full year property tax calendar is as follows:

October 1-Full year tax levy assessed for the current fiscal year-taxes are due and payable.

January 1-Tax lien is attached to property to secure the payment of taxes, and penalty and interest as applicable.

February 1-Penalty and interest charges begin to accrue on unpaid past due taxes.

July 1-Taxes become delinquent and are subject to attorney fees incurred for collection.

Allowance for Uncollectible Taxes

The City records an allowance for uncollectible property taxes in order to estimate the amount of taxes that will ultimately prove to be uncollectible. Management has determined that an allowance in the amount of ten percent (10%) of the property taxes receivable in each of the applicable fund types should be adequate to provide for uncollectible property taxes. No provisions are made for uncollectible sales tax receivables, or grants receivable as management estimates that these amounts will be fully collectible.

Fines and Court Costs Receivable and Related Allowances

In the governmental fund financial statements, fines and court costs are recognized as revenue on the cash basis.

In the government-wide financial statements, the City records fines and court costs receivable net of amounts estimated to be uncollectible and net of any amounts that would be due to other governmental entities as a result of collection. Management has determined the estimate of uncollectible fines and court costs through an analysis of actual amounts collected subsequent to year end. Amounts due to other governmental entities have been determined based on distribution requirements of the State of Texas.

4. Receivables, Uncollectible Accounts, and Unearned Revenue – continued

Grants Receivable

Grants receivable were collected within 60 days of the end of the fiscal year, accordingly, no allowance for uncollectible amounts has been recorded. These amounts are recorded similarly in both the governmental fund statements and the government-wide financial statements. Grant revenues are recorded as earned when eligibility requirements are met. Grant revenues received prior to meeting grant eligibility requirements are recorded as unearned revenue.

5. Capital Assets

The following tables provide a summary of changes in capital assets, including assets recorded under capital leases:

	<u>Beginning</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending</u>
Governmental Activities:				
Nondepreciable capital assets:				
Land	\$ 3,646,797	\$ 416,737	\$ 436,189	\$ 3,627,345
Construction in progress	<u>3,299,139</u>	<u>292,982</u>	<u>3,299,139</u>	<u>292,982</u>
Total nondepreciable capital assets	6,945,936	709,719	3,735,328	3,920,327
Depreciable capital assets:				
Buildings and improvements	6,153,429	744,010		6,897,439
Parks	12,240,281			12,240,281
Road infrastructure	12,697,523	2,908,076		15,605,599
Furniture and equipment	1,629,224	897,426	23,896	2,502,754
Vehicles	<u>1,574,702</u>	<u>1,696,626</u>	<u>174,798</u>	<u>3,096,530</u>
Total depreciable capital assets	34,295,159	6,246,138	198,694	40,342,603
Total capital assets	41,241,095	6,955,857	3,934,022	44,262,930
Less: accumulated depreciation				
Buildings and improvements	338,047	177,488		515,535
Parks	1,791,035	245,515		2,036,550
Road infrastructure	3,735,149	353,119		4,088,268
Furniture and equipment	771,387	266,434	23,896	1,013,925
Vehicles	<u>871,975</u>	<u>343,038</u>	<u>174,798</u>	<u>1,040,215</u>
Total accumulated depreciation	7,507,593	1,385,594	198,694	8,694,493
Capital assets, net	<u>\$ 33,733,502</u>	<u>\$ 5,570,263</u>	<u>\$ 3,735,328</u>	<u>\$ 35,568,437</u>

5. Capital Assets – continued

	<u>Beginning</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending</u>
Business-Type Activities:				
Nondepreciable capital assets:				
Land	\$ 304,115	\$ 1,023,928	\$ -	\$ 1,328,043
Construction in progress	12,923,619	6,360,860		19,284,479
Total nondepreciable capital assets	13,227,734	7,384,788	-	20,612,522
Depreciable capital assets:				
Buildings and improvements	43,769			43,769
Water & sewer infrastructure	23,304,974		566,056	22,738,918
Vehicles	274,850	770,356		1,045,206
Equipment	1,393,328			1,393,328
Total depreciable capital assets	25,016,921	770,356	566,056	25,221,221
Total capital assets	38,244,655	8,155,144	566,056	45,833,743
Less: accumulated depreciation				
Buildings and improvements	25,714	1,094		26,808
Water & sewer infrastructure	7,474,580	691,764	542,280	7,624,064
Vehicles	134,601	83,413		218,014
Equipment	180,936	113,929	23,776	271,089
Total accumulated depreciation	7,815,831	890,200	566,056	8,139,975
Capital assets, net	<u>\$ 30,428,824</u>	<u>\$ 7,264,944</u>	<u>\$ -</u>	<u>\$ 37,693,768</u>
Component Units:				
Nondepreciable capital assets:				
Construction in progress	\$ -	\$ 484,660	\$ -	\$ 484,660
Total nondepreciable capital assets	-	484,660	-	484,660
Capital assets, net	<u>\$ -</u>	<u>\$ 484,660</u>	<u>\$ -</u>	<u>\$ 484,660</u>

Depreciation expense for governmental activities was charged to functions of the City as follows:

Administration	\$ 83,976
Fire and emergency services	331,526
Road infrastructure	353,119
Public works	146,530
Parks	298,794
Police department	159,066
Development services	12,209
Court	374
Total	<u>\$1,385,594</u>

Depreciation expense recorded in business-type activities and the Proprietary Fund was \$890,200.

6. Long-Term Obligations

Long-term Obligations Supporting Governmental Activities

Certificates of obligation bonds issued by the City are backed by the full faith and credit of the City. These bonds are to be repaid with property taxes levied for debt service and recorded in the Debt Service Fund. The City's borrowing capacity is restrained by maintaining the City's debt at a responsible level. Other debt issued to support governmental activities are capital lease obligations which are primarily paid from the General Fund.

Interest expense for governmental activities was \$787,001 and is reported as a separate line item in the statement of activities.

Business-type Activities - Revenue Bonds

Revenue bonds consist of debt issued to support activities of the Proprietary (water and sewer) Fund. In addition to being backed by the full faith and credit of the City, revenue bonds are secured by a lien on and a pledge of the surplus revenues of the water and sewer system.

Interest expense for business-type activities and the Proprietary (water and sewer) Fund was \$938,891 for the year.

The following pages contain a summary of changes in bonds payable and capital lease obligations for the year:

6. Long-Term Obligations – continued

<i>Governmental Activities:</i>	<u>Beginning</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending</u>	<u>Due in One Year</u>
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2004, 4.625%-5.0%, 2004-2029	\$ 1,097,025	\$ -	\$ 3,452	\$ 1,093,573	\$ 2,890
General Obligation Refunding Bonds Series 2007, 4.0%-4.25%, 2008-2021	374,490		79,059	295,431	83,220
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2011, 3.0%-4.125%, 2012-2031	1,250,000		60,000	1,190,000	65,000
General Obligation Refunding Bonds Series 2012, 2.0%-3.0%, 2013-2023	95,000		15,000	80,000	10,000
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2012, 2.0%-4.0%, 2013-2032	3,395,000		155,000	3,240,000	155,000
General Obligation Refunding Bonds Series 2013, 2.0%-3.5%, 2015-2027	3,780,000		275,000	3,505,000	330,000
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2013, 2.0%-4.0%, 2015-2033	5,225,000		40,000	5,185,000	125,000
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2014, 2.0%-4.0%, 2015-2034	2,850,000		140,000	2,710,000	130,000
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2015, 2.0%-5.0%, 2015-2035	2,170,000		80,000	2,090,000	80,000
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2016, 2.0%-4.0%, 2016-2036	2,250,000		135,000	2,115,000	165,000
Tax and Waterworks and Sewer System Revenue Certificates of Obligation Series 2017, 2.25%-3.25%, 2018-2037		4,390,000		4,390,000	290,000
Unamortized Bond Premiums	341,525	72,569	23,174	390,920	29,810
Capital Lease Obligations			-	-	-
Total Governmental Activities	<u>\$22,828,040</u>	<u>\$ 4,462,569</u>	<u>\$ 1,005,685</u>	<u>\$26,284,924</u>	<u>\$ 1,465,920</u>

6. Long-Term Obligations – continued

<i>Business-type Activities:</i>	<u>Beginning</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending</u>	<u>Due in One Year</u>
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2004, 4.625%-5.0%, 2004-2029	\$ 277,975		\$ 16,550	\$ 261,425	\$ 17,110
General Obligation Refunding Bonds					
Series 2007, 4.0%-4.25%, 2008-2021	975,510		205,940	769,570	216,780
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2007, 2.60%-3.60%, 2009-2028	705,000		210,000	495,000	215,000
General Obligation Refunding Bonds					
Series 2012, 2.0%-3.0%, 2013-2023	2,990,000		400,000	2,590,000	405,000
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2012, 2.0%-4.0%, 2013-2032	605,000		30,000	575,000	30,000
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2014, 2.0%-4.0%, 2015-2034	2,310,000		10,000	2,300,000	15,000
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2014A, 2.65%, 2017-2024	1,645,000		20,000	1,625,000	95,000
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2015, 2.0% -5.0% , 2015-2035	13,020,000		140,000	12,880,000	275,000
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2016, 2.0%-4.0%, 2016-2036	7,485,000		-	7,485,000	70,000
Tax and Waterworks and Sewer System					
Revenue Certificates of Obligation					
Series 2017, 2.25%-3.25%, 2018-2037	-	5,110,000	-	5,110,000	180,000
Unamortized Bond Premiums	2,631,586	131,085	218,787	2,543,884	225,939
Capital Lease Obligations	18,704		18,704	-	-
Total Business-type Activities	<u>\$32,663,775</u>	<u>\$ 5,241,085</u>	<u>\$ 1,269,981</u>	<u>\$36,634,879</u>	<u>\$ 1,744,829</u>

The City's general obligation bonds are guaranteed by the full faith and credit of the City. The bond issues are approved by the voters and repaid with property taxes recorded in the Debt Service Fund. Current requirements for principal and interest of these obligations are accounted for in the Debt Service Fund.

Capital lease agreements represent general obligations of the City, and are secured by the equipment acquired by the capital lease proceeds. Current requirements for principal and interest of capital lease obligations are accounted for in the appropriate fund for which the liability was incurred.

Compensated absences are paid from the fund responsible for the employee's compensation with significant liabilities payable from the General Fund.

6. Long-Term Obligations - continued

Debt Service Requirements to Maturity

The annual debt service requirements to maturity for bonded debt are as follows at year-end:

<u>Governmental Activities</u>			
Year ending September 30	Bond principal	Bond interest	Total Required
2018	\$ 1,436,110	\$ 908,017	\$ 2,344,127
2019	1,398,333	873,676	2,272,009
2020	1,438,320	836,726	2,275,046
2021	1,479,738	796,923	2,276,661
2022	1,474,804	752,172	2,226,976
2023-2027	7,680,275	2,963,628	10,643,903
2028-2032	7,941,424	1,489,301	9,430,725
2033-2037	3,045,000	233,950	3,278,950
Totals	<u>\$ 25,894,004</u>	<u>\$ 8,854,393</u>	<u>\$ 34,748,397</u>

<u>Business-type Activities</u>			
Year ending September 30	Bond principal	Bond interest	Total Required
2018	\$ 1,518,890	\$ 1,257,279	\$ 2,776,169
2019	1,566,667	1,218,527	2,785,194
2020	1,626,680	1,170,011	2,796,691
2021	1,670,262	1,119,497	2,789,759
2022	1,730,196	1,065,793	2,795,989
2023-2027	8,634,725	4,381,391	13,016,116
2028-2032	9,653,575	2,663,737	12,317,312
2033-2037	7,690,000	692,731	8,382,731
Totals	<u>\$ 34,090,995</u>	<u>\$ 13,568,966</u>	<u>\$ 47,659,961</u>

In addition to the bonds and capital leases above, the City also has the following long-term obligations:

	Beginning Balance	Increase	Decrease	Ending Balance	Due Within One Year
<i>Governmental Activities:</i>					
Compensated absences	\$ 191,450	\$ 256,376	\$ 191,450	\$ 256,376	\$ 256,376

It is anticipated that the liability for compensated absences described above will be paid from the General Fund when due.

	Beginning Balance	Increase	Decrease	Ending Balance	Due Within One Year
<i>Business-type Activities:</i>					
Obligation due to Celina ISD	\$ 295,444	\$ -	\$ 116,856	\$ 178,588	\$ 113,953

The obligation due to Celina ISD is a result of the school district funding the cost for the installation of a new water line that provides service to school facilities. The obligation is non-interest bearing however, the City has discounted the debt to estimated present value using the assumption of a 5.5% annual interest rate. The agreement with Celina ISD is that the City will not bill the school for water use until such time as the cumulative billings are equal to the cost of installing the water line. At the current rate of water use by Celina ISD, City management estimates approximately \$120,000 of gross billings for annual water use will be credited to this obligation over each of the next two years.

6. Long-Term Obligations - continued

Special Assessment Revenue Bonds

In 2014, the City issued Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phase #1 Project) in the amount of \$8,750,000 and Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phases #2-3 Major Improvement Project) in the amount of \$6,575,000. In 2015, the City issued Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project) in the amount of \$9,000,000 and Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project) in the amount of \$13,150,000. In 2015, the City issued Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) in the amount of \$5,790,000 and Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) in the amount of \$8,040,000. In 2015, the City issued Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project) in the amount of \$11,560,000 and Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Major Improvement Areas #2-5 Major Improvement Project) in the amount of \$16,825,000. In 2016, the City issued Special Assessment Revenue Bonds, Series 2016 (Glen Crossing Public Improvement District Phase #1 Project) in the amount of \$3,550,000, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project) in the amount of \$3,235,000, and Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) in the amount of \$6,425,000. In 2017, the City issued Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #1 Project) in the amount of \$4,465,000 and Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phases #2 Major Improvement Project) in the amount of \$1,765,000. Total bond principal outstanding for these issues is \$99,130,000 at year-end.

Proceeds of the bonds were deposited into trust accounts with U.S. Bank N.A. (U.S. Bank) for the purpose of funding improvements in the projects described above. U.S. Bank serves as trustee, for the benefit of the bond holders, for these funds as well as any and all other property or money of every name and nature, which is, from time to time hereafter by delivery or in writing of any kind, conveyed, pledged, assigned or transferred to the trustee.

The City is not obligated in any manner for this special assessment debt, but merely acts as the property owner's agent in handling the debt service transactions by collecting any special assessment tax collections and forwarding them to the bondholders. These collections have begun. Assessment collections for all of the City's Special Assessment Revenue Bonds are on time and complete at year-end.

7. Component Unit Debt Obligations

CEDC has the following debt obligations:

	<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Component Units:					
Note Payable	\$ -	\$ 978,061	\$ -	\$ 978,061	\$ -

In February 2017, CEDC entered into a note payable agreement with Independent Bank not to exceed the principal amount of \$1,700,000 with a fixed rate of interest equal to 3.75% to provide funds for engineering and other predevelopment costs related to the Gigabit City project. Interest only payments are due monthly with 10% principal reductions in month 24 and month 36. The remaining principal balance is due in four years. The note payable is secured by the sales and use taxes that will be levied and collected by the City of Celina, Collin County, Texas pursuant to the Development Corporation Act, Chapter 501, 502, and 504 of the Texas Local Government Code. At September 30, 2017, CEDC had drawn \$978,061 of the note payable. Based on the year end note payable balance, following is the estimated annual debt service requirements to maturity for the note payable:

<u>Year ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Required</u>
2018	\$ -	\$ 36,677	\$ 36,677
2019	97,806	34,538	132,344
2020	88,025	31,084	119,109
2021	792,230	12,379	804,609
Totals	<u>\$ 978,061</u>	<u>\$ 114,678</u>	<u>\$ 1,092,739</u>

8. Defined Benefit Pension Plans

Plan Description

The City of Celina, Texas participates as one of 872 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.com.

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

8. Defined Benefit Pension Plans - continued

Benefits Provided

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

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

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

Employee deposit rate	7.0%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility (expressed as age/years of service)	60/5, 0/20
Updated service credit	0%
Annuity increase (to retirees)	0% of CPI

Employees covered by benefit terms

At the December 31, 2016 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	4
Inactive employees entitled to but not yet receiving benefits	42
Active employees	<u>91</u>
	<u>137</u>

Contributions

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

Employees for the City of Celina, Texas were required to contribute 7.0% of their annual gross earnings during the fiscal year. The contribution rates for the City of Celina, Texas were 5.32% and 6.51% in calendar years 2016 and 2017, respectively. The City's contributions to TMRS for the year ended September 30, 2017, were \$324,728, and were equal to the required contributions.

8. Defined Benefit Pension Plans – continued

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2016, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2016 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.0% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

Actuarial assumptions used in the December 31, 2016, valuation were based on the results of actuarial experience studies. The experience study in TMRS was for the period December 31, 2010 through December 31, 2014. Healthy post-retirement mortality rates and annuity purchase rates were updated based on a Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013. These assumptions were first used in the December 31, 2013 valuation, along with a change to the Entry Age Normal (EAN) actuarial cost method. Assumptions are reviewed annually. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2017 are summarized in the table on the following page:

8. Defined Benefit Pension Plans – continued

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equity	17.50%	4.55%
International Equity	17.50%	6.35%
Core Fixed Income	10.00%	1.00%
Non-Core Fixed Income	20.00%	4.15%
Real Return	10.00%	4.15%
Real Estate	10.00%	4.75%
Absolute Return	10.00%	4.00%
Private Equity	5.00%	7.75%
Total	100.00%	

Discount Rate

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

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at 12/31/2015	\$ 4,133,894	\$ 4,222,514	\$ (88,620)
Changes for the year:			
Service cost	634,724		634,724
Interest	297,354		297,354
Change of benefit terms	-		-
Difference between expected and actual experience	(42,188)		(42,188)
Changes of assumptions			-
Contributions - employer		241,159	(241,159)
Contributions - employee		325,261	(325,261)
Net investment income		285,732	(285,732)
Benefit payments, including refunds of employee contributions	(92,022)	(92,022)	-
Administrative expense		(3,223)	3,223
Other changes		(174)	174
Net changes	\$ 797,868	\$ 756,733	\$ 41,135
Balance at 12/31/2016	\$ 4,931,762	\$ 4,979,247	\$ (47,485)

8. Defined Benefit Pension Plans – continued

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

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

	1 % Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	\$ 842,335	\$ (47,485)	\$ (759,328)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2017, the City recognized pension expense of \$400,868.

At September 30, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience (net of current year amortization)	\$ 6,221	\$ 59,913
Changes in actuarial assumptions	115,430	
Difference between projected and actual investment earnings (net of current year amortization)	172,822	570
Contributions subsequent to the measurement date	254,191	
Total	\$ 548,664	\$ 60,483

\$254,191 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2018. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended Dec 31:	
2017	\$ 75,674
2018	75,673
2019	67,165
2020	14,793
2021	7,017
Thereafter	(6,332)
Total	\$233,990

9. Balances and Transfers/Payments Within the Reporting Entity

Receivables and Payables

Generally, outstanding balances between funds reported as "due to/from other funds" in the governmental fund financial statements include outstanding charges by one fund to another for services or goods, and other miscellaneous receivables/payables between funds. Activity between funds that are representative of lending/borrowing arrangements that are outstanding at the end of the fiscal year are described as "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). The following schedule reports receivables and payables within the reporting entity at year-end:

	<u>Receivable</u>	<u>Payable</u>
General Fund	\$ 160,233	\$ -0-
Main Street Fund		879
Component units		<u>159,354</u>
	<u>\$ 160,233</u>	<u>\$ 160,233</u>

Transfers and Payments

Transfers and payments within the reporting entity are substantially for the purposes of funding capital projects and asset acquisitions, transferring bond proceeds between funds, or maintaining debt service on a routine basis. Resources are accumulated in a fund to support and simplify the administration of various projects or programs. The following schedule reports transfers and payments within the reporting entity:

<u>Fund</u>	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund	\$ 492,000	\$ 3,578,894
Capital Equipment Replacement Fund	509,046	
Main Street Fund	14,568	
Grants Fund	8,940	
Law Enforcement Fund	12,225	
Court Security Fund	59,404	
Court Technology Fund	58,606	
Capital Acquisition Fund	2,916,105	
Proprietary Fund		<u>492,000</u>
	<u>\$ 4,070,894</u>	<u>\$ 4,070,894</u>

The transfer out from the Proprietary Fund provided the General Fund with supplementary revenue for the year. There were one time transfers in the amount of \$3,069,848 from the General Fund to establish new funds. In addition to the above transfers, the component units contributed \$200,000 to the debt service fund in order to supplement debt service payments for the year.

10. Contingencies

The City participates in various state and federal grant programs and contracts which are subject to financial and compliance audits by the grantors or their representatives. Audits of these programs for the year ended September 30, 2017 have not been conducted. Accordingly, the City's compliance with applicable grant and contract requirements will be established at some future date. The City expects that costs disallowed by these various awarding agencies, if any, would be minimal.

11. Litigation

From time to time, the City is involved in litigation in the ordinary course of business. City management considers the likelihood of any material liability resulting from this litigation to be remote.

12. Operating Leases

The City has entered into lease agreements for copier machines. Following is a summary of the annual minimum lease requirements under these agreements:

<u>Year ending 9/30</u>	<u>Annual lease requirement</u>
2018	\$ 16,944
2019	14,345
2020	<u>5,589</u>
Total required	<u>\$ 36,878</u>

Lease expense for the year ending September 30, 2017 was \$42,052.

13. UTRWD Facilities Charges

The City has entered into a Participating Member Contract with Upper Trinity Regional Water District (UTRWD) for the use of sewer capacity in the Northeast Regional Water Reclamation System (Doe Branch Plant). Following is a summary of these contractual agreements:

- 1) In return for the utilization of 600,000 gallons of capacity in the Northeast Regional Water Reclamation System (Doe Branch Plant) the City will pay annual facilities charges to UTRWD ranging from \$550,209 to \$837,728 beginning in FY 2016 and continuing through FY 2038.
- 2) In return for the utilization of Doe Branch Interceptor Project in the Northeast Regional Water Reclamation System (Doe Branch Plant) the City will pay annual facilities charges to UTRWD in the amount of \$347,496 over five years beginning in FY 2017 and ending in FY 2022.
- 3) In return for the utilization of 65,000 gallons of capacity in the Northeast Regional Water Reclamation System (Doe Branch Plant) the City paid UTRWD \$1,310,078 during FY 2016. This payment represented the facilities charges for the use of this capacity through FY 2019. These costs are being amortized by the City over the period ending in FY 2019.

Following is a summary of the City's contractual requirements for future payments under the agreements with UTRWD by year for the first five years and in total thereafter:

<u>Year ending 9/30</u>	<u>Annual requirement</u>
2018	\$ 1,182,363
2019	1,186,333
2020	1,184,229
2021	1,185,062
2022	837,728
Thereafter	<u>12,618,925</u>
Total required	<u>\$18,194,640</u>

14. Economic Dependence

City operations are funded by taxes and revenues provided by the residents of the City of Celina, Texas. Accordingly, the City is economically dependent on the property values and local economy of City of Celina, Texas and the surrounding area.

15. Post-Employment Benefits

The City participates in the cost sharing multiple employer defined benefit group term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12 month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The City's contributions to the TMRS SDBF for the years ended 2017, 2016 and 2015 were \$7,190, \$5,833, and \$4,405, respectively, which equaled the required contributions each year.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF CELINA, TEXAS
Schedule of Changes in Net Pension Liability and Related Ratios
Last 10 Fiscal Years (will ultimately be displayed)

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Total Pension Liability			
Service cost	\$ 634,724	\$ 477,763	\$ 349,532
Interest (on the Total Pension Liability)	297,354	246,793	204,236
Changes of benefit terms	-	-	-
Difference between expected and actual experience	(42,188)	(33,873)	11,213
Change of assumptions	-	164,970	-
Benefit payments, including refunds of employee contributions	(92,022)	(16,986)	(25,289)
Net Change in Total Pension Liability	<u>797,868</u>	<u>838,667</u>	<u>539,692</u>
Total Pension Liability - Beginning	<u>4,133,894</u>	<u>3,295,227</u>	<u>2,755,535</u>
Total Pension Liability - Ending	<u><u>\$ 4,931,762</u></u>	<u><u>\$ 4,133,894</u></u>	<u><u>\$ 3,295,227</u></u>
Plan Fiduciary Net Position			
Contributions - employer	\$ 241,159	\$ 188,960	\$ 96,209
Contributions - employee	325,261	258,850	201,034
Net investment income	285,732	5,594	190,520
Benefit payments, including refunds of employee contributions	(92,022)	(16,986)	(25,289)
Administrative expense	(3,223)	(3,406)	(1,988)
Other	(174)	(168)	(163)
Net Change in Plan Fiduciary Net Position	<u>756,733</u>	<u>432,844</u>	<u>460,323</u>
Plan Fiduciary Net Position - Beginning	<u>4,222,514</u>	<u>3,789,670</u>	<u>3,329,347</u>
Plan Fiduciary Net Position - Ending	<u><u>\$ 4,979,247</u></u>	<u><u>\$ 4,222,514</u></u>	<u><u>\$ 3,789,670</u></u>
Net Pension Liability (Asset) - Ending	<u><u>\$ (47,485)</u></u>	<u><u>\$ (88,620)</u></u>	<u><u>\$ (494,443)</u></u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	100.96%	102.14%	115.00%
Covered Employee Payroll	\$ 4,646,591	\$ 3,697,854	\$ 2,871,910
Net Pension Liability as a Percentage of Covered Employee Payroll	-1.02%	-2.40%	-17.22%

CITY OF CELINA, TEXAS
Schedule of Contributions
Last 10 Fiscal Years (will ultimately be displayed)

	2017	2016	2015
Actuarially determined contribution	\$ 324,728	\$ 237,763	\$ 162,349
Contributions in relation to the actuarially determined	324,728	237,763	162,349
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Covered employee payroll	\$ 5,230,520	\$ 4,486,771	\$ 3,388,197
Contributions as a percentage of covered employee payroll	6.21%	5.30%	4.79%

Schedule Notes:

Valuation Dates:

Notes

Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	25 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	2.50%
Salary Increases	3.50% to 10.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table on rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010 - 2014.
Mortality	RP2000 Combined Mortality Table with Blue Collar Adjustment with males rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.

Other Information:

Notes

There were no benefit changes during the year.

**COMBINING AND INDIVIDUAL FUND
FINANCIAL STATEMENTS AND SCHEDULES**

MAJOR GOVERNMENTAL FUNDS

MAJOR GOVERNMENTAL FUNDS

DEBT SERVICE FUND

CAPITAL PROJECTS FUNDS

STREET CONSTRUCTION FUND – to account for the acquisition or construction of streets projects being financed through bond proceeds, grants or transfers from other funds.

PARKLAND FEES FUND – to account for any developer contributions and other non- recurring revenues sources for the use of related park projects.

FACILITIES IMPROVEMENT FUND – to account for the financing and renovation or construction of City buildings. Proceeds are primarily from the sale of General Obligation bonds, Certificates of Obligation Bonds, and non-recurring revenue sources.

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	Budgeted Amounts			Variance with Final Budget- Positive (Negative)
	Original	Final	Actual	
REVENUES				
Property Tax	1,587,931	1,887,995	1,887,996	1
Component Unit Contributions	200,000	200,000	200,000	-
Other Income		154,690	154,688	(2)
Interest	5,000	13,075	13,073	(2)
Total Revenues	1,792,931	2,255,760	2,255,757	(3)
EXPENDITURES				
Principal Retirement	1,005,685	1,005,685	1,005,685	-
Interest and Fiscal Charges	782,253	782,253	782,253	-
Total Expenditures	1,787,938	1,787,938	1,787,938	-
Excess (deficiency) of revenues over (under) expenditures	4,993	467,822	467,819	(3)
OTHER FINANCING SOURCES (USES)				
Transfers in				-
Total Other Financing Sources (Uses)				-
Net change in fund balance	4,993	467,822	467,819	(3)
Fund balance, beginning of year	901,524	901,524	901,524	-
Fund balance, end of year	906,517	1,369,346	1,369,343	(3)

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
STREET CONSTRUCTION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget- Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental				
Investment Income	25,000	46,235	46,234	(1)
Other Income				
Total Revenues	25,000	46,235	46,234	(1)
EXPENDITURES				
Public Works	951,893	1,799,372	1,827,998	(28,626)
Total Expenditures	951,893	1,799,372	1,827,998	(28,626)
Excess (deficiency) of revenues over (under) expenditures	(926,893)	(1,753,137)	(1,781,764)	(28,627)
OTHER FINANCING SOURCES (USES)				
Issuance of long-term debt		2,420,000	2,420,000	-
Operating Transfers In (out)				-
Issuance cost of long-term debt				
Total other financing sources (uses)	-	2,420,000	2,420,000	-
Net change in fund balance	(926,893)	666,863	638,236	(28,627)
Fund balance, beginning of year	5,259,261	5,259,261	5,259,261	-
Fund balance, end of year	4,332,368	5,926,124	5,897,497	(28,627)

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
PARKLAND FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			Variance with Final Budget- Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Investment Income		30,095	30,095	-
Intergovernmental Contributions		1,011,625	1,011,625	-
Total Revenues	-	1,041,720	1,041,720	-
EXPENDITURES				
Parks and Recreation		230,000	230,000	-
Total Expenditures	-	230,000	230,000	-
Excess (deficiency) of revenues over (under) expenditures	-	811,720	811,720	-
OTHER FINANCING SOURCES (USES)				
Issuance of long-term debt				
Premium on long-term debt				
Issuance cost of long-term debt				
Total other financing sources (uses)	-	-	-	-
Net change in fund balance	-	811,720	811,720	-
Fund balance, beginning of year	195,805	195,805	195,805	-
Fund balance, end of year	195,805	1,007,525	1,007,525	-

The City takes a conservative approach and does not budget for Park Fees.

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
FACILITIES IMPROVEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget- Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Investment Income	200	4,650	4,648	(2)
Contributions				-
Total Revenues	200	4,650	4,648	(2)
 EXPENDITURES				
Facilities	106,000	400,667	400,663	4
				-
Total Expenditures	106,000	400,667	400,663	4
Excess (deficiency) of revenues over (under) expenditures	<u>(105,800)</u>	<u>(396,017)</u>	<u>(396,015)</u>	<u>2</u>
 OTHER FINANCING SOURCES (USES)				
Issuance of long-term debt		658,000	658,000	-
Premium on long-term debt				
Operating Transfers In (out)				
Total other financing sources (uses)	<u>-</u>	<u>658,000</u>	<u>658,000</u>	<u>-</u>
Net change in fund balance	(105,800)	261,983	261,985	2
Fund balance, beginning of year	<u>546,609</u>	<u>546,609</u>	<u>546,609</u>	<u>-</u>
Fund balance, end of year	<u>440,809</u>	<u>808,592</u>	<u>808,594</u>	<u>2</u>

NON-MAJOR GOVERNMENTAL FUNDS

NON-MAJOR GOVERNMENTAL FUNDS

CAPITAL PROJECTS FUNDS

FIRE IMPROVEMENT FUND – to account for land acquisition, construction, renovation, and equipping of fire facilities. Proceeds from bonds and other non-recurring revenues are allocated to this fund.

ROADWAY IMPACT FEES FUND – is used to account for fees paid by developers for construction of streets under the Roadway Impact Fees ordinance.

CAPITAL EQUIPMENT REPLACEMENT FUND – to account for public safety capital replacements including vehicles and equipment.

PARK CONSTRUCTION FUND – is used to account for the acquisition of park land or construction of park projects.

MAIN STREET FUND – is used to account for the Main Street Program.

CITY OF CELINA, TEXAS
Combining Balance Sheet
Other Governmental Funds
September 30, 2017

	Fire Improvement	Roadway Impact Fees	Capital Equipment Replacement	Park Construction	Main Street
<u>Assets</u>					
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ 28,692
Cash and cash equivalents - restricted	964,970	288,682	811,826	411,930	
Total Assets	\$ 964,970	\$ 288,682	\$ 811,826	\$ 411,930	\$ 28,692
<u>Liabilities</u>					
Accounts payable	\$ -	\$ 80,920	\$ 900	\$ -	\$ 1,635
Due to other funds					879
Total Liabilities	-	80,920	900	-	2,514
<u>Fund Balances</u>					
Restricted for:					
Capital Projects	964,970	207,762	810,926	411,930	
Assigned					26,178
Total Fund Balances	964,970	207,762	810,926	411,930	26,178
Total Liabilities and Fund Balances	\$ 964,970	\$ 288,682	\$ 811,826	\$ 411,930	\$ 28,692

CITY OF CELINA, TEXAS
Combining Balance Sheet
Other Governmental Funds
September 30, 2017

<u>Grants</u>	<u>Law Enforcement</u>	<u>Contributions/ Donations</u>	<u>Court Security</u>	<u>Court Technology</u>	<u>Capital Acquisition</u>	<u>Total</u>
\$ 8,177	\$ 14,558	\$ 1,419	\$ 59,404	\$ 58,606	\$ -	\$ 170,856
					2,924,747	5,402,155
<u>\$ 8,177</u>	<u>\$ 14,558</u>	<u>\$ 1,419</u>	<u>\$ 59,404</u>	<u>\$ 58,606</u>	<u>\$ 2,924,747</u>	<u>\$ 5,573,011</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,455
						879
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>84,334</u>
					2,924,747	5,320,335
8,177	14,558	1,419	59,404	58,606		168,342
<u>8,177</u>	<u>14,558</u>	<u>1,419</u>	<u>59,404</u>	<u>58,606</u>	<u>2,924,747</u>	<u>5,488,677</u>
<u>\$ 8,177</u>	<u>\$ 14,558</u>	<u>\$ 1,419</u>	<u>\$ 59,404</u>	<u>\$ 58,606</u>	<u>\$ 2,924,747</u>	<u>\$ 5,573,011</u>

CITY OF CELINA, TEXAS
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Other Governmental Funds
Year Ended September 30, 2017

	Fire Improvement	Roadway Impact Fees	Capital Equipment Replacement	Park Construction	Main Street
Revenues:					
Special events and donations	\$ -	\$ -	\$ -	\$ -	\$ 66,626
Other income		262,901			
Interest	14,395	1,024	6,163	290	160
Federal, state & local grants					
Total Revenues	14,395	263,925	6,163	290	66,786
Expenditures:					
Current:					
Fire and emergency services			490		
Public works		80,920			
Police department					
Main street project					55,176
Capital Outlay	873,143		368,063	63,360	
Total Expenditures	873,143	80,920	368,553	63,360	55,176
Excess of Revenues Over Expenditures	(858,748)	183,005	(362,390)	(63,070)	11,610
Other Financing Sources (Uses):					
Proceeds from sale of assets	595,432				
Issuance of bonds	835,000			475,000	
Transfers in (out)			509,046		14,568
Net Other Financing Sources (Uses)	1,430,432	-	509,046	475,000	14,568
Net change in fund balances	571,684	183,005	146,656	411,930	26,178
Fund balance, October 1	393,286	24,757	664,270	-	-
Fund balance, September 30	\$ 964,970	\$ 207,762	\$ 810,926	\$ 411,930	\$ 26,178

CITY OF CELINA, TEXAS
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Other Governmental Funds
Year Ended September 30, 2017

Grants	Law Enforcement	Contributions/ Donations	Court Security	Court Technology	Capital Acquisition	Total
\$ -	\$ -	\$ 4,171	\$ -	\$ -	\$ -	\$ 70,797
	2,242					265,143
63	91				8,642	30,828
1,570						1,570
<u>1,633</u>	<u>2,333</u>	<u>4,171</u>	<u>-</u>	<u>-</u>	<u>8,642</u>	<u>368,338</u>
						490
						80,920
2,396		2,752				5,148
						55,176
						1,304,566
<u>2,396</u>	<u>-</u>	<u>2,752</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,446,300</u>
<u>(763)</u>	<u>2,333</u>	<u>1,419</u>	<u>-</u>	<u>-</u>	<u>8,642</u>	<u>(1,077,962)</u>
						595,432
						1,310,000
8,940	12,225		59,404	58,606	2,916,105	3,578,894
<u>8,940</u>	<u>12,225</u>	<u>-</u>	<u>59,404</u>	<u>58,606</u>	<u>2,916,105</u>	<u>5,484,326</u>
8,177	14,558	1,419	59,404	58,606	2,924,747	4,406,364
-	-	-	-	-	-	1,082,313
<u>\$ 8,177</u>	<u>\$ 14,558</u>	<u>\$ 1,419</u>	<u>\$ 59,404</u>	<u>\$ 58,606</u>	<u>\$ 2,924,747</u>	<u>\$ 5,488,677</u>

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
FIRE IMPROVEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			Variance with Final Budget- Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Interest		14,395	14,395	-
Total Revenues	-	14,395	14,395	-
EXPENDITURES				
Fire and emergency services				
Capital Outlay		873,348	873,143	205
Total Expenditures	-	873,348	873,143	205
Excess (deficiency) of revenues over (under) expenditures	-	(858,953)	(858,748)	205
OTHER FINANCING SOURCES (USES)				
Sale of fixed assets		595,432	595,432	-
Proceeds from issuance of bonds		835,000	835,000	-
Total other financing sources (uses)	-	1,430,432	1,430,432	-
Net change in fund balance	-	571,479	571,684	205
Fund balance, beginning of year	393,286	393,286	393,286	-
Fund balance, end of year	<u>393,286</u>	<u>964,765</u>	<u>964,970</u>	<u>205</u>

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
ROADWAY IMPACT FEES
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			Variance with Final Budget- Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Interest	-		1,024	1,024
Other income	-	262,900	262,901	1
Total Revenues	-	262,900	263,925	1,025
EXPENDITURES				
Public Works	-	80,920	80,920	-
Total Expenditures	-	80,920	80,920	-
Excess (deficiency) of revenues over (under) expenditures	-	181,980	183,005	1,025
Net change in fund balance	-	181,980	183,005	1,025
Fund balance, beginning of year	24,757	24,757	24,757	-
Fund balance, end of year	24,757	206,737	207,762	1,025

The City takes a conservative approach and does not budget for Roadway Impact Fees.

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
CAPITAL EQUIPMENT REPLACEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			Variance with Final Budget- Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Fire department, EMS, and police revenues				
Interest		6,162	6,163	1
Total Revenues	-	6,162	6,163	1
EXPENDITURES				
Capital Outlay	405,000	368,562	368,063	499
Fire and emergency services			490	(490)
Total Expenditures	405,000	368,562	368,553	9
Excess (deficiency) of revenues over (under) expenditures	(405,000)	(362,400)	(362,390)	10
OTHER FINANCING SOURCES (USES)				
Transfers in (out)		509,046	509,046	-
Total other financing sources (uses)	-	509,046	509,046	-
Net change in fund balance	(405,000)	146,646	146,656	10
Fund balance, beginning of year	664,270	664,270	664,270	-
Fund balance, end of year	259,270	810,916	810,926	10

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
PARK CONSTRUCTION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			Variance with Final Budget- Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Investment Income		290	290	-
Contributions				
Total Revenues	-	290	290	-
EXPENDITURES				
Capital Outlay		63,360	63,360	-
Total Expenditures	-	63,360	63,360	-
Excess (deficiency) of revenues over (under) expenditures	-	(63,070)	(63,070)	-
OTHER FINANCING SOURCES (USES)				
Issuance of long-term debt		475,000	475,000	-
Total other financing sources (uses)	-	475,000	475,000	-
Net change in fund balance	-	(63,070)	411,930	475,000
Fund balance, beginning of year		-	-	-
Fund balance, end of year	-	411,930	411,930	-

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
MAIN STREET FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget- Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Interest	100	160	160	-
Special Events/Donations	66,593	66,626	66,626	-
Total Revenues	66,693	66,786	66,786	-
EXPENDITURES				
Main Street Projects	66,593	55,192	55,176	16
Total Expenditures	66,593	55,192	55,176	16
Excess (deficiency) of revenues over (under) expenditures	100	11,594	11,610	16
OTHER FINANCING SOURCES (USES)				
Transfers in (out)		880	14,568	13,688
Total other financing sources (uses)	-	880	14,568	13,688
Net change in fund balance	100	11,594	26,178	14,584
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	100	11,594	26,178	14,584

DISCRETELY PRESENTED COMPONENT UNITS

DISCRETELY PRESENTED COMPONENT UNITS

CELINA ECONOMIC DEVELOPMENT CORPORATION – purpose is to aid, promote and further the economic development of the City.

CELINA COMMUNITY DEVELOPMENT CORPORATION – purpose is to identify and fund public projects to maintain or enhance the quality of life in the City.

**CITY OF CELINA, TEXAS
STATEMENT OF NET POSITION
CELINA ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 30, 2017**

	Celina Economic Development Corporation
<i>Assets</i>	
Cash and cash equivalents	\$ 606,125
Sales taxes receivable	83,080
Construction in progress	484,660
Total Assets	1,173,865
<i>Liabilities</i>	
Due to primary government	159,354
Note payable	978,061
Total Liabilities	1,137,415
<i>Net Position</i>	
Unrestricted	36,450
Total Net Position	\$ 36,450

**CITY OF CELINA, TEXAS
STATEMENT OF ACTIVITIES
CELINA ECONOMIC DEVELOPMENT CORPORATION
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

	Celina Economic Development Corporation
<i>Revenues</i>	
Sales taxes	\$ 476,998
Unrestricted investment earnings	2,363
Total Revenues	479,361
<i>Expenses</i>	
Economic Development	835,440
Total Expenses	835,440
Change in Net Position	(356,079)
Net Position, Beginning of Year	392,529
Net Position, End of Year	\$ 36,450

**CITY OF CELINA, TEXAS
STATEMENT OF NET POSITION
CELINA COMMUNITY DEVELOPMENT CORPORATION
SEPTEMBER 30, 2017**

	Celina Community Development Corporation
<i>Assets</i>	
Cash and cash equivalents	\$ 564,255
Sales taxes receivable	83,079
Construction in progress	-
Total Assets	647,334
<i>Liabilities</i>	
Due to primary government	-
Note payable	-
Total Liabilities	-
<i>Net Position</i>	
Unrestricted	647,334
Total Net Position	\$ 647,334

**CITY OF CELINA, TEXAS
STATEMENT OF ACTIVITIES
CELINA COMMUNITY DEVELOPMENT CORPORATION
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

	Celina Community Development Corporation
<i>Revenues</i>	
Sales taxes	\$ 476,998
Unrestricted investment earnings	4,530
Total Revenues	481,528
<i>Expenses</i>	
Community Development	200,000
Total Expenses	200,000
Change in Net Position	281,528
Net Position, Beginning of Year	365,806
Net Position, End of Year	\$ 647,334

**CITY OF CELINA, TEXAS
COMBINING STATEMENT OF NET POSITION
DISCRETELY PRESENTED COMPONENT UNITS
SEPTEMBER 30, 2017**

	Celina Economic Development Corporation	Celina Community Development Corporation	Total
Assets			
Cash and cash equivalents	\$ 606,125	\$ 564,255	\$ 1,170,380
Sales taxes receivable	83,080	83,079	166,159
Construction in progress	484,660	-	484,660
Total Assets	<u>1,173,865</u>	<u>647,334</u>	<u>1,821,199</u>
Liabilities			
Due to primary government	159,354	-	159,354
Note payable	978,061	-	978,061
Total Liabilities	<u>1,137,415</u>	<u>-</u>	<u>1,137,415</u>
Net Position			
Unrestricted	36,450	647,334	683,784
Total Net Position	<u>\$ 36,450</u>	<u>\$ 647,334</u>	<u>\$ 683,784</u>

**CITY OF CELINA, TEXAS
COMBINING STATEMENT OF ACTIVITIES
DISCRETELY PRESENTED COMPONENT UNITS
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

Functions/Programs	Celina Economic Development Corporation	Celina Community Development Corporation	Total
Economic development	\$ (835,440)	\$ -	\$ (835,440)
Community development	-	(200,000)	(200,000)
Total Expenses	\$ (835,440)	\$ (200,000)	\$ (1,035,440)
General Revenues			
Sales taxes	476,998	476,998	953,996
Unrestricted investment earnings	2,363	4,530	6,893
Total general revenues	479,361	481,528	960,889
Change in Net Position	(356,079)	281,528	(74,551)
Net Position, beginning of year	392,529	365,806	758,335
Net Position, end of year	\$ 36,450	\$ 647,334	\$ 683,784

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
CELINA ECONOMIC DEVELOPMENT CORPORATION
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>			Variance with Final Budget- Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Sales taxes	319,848	319,848	476,998	157,150
Unrestricted investment earnings	1,500	1,500	2,363	863
Total Revenues	321,348	321,348	479,361	158,013
EXPENSES				
Personnel Costs	157,839	157,839	160,197	(2,358)
Legal & Professional	17,500	17,500	15,014	2,486
Materials & Supplies	725	725	3,194	(2,469)
Maintenance	2,500	2,500	2,978	(478)
Other Expenses	97,425	97,425	650,961	(553,536)
Utilities	6,075	6,075	3,096	2,979
Total Expenses	282,064	282,064	835,440	(553,376)
Change in Net Position	39,284	39,284	(356,079)	(395,363)
Net Position, beginning of year	392,529	392,529	392,529	-
Net Position, end of year	431,813	431,813	36,450	(395,363)

CITY OF CELINA, TEXAS
BUDGETARY COMPARISON SCHEDULE (GAAP BASIS)
CELINA COMMUNITY DEVELOPMENT CORPORATION
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget- Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Sales taxes	319,879	319,879	476,998	157,119
Unrestricted investment earnings	1,200	1,200	4,530	3,330
Total Revenues	321,079	321,079	481,528	160,449
EXPENSES				
Contribution	-	-	200,000	(200,000)
Total Expenses	-	-	200,000	(200,000)
Change in Net Position	321,079	321,079	281,528	(39,551)
Net Position, beginning of year	356,806	365,806	365,806	-
Net Position, end of year	677,885	686,885	647,334	(39,551)

CITY OF CELINA, TEXAS
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUND
SEPTEMBER 30, 2017

	Balance			Balance
Assets	October 1, 2016	Additions	Deductions	September 30, 2017
Cash and cash equivalents	\$ -	\$ 15,931	\$ 15,841	\$ 90
Total current assets	-	15,931	15,841	90
 Total assets	 \$ -	 \$ 15,931	 \$ 15,841	 \$ 90
Liabilities				
Due to tax collection agency	\$ -	\$ 15,931	\$ 15,841	\$ 90
Total current liabilities	-	15,931	15,841	90
 Total liabilities	 \$ -	 \$ 15,931	 \$ 15,841	 \$ 90



**STATISTICAL SECTION
(UNAUDITED)**

STATISTICAL SECTION
(Unaudited)

Table 1

This section of the City of Celina's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, notes disclosures and required supplementary information says about the City's overall financial health. This information has not been audited by the independent auditor.

Contents

Table Numbers

Financial Trends

These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time. 2-6

Revenue Capacity

These tables contain information to help the reader assess the City's two most significant revenue sources-property and sales taxes. 7-10

Debt Capacity

These tables present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future. 11-15

Economic and Demographic Information

These tables offer economic and demographic indicators to help the reader understand the environment within which the City's financial activities take place. 16-17

Operating Information

These tables contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides. 18-20

Source: Unless otherwise noted, the information in these tables is derived from the City's past audit reports for the relevant year.

CITY OF CELINA, TEXAS
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(Accrual basis of accounting)
(Unaudited)

Table 2

	FISCAL YEAR									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Governmental Activities										
Net Investment in capital assets	\$ 8,079,648	\$ 8,138,243	\$ 8,165,734	\$ 7,968,691	\$ 5,724,939	\$ 7,800,853	\$ 7,667,954	\$ 8,693,312	\$ 13,138,978	\$ 13,184,763
Restricted	715,530	489,022	624,480	684,336	3,895,476	2,560,845	4,535,511	4,675,044	5,340,173	5,848,514
Unrestricted	807,941	929,815	1,056,451	1,372,081	742,974	2,086,188	3,900,225	6,325,979	7,893,951	11,575,127
Total Governmental Activities Net Position	9,603,119	9,557,080	9,846,665	10,025,108	10,363,389	12,447,886	16,103,690	19,694,335	26,373,102	30,608,404
Business Type Activities										
Net Investment in Capital Assets	\$ 4,665,800	\$ 5,868,123	\$ 6,289,011	\$ 6,830,370	\$ 6,717,653	\$ 7,485,220	\$ 9,589,572	\$ 11,575,656	12,078,113	13,079,265
Restricted										
Unrestricted	1,651,702	568,021	(234,357)	43,166	644,272	887,007	1,103,837	2,120,144	1,733,702	3,171,397
Total Business Type Activities Net Position	6,317,502	6,436,144	6,054,654	6,873,536	7,361,925	8,372,227	10,693,409	13,695,800	13,811,815	16,250,662
Primary Government										
Net Investment in Capital Assets	\$12,745,448	\$14,006,366	\$ 14,454,745	\$ 14,799,061	\$ 12,442,592	\$ 15,286,073	\$ 17,257,526	\$20,268,968	\$ 25,217,091	\$ 26,264,028
Restricted	715,530	489,022	624,480	684,336	3,895,476	2,560,845	4,535,511	4,675,044	5,340,173	5,848,514
Unrestricted	2,459,643	1,497,836	822,094	1,415,247	1,387,246	2,973,195	5,004,062	8,446,123	9,627,653	14,746,524
Total Primary Government Net Position	15,920,621	15,993,224	15,901,319	16,898,644	17,725,314	20,820,113	26,797,099	33,390,135	40,184,917	46,859,066

CITY OF CELINA, TEXAS
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual basis of accounting)
(Unaudited)

Table 3

EXPENSES	FISCAL YEAR				
	2008	2009	2010	2011	2012
Governmental Activities					
Administration	\$ 1,120,928	\$ 967,929	\$ 896,155	\$ 993,291	\$ 799,116
Judicial	69,664	73,299	70,102	70,205	70,066
Fire and Emergency Services	867,511	1,159,151	1,068,864	1,169,196	1,176,359
Development Services	291,431	381,151	329,794	363,133	472,329
Public Works	259,943	395,801	397,095	369,952	366,560
Police Department	635,148	817,360	892,283	938,031	749,274
Parks and Recreation	419,001	423,260	406,446	362,409	503,298
Library	-	-	129,637	126,482	126,116
Infrastructure	208,374	208,374	208,373	418,484	207,097
Bond Issuance Costs	-	-	-	-	99,726
Main Street Program	142,224	47,976	60,868	57,880	
Interest and Fiscal Charges	363,193	353,236	336,386	326,153	358,718
Total Governmental Activities Expenses	4,377,417	4,827,537	4,796,003	5,195,216	4,928,659
Business Type Activities					
Water, Sewer and Sanitation Services	3,007,422	3,168,584	3,425,151	3,306,335	3,572,057
Total Business Type Activities Expenses	3,007,422	3,168,584	3,425,151	3,306,335	3,572,057
Total Primary Government Expenses	7,384,839	7,996,121	8,221,154	8,501,551	8,500,716
PROGRAM REVENUES					
Governmental Activities					
Charges for Services	1,074,537	496,882	566,637	733,947	1,042,829
Operating Grants/Contributions	239,605	388,525	283,849	295,140	231,301
Capital Grants/Contributions			144,460	391,623	
Total Governmental Activities Program Revenues	1,314,142	885,407	994,946	1,420,710	1,274,130
Business Type Activities					
Charges for Services:					
Water, Sewer and Sanitation Services	2,976,759	3,186,377	3,360,517	4,190,142	4,377,926
Capital Grants/Contributions		350,000			70,000
Total Business Type Activities Program Revenues	2,976,759	3,536,377	3,360,517	4,190,142	4,447,926
Total Primary Government Program Revenues	4,290,901	4,421,784	4,355,463	5,610,852	5,722,056
NET (EXPENSE) REVENUES					
Governmental Activities	(3,063,275)	(3,942,130)	(3,801,057)	(3,774,506)	(3,654,529)
Business Type Activities	(30,663)	367,793	(64,634)	883,807	875,869
Total Primary Government Program Revenues					
Net Expenses	(3,093,938)	(3,574,337)	(3,865,691)	(2,890,699)	(2,778,660)
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION					
Governmental Activities					
Taxes:					
Ad Valorem	2,717,779	3,015,151	3,015,298	2,967,206	3,021,800
Sales	284,026	249,661	271,670	290,835	338,053
Franchise	213,333	222,257	253,500	355,576	299,999
Other	227,731	109,022	225,174	264,332	479,886
Transfers	300,000	300,000	325,000	75,000	95,000
Total Governmental Activities	3,742,869	3,896,091	4,090,642	3,952,949	4,234,738
Business Type Activities					
Other	163,711	50,849	8,144	10,075	28,306
Transfers	(300,000)	(300,000)	(325,000)	(75,000)	(95,000)
Total Business Type Activities	(136,289)	(249,151)	(316,856)	(64,925)	(66,694)
Total Primary Government Revenues	3,606,580	3,646,940	3,773,786	3,888,024	4,168,044
CHANGES IN NET POSITION					
Governmental Activities	679,594	(46,039)	289,585	178,443	580,209
Business Type Activities	(166,952)	118,642	(381,490)	818,882	809,175
Total Primary Government Program Net Expenses	512,642	72,603	(91,905)	997,325	1,389,384

CITY OF CELINA, TEXAS
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual basis of accounting)
(Unaudited)

Table 3

EXPENSES	FISCAL YEAR				
	2013	2014	2015	2016	2017
Governmental Activities					
Administration	\$ 950,109	\$ 1,203,576	\$ 1,170,613	\$ 1,592,794	\$ 2,624,918
Judicial	79,863	88,531	84,853	102,803	155,521
Fire and Emergency Services	1,541,465	1,213,416	1,453,477	1,957,077	2,414,778
Development Services	417,119	708,220	529,067	683,599	887,990
Public Works	515,098	725,922	824,527	1,080,661	1,104,523
Police Department	803,634	806,191	1,114,266	1,532,829	1,877,574
Parks and Recreation	556,654	448,202	886,212	1,084,077	1,263,538
Library	134,625	134,815	140,104	152,664	169,326
Infrastructure	203,273	202,699	198,868	211,300	353,119
Main Street Program	135,388	26,869	70,510	65,279	55,176
Bond Issuance Costs	399,992	72,326			
Interest and Fiscal Charges	457,748	585,469	635,090	710,249	787,001
Total Governmental Activities Expenses	6,194,968	6,216,236	7,107,587	9,173,332	11,693,464
Business Type Activities					
Water, Sewer and Sanitation Services	3,464,334	3,496,782	4,284,809	8,508,496	10,811,473
Total Business Type Activities Expenses	3,464,334	3,496,782	4,284,809	8,508,496	10,811,473
Total Primary Government Expenses	9,659,302	9,713,018	11,392,396	17,681,828	22,504,937
PROGRAM REVENUES					
Governmental Activities					
Charges for Services	1,113,468	2,082,964	3,755,293	4,265,112	6,391,343
Operating Grants/Contributions		61,432	214,115	368,784	356,258
Capital Grants/Contributions	2,344,763	2,403,093	625,237	2,578,809	1,011,625
Total Governmental Activities Program Revenues	3,458,231	4,547,489	4,594,645	7,212,705	7,759,226
Business Type Activities					
Charges for Services:					
Water, Sewer and Sanitation Services	4,781,510	6,154,311	7,518,331	10,057,113	13,590,654
Capital Grants/Contributions			45,289	800,100	
Total Business Type Activities Program Revenues	4,781,510	6,154,311	7,563,620	10,857,213	13,590,654
Total Primary Government Program Revenues	8,239,741	10,701,800	12,158,265	18,069,918	21,349,880
NET (EXPENSE) REVENUES					
Governmental Activities	(2,736,737)	(1,668,747)	(2,512,942)	(1,960,627)	(3,934,238)
Business Type Activities	1,317,176	2,657,529	3,278,811	2,348,717	2,779,181
Total Primary Government Program Revenues					
Net Expenses	(1,419,561)	988,782	765,869	388,090	(1,155,057)
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION					
Governmental Activities					
Taxes:					
Ad Valorem	3,129,835	3,333,015	3,739,841	4,458,401	5,362,919
Sales	384,289	505,221	603,949	733,881	958,350
Franchise	325,167	320,805	364,763	429,102	370,949
Other	636,943	817,733	438,820	671,241	985,322
Transfers	345,000	348,050	395,000	2,346,769	492,000
Total Governmental Activities	4,821,234	5,324,824	5,542,373	8,639,394	8,169,540
Business Type Activities					
Other	38,126	11,703	39,470	114,067	151,666
Transfers	(345,000)	(348,050)	(395,000)	(2,346,769)	(492,000)
Total Business Type Activities	(306,874)	(336,347)	(355,530)	(2,232,702)	(340,334)
Total Primary Government Revenues	4,514,360	4,988,477	5,186,843	6,406,692	7,829,206
CHANGES IN NET POSITION					
Governmental Activities	2,084,497	3,656,077	3,029,431	6,678,767	4,235,302
Business Type Activities	1,010,302	2,321,182	2,923,281	116,015	2,438,847
Total Primary Government Program Net Expenses	3,094,799	5,977,259	5,952,712	6,794,782	6,674,149

CITY OF CELINA, TEXAS
GOVERNMENT ACTIVITIES - TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
 (Accrual basis of accounting)
 (Unaudited)

Table 4

FISCAL YEAR	PROPERTY TAX	SALES TAX	FRANCHISE TAX	TOTAL
2008	2,772,674	284,026	213,333	\$ 3,270,033
2009	3,042,225	249,661	222,257	\$ 3,514,143
2010	3,015,507	271,670	253,500	\$ 3,540,677
2011	2,975,142	290,835	355,576	\$ 3,621,553
2012	3,019,885	338,053	299,999	\$ 3,657,937
2013	3,154,251	384,289	325,167	\$ 3,863,707
2014	3,314,591	505,221	320,805	\$ 4,140,617
2015	3,754,816	603,949	364,763	\$ 4,723,528
2016	4,453,862	733,881	429,102	\$ 5,616,845
2017	5,374,888	958,350	370,949	\$ 6,704,187

CITY OF CELINA, TEXAS
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
 (Modified accrual basis of accounting)
 (Unaudited)

Table 5

	FISCAL YEAR									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Fund										
Nonspendable:										
Prepays	105,827						20,784	19,941	2,230	3,013
Unassigned	543,297	775,120	864,793	1,052,641	1,694,945	2,187,130	3,037,176	4,585,888	7,130,005	6,562,842
Total General Fund	649,124	775,120	864,793	1,052,641	1,694,945	2,187,130	3,057,960	4,605,829	7,132,235	6,565,855
All Other Government Funds										
Restricted for:										
Debt Service	671,693	458,260	593,598	473,465	453,145	515,274	541,370	646,075	901,524	1,369,343
Capital Projects				214,348	2,309,071	6,144,848	10,880,463	7,021,861	7,083,988	13,033,951
Assigned for use in specific funds										168,342
Total All Other Governmental Funds	671,693	458,260	593,598	687,813	2,762,216	6,660,122	11,421,833	7,667,936	7,985,512	14,571,636

CITY OF CELINA, TEXAS
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
 (Modified accrual basis of accounting)
 (Unaudited)

Table 6

REVENUES	FISCAL YEAR				
	2008	2009	2010	2011	2012
Property Taxes	2,772,674	3,042,225	3,015,507	2,975,142	3,019,885
Franchise Taxes	213,333	222,257	253,500	355,576	299,999
Sales Taxes	284,026	249,661	271,670	290,835	338,053
Permits/Inspection Fees	169,678	94,524	172,173	257,605	340,547
Component Unit Contributions			165,000	165,000	340,000
Development Fees	118,616	12,533	45,894	16,286	56,411
Fire Department/EMS Fees	157,133	224,373	180,203	262,435	244,505
Fines	133,407	109,891	93,867	95,016	186,302
Special Events and Donations	237,342	150,211	134,565	155,935	175,346
Park Fees	17,983	18,135	24,786	18,907	85,111
Other Income	557,072	75,563	185,459	319,381	120,005
Interest Income	48,317	33,459	19,175	16,574	43,076
Grants	14,418	238,314	149,284	294,205	32,760
Total Revenues	4,723,999	4,471,146	4,711,083	5,222,897	5,282,000
EXPENDITURES					
Administration	1,101,213	956,157	880,101	979,059	774,209
Judicial	69,664	73,299	70,102	70,205	70,066
Fire and EMS	778,751	1,060,228	1,049,716	1,140,328	1,062,174
Development Services	291,431	381,151	329,794	363,133	472,329
Public Works	245,448	392,020	392,527	568,890	373,302
Police Department	594,680	780,835	865,304	913,898	729,737
Parks and Rec	224,295	235,149	222,959	176,313	288,239
Library			129,637	126,482	126,116
Main Street	142,224	47,976	60,868	57,880	99,726
Capital Outlay	274,290	213,594	474,465	1,464,171	1,938,419
Debt Service:					
Principal Retirement	426,980	372,216	251,798	257,590	363,145
Interest and Fiscal Charges	359,310	348,759	331,881	312,974	379,859
Bond Issuance Costs	100,885			33,292	159,933
Total Expenditures	4,609,171	4,861,384	5,059,152	6,464,215	6,837,254
OTHER FINANCING SOURCES (USES)					
Sale of Assets	18,798	2,801	73,283	48,381	30,403
Capital Leases	316,986		174,797		
Note/Bond Proceeds	97,003			1,400,000	4,146,558
Transfers In (Out)	300,000	300,000	325,000	75,000	95,000
Total Other Financing Sources (Uses)	732,787	302,801	573,080	1,523,381	4,271,961
NET CHANGE IN FUND BALANCES	847,615	(87,437)	225,011	282,063	2,716,707
Debt Service as a percentage of Non-Capital Expenditures	20.47%	15.51%	12.73%	12.08%	18.43%

CITY OF CELINA, TEXAS
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
 (Modified accrual basis of accounting)
 (Unaudited)

Table 6
 (cont.)

	FISCAL YEAR				
REVENUES	2013	2014	2015	2016	2017
Property Taxes	3,154,251	3,314,591	3,754,816	4,453,862	5,374,888
Franchise Taxes	325,167	320,805	364,763	429,102	370,949
Sales Taxes	384,289	505,221	603,949	733,881	958,350
Permits/Inspection Fees	455,454	1,321,510	1,767,856	2,357,289	3,959,914
Component Unit Contributions	320,000	170,000	320,000	200,000	200,000
Development Fees	124,743	239,739	924,249	509,870	1,245,943
Fire Department/EMS Fees	174,678	196,753	241,005	910,360	817,691
Fines	197,248	155,962	254,370	283,758	209,806
Special Events and Donations	142,682	305,430	221,696	373,421	250,214
Park Fees/Developer Contributions	161,345	169,000	602,626	2,215,582	1,178,028
Other Income	85,140	296,867	92,349	397,657	508,311
Interest Income	63,021	90,424	111,901	111,776	183,077
Grants	2,344,763	2,404,258	519,701	518,784	1,570
Total Revenues	7,932,781	9,490,560	9,779,281	13,495,342	15,258,741
EXPENDITURES					
Administration	870,419	1,106,865	1,133,574	1,458,673	2,433,180
Judicial	79,863	88,531	84,853	99,803	153,213
Fire and EMS	1,057,979	1,083,464	1,316,275	1,731,896	2,041,407
Development Services	417,119	702,862	524,712	675,267	868,862
Public Works	508,439	505,659	806,788	1,023,572	943,895
Police Department	741,361	770,254	1,046,160	1,414,488	1,688,094
Parks and Rec	349,742	443,625	667,908	819,539	959,343
Library	134,625	135,315	140,857	153,752	165,768
Main Street	135,388	26,869	70,510	65,279	55,176
Capital Outlay	3,977,688	1,421,925	5,253,351	8,542,536	3,656,718
Debt Service:					
Principal Retirement	500,525	510,445	678,366	841,124	1,005,685
Interest and Fiscal Charges	490,987	610,693	669,480	724,025	782,253
Bond Issuance Costs	399,992	72,326	-		74,569
Total Expenditures	9,664,127	7,478,833	12,392,834	17,549,954	14,828,163
OTHER FINANCING SOURCES (USES)					
Sale of Assets	26,100	15,279	12,525	41,825	634,597
Capital Leases	30,752				
Note/Bond Proceeds	5,719,585	3,257,485	-	4,510,000	4,462,569
Transfers In (Out)	345,000	348,050	395,000	2,346,769	492,000
Total Other Financing Sources (Uses)	6,121,437	3,620,814	407,525	6,898,594	5,589,166
NET CHANGE IN FUND BALANCES	4,390,091	5,632,541	(2,206,028)	2,843,982	6,019,744
Debt Service as a percentage of Non-Capital Expenditures	24.47%	19.70%	18.88%	17.38%	16.67%

**CITY OF CELINA, TEXAS
 ASSESSED VALUE OF TAXABLE PROPERTY
 (PER \$100 OF ASSESSED VALUE)
 LAST TEN FISCAL YEARS (UNAUDITED)**

Table 7

Fiscal Year	Residential Property	Commercial Property	Lots, Land and Other Personal Property	Less: Tax- Exempt Property	Total Taxable Assessed Value ^a
2008	\$ 306,966,493	\$ 54,654,199	\$ 201,218,964	\$ 144,014,968	\$418,824,688
2009	\$ 349,736,057	\$ 62,448,332	\$ 234,424,625	\$ 183,282,031	\$463,326,983
2010	\$ 358,572,013	\$ 66,190,702	\$ 221,578,739	\$ 182,142,657	\$464,198,797
2011	\$ 359,890,613	\$ 61,701,232	\$ 224,208,222	\$ 191,735,580	\$454,064,487
2012	\$ 360,401,332	\$ 68,081,956	\$ 306,201,737	\$ 273,053,137	\$461,631,888
2013	\$ 373,794,705	\$ 75,872,011	\$ 301,674,780	\$ 269,111,106	\$482,230,390
2014	\$ 405,448,051	\$ 72,762,134	\$ 313,187,046	\$ 282,701,395	\$508,695,836
2015	\$ 442,644,620	\$ 77,643,093	\$ 366,072,912	\$ 331,468,313	\$554,892,312
2016	\$ 522,831,716	\$ 88,623,690	\$ 436,445,371	\$ 387,032,507	\$660,868,270
2017	\$ 658,104,526	\$ 198,645,927	\$ 466,991,955	\$ 100,785,522	\$872,961,920

Source: Collin County Central Appraisal District

Note: Property is reassessed annually at actual value; therefore, the assessed values are equal to the actual values. Tax rates are per \$100 of assessed value.

^a Includes adjustments to certified rolls
 Fiscal Year reports Certified Tax Report from prior calendar year

**CITY OF CELINA, TEXAS
DIRECT AND OVERLAPPING PROPERTY TAX RATES
PER \$100 OF ASSESSED VALUE
LAST TEN FISCAL YEARS (UNAUDITED)**

Table 8

City Direct Rates				Overlapping Rates			
Fiscal Year	Operating/ General	General Obligation	Total	Collin County			
	Rate	Debt Service	Direct	Celina ISD	Prosper ISD	Collin County	Community College
2008	\$ 0.5071	\$ 0.1479	\$ 0.6550	\$ 1.5190	\$ 1.6700	\$ 0.2450	\$ 0.0870
2009	0.5415	0.1035	\$ 0.6450	1.5400	1.6700	0.2425	0.0865
2010	0.5274	0.1176	\$ 0.6450	1.5400	1.6400	0.2425	0.0863
2011	0.5849	0.0601	\$ 0.6450	1.6400	1.6300	0.2400	0.0863
2012	0.5652	0.0798	\$ 0.6450	1.6400	1.6700	0.2400	0.0863
2013	0.4755	0.1695	\$ 0.6450	1.6400	1.6700	0.2400	0.0863
2014	0.4652	0.1834	\$ 0.6450	1.6400	1.6700	0.2375	0.0836
2015	0.4327	0.2123	\$ 0.6450	1.6400	1.6700	0.2350	0.0820
2016	0.4335	0.2115	\$ 0.6450	1.6400	1.6700	0.2250	0.0820
2017	0.4233	0.2217	\$ 0.6450	1.6400	1.6700	0.2250	0.0820

Source: Collin County Appraisal District

CITY OF CELINA, TEXAS
 PRINCIPAL PROPERTY TAX PAYERS
 CURRENT YEAR AND TEN YEARS AGO (UNAUDITED)

Table 9

2017				2007			
Taxpayer	Taxable		Percentage of Taxable Assessed Value	Taxpayer	Taxable		Percentage of Taxable Assessed Value
	Assessed Value	Rank			Assessed Value	Rank	
Celina 682 Partners LP	\$ 35,291,074	1	5.34%	Prusak Family Limited Partnership	\$ 4,167,178	1	1.46%
Celina Development LLC	\$ 20,472,319	2	3.10%	TXI Operations LP	\$ 4,033,232	2	1.42%
CTMGT Frontier 80 LLC	\$ 12,501,360	3	1.89%	Wilbow-Celina Dev Corp	\$ 2,768,352	3	0.97%
Lennar Homes of Texas Land	\$ 9,468,979	4	1.43%	Blue Star Land LP	\$ 2,613,600	4	0.92%
Sunshine Development Group	\$ 8,245,562	5	1.25%	FINI Enterprises	\$ 2,203,619	5	0.77%
First Texas Homes	\$ 7,158,309	6	1.08%	289/Carter Ranch Retail LTD	\$ 2,162,728	6	0.76%
Celina Town Center LTD	\$ 6,343,753	7	0.96%	Celina Crossing No. 1 LP	\$ 1,944,344	7	0.68%
Move It Storage Celina LLC	\$ 5,713,476	8	0.86%	Scoggins Richard L	\$ 1,937,610	8	0.68%
Chemtrade Sulfate Chemicals	\$ 4,884,371	9	0.74%	Secure RV Storage LTD	\$ 1,703,309	9	0.60%
TXI Operations LP	\$ 4,720,105	10	0.71%	Celina Real Estate LP	\$ 1,498,762	10	0.53%
TOTAL	\$ 114,799,308		17.37%	TOTAL	\$ 25,032,734		8.79%

Total Assessed Valuation	\$ 872,961,920	\$	284,847,298
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Source: Collin County Appraisal District

Notes: Tax Payers are assessed on January 1, 2016 for the 2017 fiscal year
 and January 1, 2006 for the 2007 fiscal year.

CITY OF CELINA, TEXAS
PROPERTY TAX LEVIES AND COLLECTIONS
(UNAUDITED)

Table 10

Fiscal Year	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2008	\$ 2,744,300	\$ 2,741,184	99.89%	\$ 40,383	\$ 2,781,566	101.36%
2009	\$ 2,966,311	\$ 2,954,699	99.61%	\$ 104,285	\$ 3,058,984	103.12%
2010	\$ 2,921,020	\$ 2,972,226	101.75%	\$ 54,764	\$ 3,026,990	103.63%
2011	\$ 2,909,571	\$ 2,924,749	100.52%	\$ 64,205	\$ 2,988,954	102.73%
2012	\$ 2,947,783	\$ 2,957,229	100.32%	\$ 72,899	\$ 3,030,128	102.79%
2013	\$ 3,102,330	\$ 3,106,333	100.13%	\$ 59,493	\$ 3,165,825	102.05%
2014	\$ 3,263,030	\$ 3,267,776	100.15%	\$ 49,606	\$ 3,317,382	101.67%
2015	\$ 3,549,295	\$ 3,629,138	102.25%	\$ 135,675	\$ 3,764,813	106.07%
2016	\$ 4,164,231	\$ 4,261,734	102.34%	\$ 196,388	\$ 4,458,122	107.06%
2017	\$ 5,064,321	\$ 5,396,743	106.56%	\$ 122,465	\$ 5,519,208	108.98%

Source: Collin County Tax Assessor Collector

CITY OF CELINA, TEXAS
RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(UNAUDITED)

Table 11

Fiscal Year	Governmental Activities				Business - Type Activities				Revenue Bonds	Total Primary Government	% of Personal Income	
	General Obligation Bonds	Certificates of Obligation	Tax Notes	Other Obligations	General Obligation Bonds	Certificates of Obligation	Tax Notes	Other Obligations				Per Capita*
2008	841,909	6,644,793		332,369	2,193,091	10,100,212			250,000	\$ 20,362,374	7.72%	\$ 4,007
2009	819,717	6,427,684		199,454	2,135,288	9,617,317			185,000	\$ 19,384,460	7.98%	\$ 3,776
2010	796,138	6,199,465		262,421	2,073,867	6,925,536				\$ 16,257,427	6.17%	\$ 3,016
2011	746,206	7,391,807		156,069	1,943,799	6,403,194				\$ 16,641,075	5.21%	\$ 2,761
2012	783,243	11,013,120		44,859	5,771,762	2,536,881				\$ 20,149,865	5.88%	\$ 3,245
2013	5,027,505	11,866,865		27,080	5,452,494	2,313,136				\$ 24,687,080	6.95%	\$ 3,823
2014	4,952,607	14,531,170		12,228	5,127,393	4,393,829				\$ 29,017,227	7.55%	\$ 4,321
2015	4,606,322	14,211,317			4,558,678	5,798,682		45,957		\$ 29,220,956	7.03%	\$ 4,184
2016	4,249,490	18,237,025			3,965,510	26,047,975		18,704		\$ 52,518,704	N/A	\$ 6,836
2017	3,880,431	22,013,573			3,359,570	30,731,425				\$ 59,984,999	N/A	\$ 5,818

*See Table 16 for personal income and population data

Note: Details regarding the City's outstanding debt is found in the notes to the financial statements. The amounts presented are net of bond premiums.

Source: City of Celina Audit Reports

N/A - Information not available for the most current year

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

Table 12

Fiscal Year	Assessed Property Value (1)	Gross Bonded Debt (2)	% Bonded Debt to Assessed Property Value	Bonded Debt Per Capita
2008	418,824,688	20,030,005	4.78%	3,453
2009	463,326,983	19,185,006	4.14%	3,198
2010	464,198,797	15,995,006	3.45%	2,653
2011	454,064,487	16,485,006	3.63%	2,711
2012	461,631,888	20,105,006	4.36%	3,212
2013	482,230,390	24,660,000	5.11%	3,817
2014	508,695,836	29,004,999	5.70%	4,355
2015	554,892,312	29,220,956	5.27%	3,992
2016	660,868,270	52,500,000	7.94%	6,069
2017	872,961,920	59,984,999	6.87%	5,818

Source: (1) Collin County Appraisal District
(2) Schedule of Bonds Payable and Total bonds for fiscal year

Details regarding the City's outstanding debt can be found in the notes to the financial statements.
The amounts presented are net of bond premiums.
See Table 16 for population data.

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

Table 13

	FISCAL YEAR									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Tax Rate Limit	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
Current Tax Rate	0.6550	0.6450	0.6450	0.6450	0.6450	0.6450	0.6450	0.6450	0.6450	0.6450
Available Tax Rate	\$ 1.85	\$ 1.86	\$ 1.86	\$ 1.86	\$ 1.86	\$ 1.86	\$ 1.86	\$ 1.86	\$ 1.86	\$ 1.86

Note: The City Charter of the City of Celina, Texas does not provide for a debt limit. Under provisions of state law, the maximum tax rate is limited to \$2.50 per \$100 assessed valuation. No direct bond debt limitation is imposed on the City under current state law.

**CITY OF CELINA, TEXAS
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF SEPTEMBER 30, 2017 (UNAUDITED)**

TABLE 14

<u>Governmental Unit</u>	<u>Gross Bonded Debt</u>	<u>% of Debt Applicable to Area</u>	<u>Celina Share of Overlapping Debt</u>
Debt repaid with property taxes			
Collin County	352,380,000	0.88%	3,094,933
Collin County Community College	15,938,861	0.86%	136,327
Celina ISD	93,625,288	98.30%	92,033,369
Subtotal, overlapping debt	\$ 461,944,149		\$ 95,264,629
 City of Celina (direct debt)	 25,894,004	 100%	 25,894,004
 Total Direct and Overlapping Debt			 <u>\$ 121,158,633</u>

Note: Details regarding the City's outstanding debt is found in the notes to the financial statements. The amounts presented are net of bond premiums.

- ^a The percentage of overlapping debt applicable is estimated using taxable assessed property values (before freeze loss). Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

CITY OF CELINA, TEXAS
 PLEDGED REVENUE COVERAGE
 AS OF SEPTEMBER 30, 2017 (UNAUDITED)
 LAST TEN FISCAL YEARS

Table 15

Water and Sewer System Revenue Bonds

Fiscal Year	Total Revenues ^a	Less: Operating	Net Available	Annual	Times
		Expenses ^b	Revenue	Requirement ^c	Coverage
2008	3,140,470	2,042,101	1,098,369	766,811	1.43
2009	3,237,226	2,118,534	1,118,692	1,107,262	1.01
2010	3,368,661	2,325,473	1,043,188	652,408	1.60
2011	4,199,387	2,366,785	1,832,602	659,938	2.78
2012	4,406,232	2,633,213	1,773,019	543,005	3.27
2013	4,819,636	2,720,198	2,099,438	559,408	3.75
2014	6,164,464	2,690,720	3,473,744	808,862	4.29
2015	7,557,801	3,326,739	4,231,062	1,158,447	3.65
2016	10,171,180	7,059,651	3,111,529	1,697,450	1.83
2017	13,742,320	8,982,382	4,759,938	1,892,430	2.52

^a Includes operating revenues and investment income

^b Includes operating expenses minus depreciation

^c Includes Principal and Interest (represents average annual requirement)

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

Table 16

Year	Estimated Population ^a	Personal Income ^b	Per Capita Income ^e	Average Age ^f	School Enrollment ^c	Unemployment Rate ^d
2008	5,082	\$ 263,837,112	\$ 51,916	33	N/A	4.7%
2009	5,133	\$ 243,042,417	\$ 47,349	33	N/A	7.9%
2010	5,390	\$ 263,355,400	\$ 48,860	33	1,904	7.0%
2011	6,028	\$ 319,303,160	\$ 52,970	33	1,953	6.9%
2012	6,209	\$ 342,798,890	\$ 55,210	33	2,013	5.6%
2013	6,457	\$ 355,283,511	\$ 55,023	33	2,035	5.4%
2014	6,715	\$ 384,339,740	\$ 57,236	34	2,075	4.4%
2015	6,984	\$ 415,771,488	\$ 59,532	34	2,201	3.6%
2016	7,683	N/A	N/A	36	2,353	3.8%
2017	10,310	\$ 376,036,630	\$ 36,473	33	2,425	3.2%

^a Source: Prior Years City of Celina Budgets and North Central Texas Council of Governments

^b Personal Income calculated by multiplying estimated population by per capita income.

^c Source: Celina Independent School District

^d Source: Texas Workforce Commission for month ending September of each year for Collin County

^e Source: Texas Workforce Commission data for Collin County/North Central Council of Governments for 2017

^f Source: North Central Council of Governments and U.S. Census Bureau (2006-2010 report); (2008-2012 report);

N/A Information not available for the most current year

Top Employers

Fiscal Year Ended September 30, 2017 (unaudited)

Major Employers in Celina, Texas

Employer		# of Employees
Celina ISD	School District	360
City of Celina	Municipality	124
Brookshires	Grocery Store	70
ChemTrade	Chemical Plant	28
Martin Marietta	Sand and Gravel	*

Sources: Respective entities

*Information not available

CITY OF CELINA, TEXAS
 FULL TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
 AS OF SEPTEMBER 30, 2017 (UNAUDITED)
 LAST NINE FISCAL YEARS*

Table 18

Function/Program	Dept.	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Library	508	0	1	1	1	2	2	2	2.5	2.5
General Services	509	1	1	1	1	1	1	1	2	3
Development Services	510	2	2.75	2.75	4.5	5	6	6	9	11.5
Administration	511	3	3	3	2	4	4	5	6	6
Municipal Court	512	1	1	1	1	1	1	1	1	2
Fire & EMS	513	11.5	11.5	11.5	11	11	11	11	16	19
Streets	514	3	3.5	4	3.5	4	4	6	7	7
Police	515	7	9	9	6	8	8	12	16	18
Parks	516	3	3	3	3	4	4	5	5	7
Main Street	517	1	0.5	0	0	1	0	0	0	0
Marketing	519	0	0	0	0	0	0	1	2	1
Engineering	520	0	0	0	0	0	0	0	4	6
Total General Fund		32.5	36.25	36.25	33	41	41	50	70.5	83
Water	521	4	4	4	4	4	4	8	10	10.5
Wastewater	522	2	2	3	2	2	2	3	4	5.5
Utility Billing	524	0	0	0	0	0	0	0	0	3.5
Total Water and Wastewater Fund		6	6	7	6	6	6	11	14	19.5
Total FTE -All Funds		38.5	42.25	43.25	39	47	47	61	84.5	102.5

*The Main Street Director is budgeted under the Marketing Department. Two positions were budgeted in the Marketing Department

*During FY 2016, the Marketing Director position was eliminated.

*Two new departments were created for FY 2017: Engineering and Utility Billing.

*Due to rapid growth, the City added additional positions to the Police and Fire/EMS departments.

*In FY 2016, the Human Resources Manager position was moved from Administration to the General Services department.

*Due to increased court activity, a new position was added during FY 2017 to Municipal Court.

Note: Data for FY 2007 and FY 2008 was not available

CITY OF CELINA, TEXAS
 OPERATING INDICATORS BY FUNCTION
 LAST TEN FISCAL YEARS
 (UNAUDITED)

Table 19

FUNCTION/PROGRAM	FISCAL YEAR									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Police										
Number of Police Officers	NA	7	9	9	6	8	8	12	16	20
Average Response Time (in minutes)	NA	NA	8	7	6	7	6	6	6	6
Calls for Service	NA	NA	11,339	11,013	13,729	12,839	10,882	18,322	18,414	13,422
Fire										
Number of calls answered	1164	1091	1085	1037	1114	870	892	932	946	1174
Number of firefighters		9	9	9			9	9	14	15
Number of EMS Runs	48	353	570	555	613	477	480	457	521	641
Development Services										
Number of Inspections	NA	NA	NA	NA	NA	NA	NA	5,000	9,350	34628
Total Number of Permits Issued (all types)	NA	NA	NA	NA	NA	NA	NA	1,126	1,688	3021
Municipal Court										
Number of new cases filed	NA	NA	NA	NA	NA	NA	1,271	1,803	2,520	2,000
Fines & Fees Collected	NA	NA	NA	NA	NA	NA	\$ 259,496	\$ 311,869	\$ 471,843	\$ 400,000
Streets										
Miles of Streets	NA	NA	NA	NA	NA	NA	124	138	154	213
Miles of Storm Sewer	NA	NA	NA	NA	NA	NA	31	35	39	48
Acres of Drainage Right of Way	NA	NA	NA	NA	NA	NA	7	8	9	9
Regulatory and Warning Signs	NA	NA	NA	NA	NA	NA	594	660	733	753
Water										
Gallons of Water Treated (in million gal.)	NA	NA	NA	NA	NA	NA	365	446	508	671.3
Miles of Water Lines	NA	NA	NA	NA	NA	NA	90	100	112	134
Number of Valves	NA	NA	NA	NA	NA	NA	1,514	1,666	1,833	2504
Number of Fire Hydrants	NA	NA	NA	NA	NA	NA	517	569	626	998
Number of Water Meters	NA	NA	NA	NA	NA	NA	2,986	3,351	3,875	4598
Wastewater										
Gallons of WW Treated (in million gal.)	NA	NA	NA	NA	NA	NA	132	147	85	179.7
Miles of Sewer Lines	NA	NA	NA	NA	NA	NA	61	67	74	94
Number of Lift Stations	NA	NA	NA	NA	NA	NA	13	12	11	11
Utilities										
Number of Active Customers	2,031	2,059	2,122	2,239	2,380	2,497	2,860	3,337	3,902	4,584
Number of New Customers	438	373	402	481	506	569	956	1,273	1,597	2,054

*NA - Information not available

Source: City Departments

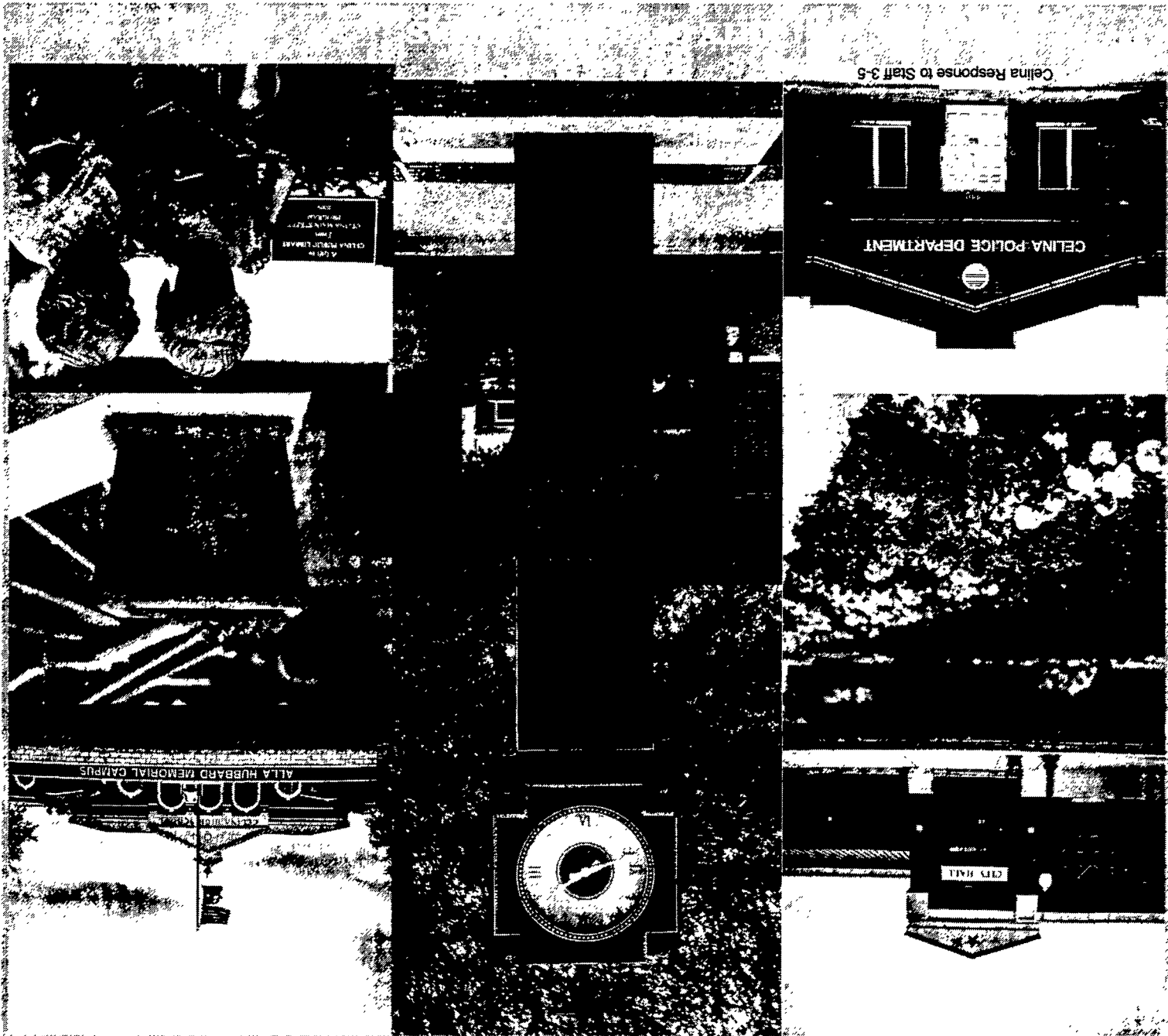
CITY OF CELINA, TEXAS
 CAPITAL ASSET STATISTICS BY FUNCTION /PROGRAM
 LAST TEN FISCAL YEARS
 (UNAUDITED)

Table 20

FUNCTION/PROGRAM	FISCAL YEAR									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Fire										
Stations	1	1	1	1	1	1	1	1	1	1
Library	0	1	1	1	1	1	1	1	1	1
Parks and Recreation										
Park Acreage	45.7	45.7	45.7	45.7	45.7	115.7	115.7	145.7	164.7	164.7
Public Parks	3	3	3	3	3	3	3	3	3	3
Streets										
Miles of Streets	NA	NA	NA	NA	NA	NA	124	138	154	213
Water and Wastewater										
Miles of Water Lines	NA	NA	NA	NA	NA	NA	90	100	112	134
Miles of Sewer Lines	NA	NA	NA	NA	NA	NA	61	67	74	94
Number of Lift Stations	NA	NA	NA	NA	NA	NA	13	12	11	11

*NA - Information not available

Source: City Departments



Comprehensive Annual Financial Report
City of Celina, Texas
Fiscal Year Ended September 30, 2018



As Prepared By
Finance Department

City of Celina, Texas
Comprehensive Annual Financial Report
Fiscal Year Ended September 30, 2018
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INTRODUCTORY SECTION

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March 27, 2019

Honorable Mayor and City Council,
City Manager,
Citizens of Celina:

The Comprehensive Annual Financial Report (CAFR) of the City of Celina, Texas (the City), for the fiscal year ended September 30, 2018, is submitted herewith. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based on a comprehensive framework of internal controls established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the City.

Scott, Singleton, Fincher and Company, P.C., a firm of licensed certified public accountants, has issued unmodified ("clean") opinions on the City of Celina financial statements for the year ended September 30, 2018. The independent auditor's report is located at the front 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. MD&A complements this letter of transmittal and should be read in conjunction with it.

OUR HISTORY

Celina, in the northwest corner of Collin County, not established until 1876, but settlers came into the area at a much earlier date. These settlers lived the lives of typical pioneers building their homes from logs, or hauling lumber from Jefferson. They traveled by foot, horseback or in wagons, making their clothes at home and raising what they had to eat. These early families, as well as later ones, mainly came from Tennessee or Kentucky.

In October 1879, a little settlement began to form a few miles southwest of the present-day Celina. John T. Mulkey, Celina's first postmaster, named the town after Celina, Tennessee. The Methodist Church was built in 1880, and doubled as the school for a while. By 1885, a general store, mill, and a drug store has been opened in "Old Celina."

About 20 years later, considerable excitement caused by the news that the Frisco railway was soon to extend its line through this part of the country. However, the right of way was to miss the little town. Shortly thereafter, the merchants of the town made plans to move the town to the railroad. When the time came to move, the businesses and houses each placed on rollers and pulled to the new site by traction engines. This was done in February 1902, and the ground was muddy. Some of the buildings became bogged down and had to be left until dry weather. A town site company had secured the land for the new "Celina," which was part of a pasture belonging to the late William Willock. The company had taken the fences down, marked off the streets, and placed the lots for sale. It intended that the current Main Street would be the primary street of town so it made wider than the other streets and the price of the lots were higher. Because of the higher price, the merchants began locating north of main Street and west of the railroad. A row of wooden buildings formed facing the railroad. In 1907, the town officially incorporated with Will Newsom serving as the first mayor.

The businesses looked about the same until 1910, when Fred Smith (who later became the first mayor of University Park in Dallas) began getting ready to lay the square and erect buildings around it. On July 6, 1911, several of the buildings were ready for use and there was a general moving day. Gravel was put on the streets and Celina took on the appearance of a wide-awake, growing little city.

Celina has had a variety of businesses since that time, including an opera house in 1917. A partial listing of businesses and professional services in 1937 included a dry goods store, 7 gas stations, 2 drug stores, an ice cream factory, 2 grain elevators, 1 flour mill, 2 ice houses, 3 cotton gins, laundry, lumber yard, shoe and harness shop, jewelry store, blacksmith, bank, movie theatre, 3 tailor shops, funeral home, 2 dairies, 3 cafés, 2 chicken hatcheries, 3 doctors, a dentist, 10 churches, and a modern brick school building.

As in all communities, the establishment of a school is of utmost importance. The first school in the "new" Celina was a small wooden structure that was in the neighborhood of the Jeff Malone residence. In 1906, a 2-story brick school building completed on the campus where the Celina Independent School District Administrative offices are now. In 1915, this school destroyed by fire. In 1916, another 2-story brick building with a basement was finished and school began in it. This school torn down and a new one completed and dedicated in April of 1943. This is the building presently used for the CISD Administrative Offices. A new high school built in 1976, and a new elementary school completed in 1987. Bonds passed in the spring of 1996 for a new high school and an addition to the elementary. After completion of the new high school, the middle school students will occupy the current Junior High school. In September 2001, bonds passed for a new elementary school, additions to the high school, new vocational facilities, and renovations to the track. A new state of the art elementary school opened in fall of 2003.

An excerpt from the Celina Record of 1937 states: "If you are casting about for a good place to make you home you should visit Celina and see for yourself what it has to offer. Some here occasionally say the grass is greener elsewhere and move away, but most of them decide there is no use trying find a better place in which to live and rear their families, come back and settle down firmly fixed in their belief that trying is a waste of time."

PRESENT DAY CELINA

CELINA

CELINA
TEXAS

Downtown Celina

UNIQUE HERITAGE

Outstanding communities
to raise a family with top
rated school districts and an
array of settings in which to
live.

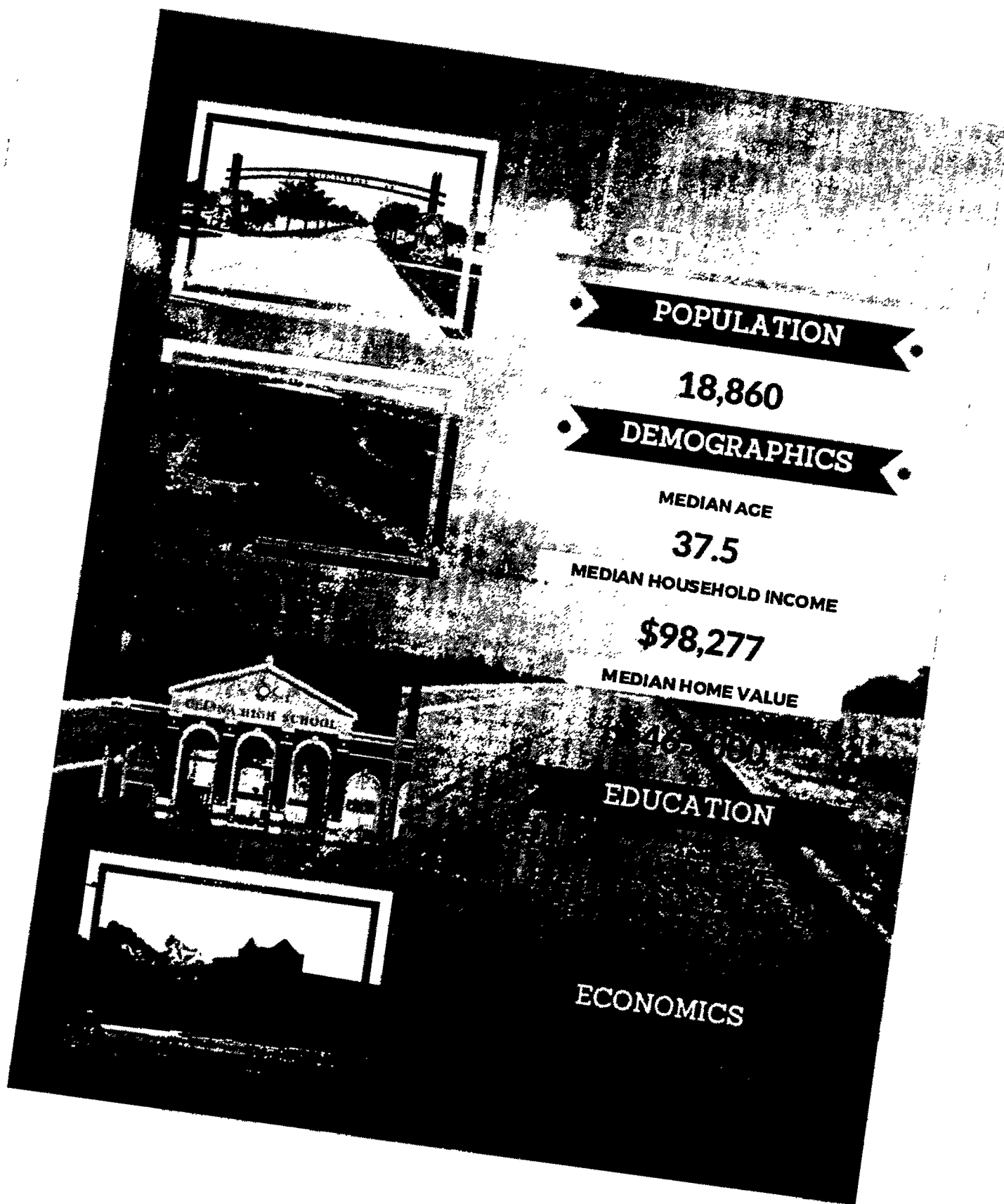
PRIME LOCATION

Situated in high-growth
Collin County and nestled
between the major arteries
of Preston Rd and Dallas
North Tollway

HOMETOWN ATMOSPHERE

Centralized downtown for
residents to gather and
experience a friendly
environment

Celina Response to Staff 3-5



PROFILE OF THE GOVERNMENT

The City of Celina is empowered to levy property tax on both real and personal properties located within its boundaries and to extend its corporate limits by annexation when deemed appropriate by the City Council. The City of Celina is a home-rule city, and operates on a Mayor-Council form of government. The governing body includes the Mayor and six City Council members. All governing body members serve three-year terms. The governing body, being the elected representative of the people, adopts all ordinances and resolutions and determines the general goals and policies.

The City Manager is the chief administrative officer of the government and is responsible for the enforcement of laws and ordinances, the appointment and supervision of the directors or department heads, and the performance of City functions.

The City of Celina provides a full range of services to its citizens. These services include fire and police services, ambulance and emergency services, the public library, parks and recreation, water, sewer, trash pickup, traffic engineering, streets and infrastructure, community development including planning and zoning, public improvements, economic development and other administrative services.

The financial reporting entity includes all funds of the primary government as well as its component units. The component units are legally separate entities for which the primary government is financially accountable, but they are not part of the primary government's operations. The Celina Community Development Corporation (Type B) and Celina Economic Development Corporation (Type A) are included in the City's financial statements as discretely presented component units.

FINANCIAL INFORMATION

Accounting Procedures and Budgetary Control

The City's accounting records for general governmental activities maintained on a modified accrual basis, with revenues recorded when available and measurable, and expenditures being recorded when the services or goods received and the liabilities incurred. Accounting records for the City's water and sewer and other proprietary activities maintained on the accrual basis.

The financial structure of the City budget is such that line items roll into categories, which in turn roll into departments then into the fund level. The budget ordinance that presented to Council requests appropriation at the fund level.

The budgetary process begins in March of each year with the preparation of both current and proposed year revenue estimates by the City's finance department and expenditure estimates provided by each department within the City. Budgets reviewed and subsequently modified and approved by Council. The City Council is required to hold public hearings on the proposed budget and to approve the final budget no later than September 30th at the close of the fiscal year.

The following governmental funds are annually appropriated:

General Fund, Debt Service Fund, Fire Improvement Fund, Street Construction Fund, Facilities Improvement Fund, Capital Equipment Replacement Fund, Park Construction Fund, Main Street Fund, Capital Acquisition Fund, and Special Assessment Revenue Fund.

LOCAL ECONOMY

During the past year, Celina has experienced tremendous growth. The growth is primarily because of new residential developments coming into the City. These new developments will bring approximately 16,152 homes into Celina over the next five years. The number of single-family construction permits has risen to 1,154 during the past year and another significant increase is expected in 2019 to 1,275 housing permits. This rate of growth will have a significant impact on the City, the two school systems that serve Celina and its quality of life.

New commercial development is underway with the completion of the Ace Hardware store and construction of Mobility Bank, Lamar Bank and Landmark Bank. Construction of two office/retail complexes is almost complete. Preston Plaza is a 17,000 square foot building and Celina Professional Village will be a two office/retail building complex with approximately 20,000 square feet each. Along with new retail development comes the expectation that sales tax revenue will increase. The City saw a 20.07% increase in sales tax during FY 2018 as compared to FY 2017 and is optimistic that there will be an increase in sales tax revenue during FY 2019.

A new elementary school in the Bluewood subdivision opened in fall 2017 and two more elementary schools are under construction. These schools will provide a much-needed addition to the Celina ISD and will help with increasing demand for schools.

The City uses a 5-year planning model for the General Fund, which projects revenues and expenditures over a long-term period using assumptions about economic conditions and future spending scenarios. This model developed internally and focuses on the anticipated future funding necessary to meet the City's strategic goals.

The model takes a comprehensive approach to evaluating the long-term needs for property tax rates and other revenues to provide for the maintenance and operations of the General Fund. The City's General Fund relies heavily on property tax as a revenue source. The sales tax is a less stable revenue source than the property tax but provides the taxpayers with more discretion and a lower property tax rate. Because of this revenue makeup, the City estimates sales tax revenues conservatively and introduces new programs somewhat more cautiously until projected revenue levels are attained. The City is also more attentive to the health of its economy because of the reliance upon commerce to produce the sales tax. Another significant impact on the City's economy is the relocation of major corporations to the Metroplex. Toyota and Liberty Mutual have added demand for more housing and municipal services as they relocate their staff to the surrounding areas. The Celina Economic Development Corporation staff continues to seek out potential employment prospects, along with the crucial retail, restaurants, and services needed for a growing city. An ongoing goal is to create an environment, which attracts businesses that will provide new employment opportunities to sustain economic growth.

MAJOR INITIATIVES

* The City sets utility rates based on the cost of service, establishing an equitable rate structure for total cost recovery. The utility rate model was last updated during 2018. A 3% water rate increase went into effect on October 1, 2018 as the first year of five years of adopted rate increases. With future development demands anticipated for the water system, these rate increases were necessary to fund capital improvement programs, an increase in system demands, and operating cost pressures. The base rates for all customer categories have been increased which reduces revenue volatility that results from weather and conservation.

* The City is currently conducting a Comprehensive Plan, Park Master Plan and Downtown Master Plan that will shape the development of Celina for the next decade.

* A classification and compensation study was completed. This study helped the City in determining the appropriate pay ranges and job descriptions of all City positions.

* Construction of water and sewer lines were completed in the Southeast sector that provide water and sewer services to residents of that development and all throughout the southern border of the City.

* The City has completed its downtown water rehabilitation project. This project is funded partially by the Texas Community Development Grant with matching funds from the City.

* Several street improvements either were started or completed. These include CR 83, downtown overlay, Preston Hills, High Point and the Falcon/Ascot street areas.

* A major renovation of the City Hall Annex building, Economic Development building and partial renovation of the existing City Hall are scheduled to begin in FY 2019.

* A 2 MGD water tower is under construction and scheduled to be complete in FY 2019.

* A major renovation and upgrade to the Old Celina Park is scheduled to begin in FY 2019.

ACKNOWLEDGMENTS

The presentation of this report on a timely basis could not be accomplished without the efficient and dedicated services of the entire staff of the Finance Department. We would like to express our appreciation to all members of the Departments who assisted and contributed to its presentation. Acknowledgement given to Scott, Singleton, Fincher and Company, P.C. for their valuable assistance in production of the report. We would like to thank the Mayor and Council members for their commitment in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Jay Toutounchian
Director of Finance

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**Certificate of
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Presented to

**City of Celina
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2017

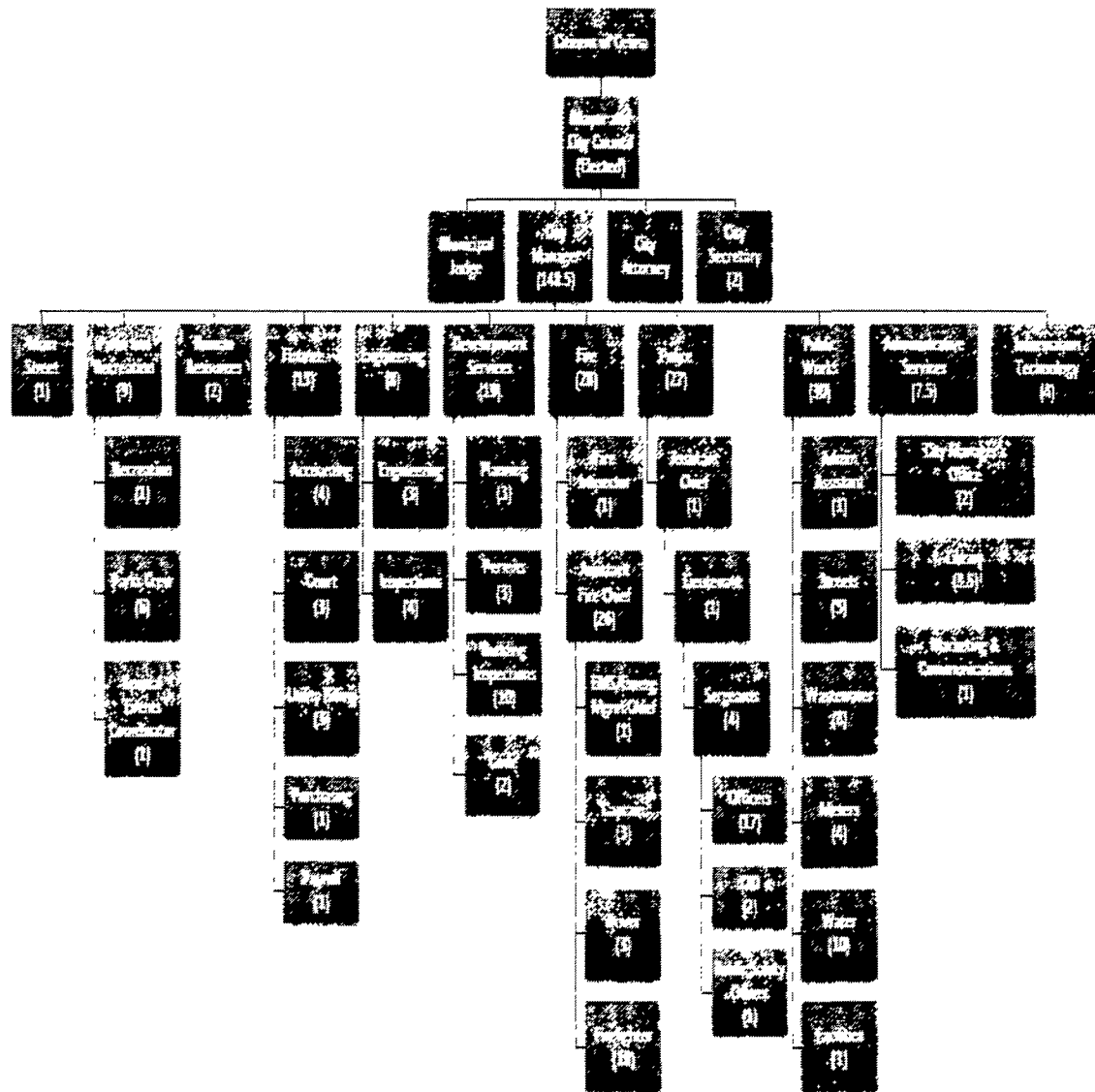
Christopher P. Merrill

Executive Director/CEO

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City of Celina, Texas

Organizational Chart



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City of Celina, Texas
Comprehensive Annual Financial Report
Fiscal Year Ended September 30, 2018

ELECTED OFFICIALS

Sean Terry, Mayor
Chad Anderson Mayor Pro-Tem (Place # 6)
Bill Webber (Place # 1)
Wayne Nabors (Place # 2)
Andy Hopkins (Place # 3)
Carmen Roberts (Place # 4)
Mindy Koehne (Place # 5)

MANAGEMENT STAFF

Jason Laumer
City Manager

OFFICIAL ISSUING REPORT

Jay Toutouchian
Director of Finance

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FINANCIAL SECTION