

2019

ANNUAL FINANCIAL REPORT

For the Year Ended September 30, 2019

CITY OF MAGNOLIA, TEXAS

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ANNUAL FINANCIAL REPORT

of the

City of Magnolia, Texas

**For the Year Ended
September 30, 2019**

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City of Magnolia, Texas

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September 30, 2019

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor
And Members of the City Council
City of Magnolia, Texas:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Magnolia, Texas (the "City"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of September 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

Correction of Error

As discussed in Note V.F., to the financial statements, the City has restated beginning net position within governmental activities, business-type activities, and beginning fund balance for governmental and proprietary funds for the change in classification of a special revenue fund, correction of accrued liabilities, accrued receivables and accounting for special assessments. Our opinion is not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in net pension liability and related ratios, schedule of employer contributions to pension plan, schedule of changes in the other postemployment benefits liability and related ratios, and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and accompanying supplementary information, such as the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual for the debt service fund, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, flowing script.

BrooksWatson & Co., PLLC
Certified Public Accountants
Houston, Texas
May 1, 2020

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***MANAGEMENT'S DISCUSSION
AND ANALYSIS***

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City of Magnolia, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

September 30, 2019

The purpose of the Management's Discussion and Analysis (the "MD&A") is to give the readers an objective and easily readable analysis of the City of Magnolia's ("City") financial activities for the year ending September 30, 2019. The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of the City's activities, compares current-year results with those of the prior year, and discusses the positive and negative aspects of that comparison. GASB Statement No. 34 establishes the content of the minimum requirements for the MD&A. Please read the MD&A in conjunction with the City's financial statements, which follow this section.

The annual financial report is presented as compliant with the financial reporting model in effect pursuant to GASB Statement No. 34. This financial reporting model requires governments to present certain basic financial statements as well as an MD&A and certain other Required Supplementary Information (RSI). The basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements.

Financial Highlights

- The City's total combined net position was \$17,680,923 at September 30, 2019. Of this, \$10,321,189 (unrestricted net position) may be used to meet the City's ongoing obligations to its citizens and creditors.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$3,848,309, an increase of \$567,651.
- As of the end of the year, the unassigned fund balance of the general fund was \$920,763 or 32% of total general fund expenditures.
- The City had an overall increase in net position of \$4,254,710, which is primarily due to overall revenues exceeding expenses.

Government-Wide Statements

The government-wide statements report information for the City as a whole. These statements include transactions and balances relating to all assets, including infrastructure capital assets. These statements are designed to provide information about cost of services, operating results, and financial position of the City as an economic entity. The Statement of Net Position and the Statement of Activities, which appear first in the City's financial statements, report information on the City's activities that enable the reader to understand the financial condition of the City of Magnolia. These statements are prepared using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

City of Magnolia, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2019

The Statement of Net Position presents information on all of the City of Magnolia's assets and liabilities. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Magnolia is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The Statement of Activities presents information showing how the City's net position changed during the most recent year. All changes in the net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows – the accrual method rather than modified accrual that is used in the fund level statements.

The Statement of Net Position and the Statement of Activities divide the City into three classes of activities:

1. Governmental Activities - Most of the City's basic services are reported here, including general government, public safety (police and municipal court); culture and recreation, and transportation. Sales tax, property tax, franchise taxes, municipal court fines and permit fees finance most of these activities.
2. Business-Type Activities - Services involving a fee for those services. These services, the City's water distribution and wastewater collection/treatment services are reported here.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the City of Magnolia. They are usually segregated for specific activities or objectives. The City of Magnolia uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The two categories of City funds are governmental and proprietary.

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing

City of Magnolia, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2019

decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Magnolia maintains nine individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service, HB 445, and red light camera funds, which are considered to be major funds. Data from other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in a separate section of the report.

The City of Magnolia adopts an annual appropriated budget for its general, debt service, and special revenue funds. A budgetary comparison schedule has been provided to demonstrate compliance with these funds.

Proprietary Funds

The City maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water distribution, wastewater collection/treatment, water construction operations and sanitation services. The proprietary fund financial statements provide separate information for water distribution and the wastewater collection/treatment. The basic proprietary fund financial statements can be found in the basic financial statements of this report.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to the basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI that GASB Statement No. 34 requires includes a budgetary comparison schedule for the general fund and schedule of funding progress for Texas Municipal Retirement System. RSI can be found after the basic financial statements.

City of Magnolia, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Magnolia, assets exceeded liabilities by \$17,680,923 as of September 30, 2019, in the primary government.

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2019			2018		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and						
other assets	\$ 4,645,267	\$ 8,737,947	\$ 13,383,214	\$ 3,707,710	\$ 6,395,969	\$ 10,103,679
Capital assets, net	3,902,540	13,355,176	17,257,716	3,995,257	12,311,826	16,307,083
Long term receivables	1,560,000	-	1,560,000	1,585,000	-	1,585,000
Net pension asset	28,324	705	29,029	136,715	20,501	157,216
Total Assets	10,136,131	22,093,828	32,229,959	9,424,682	18,728,296	28,152,978
Total Deferred Outflows	133,782	94,618	228,400	73,326	103,980	177,306
Other liabilities	920,964	1,302,842	2,223,806	571,882	1,090,655	1,662,537
Long-term liabilities	2,885,946	9,632,619	12,518,565	2,991,100	10,176,710	13,167,810
Total Liabilities	3,806,910	10,935,461	14,742,371	3,562,982	11,267,365	14,830,347
Total Deferred Inflows	34,214	851	35,065	64,111	9,613	73,724
Net Position:						
Net investment						
in capital assets	998,903	3,250,191	4,249,094	990,336	1,659,911	2,650,247
Restricted	3,108,373	2,267	3,110,640	2,656,404	14,662	2,671,066
Unrestricted	2,321,513	7,999,676	10,321,189	2,224,175	5,880,725	8,104,900
Total Net Position	\$ 6,428,789	\$ 11,252,134	\$ 17,680,923	\$ 5,870,915	\$ 7,555,298	\$ 13,426,213

City of Magnolia, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2019

Statement of Activities:

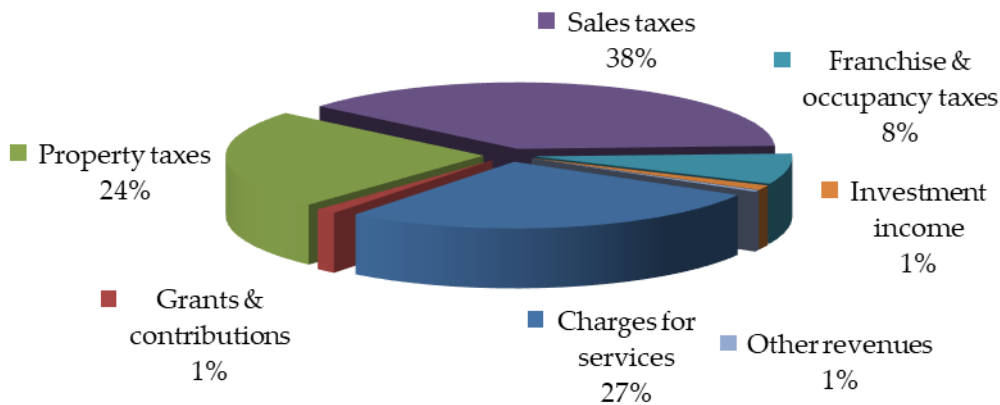
The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2019			For the Year Ended September 30, 2018		
			Total			Total
	Governmental	Business-Type	Primary	Governmental	Business-Type	Primary
	Activities	Activities	Government	Activities	Activities	Government
Revenues						
Program revenues:						
Charges for services	\$ 1,118,475	\$ 5,204,906	\$ 6,323,381	\$ 1,132,913	\$ 3,050,337	\$ 4,183,250
Grants & contributions	53,399	224,173	277,572	41,927	238,504	280,431
General revenues:						
Property taxes	996,461	-	996,461	953,826	-	953,826
Sales taxes	1,572,412	-	1,572,412	1,574,733	-	1,574,733
Franchise & local taxes	262,943	-	262,943	252,275	-	252,275
Hotel occupancy taxes	42,515	-	42,515	49,849	-	49,849
Special assessments	100,891	-	100,891	98,039	-	98,039
Investment income	48,096	1	48,097	30,102	1	30,103
Other revenues	9,176	72,515	81,691	28,331	-	28,331
Total Revenues	4,204,368	5,501,595	9,705,963	4,161,995	3,288,842	7,450,837
Expenses						
General government	940,192	-	940,192	864,038	-	864,038
Public safety	1,668,632	-	1,668,632	1,756,735	-	1,756,735
Public works	709,178	-	709,178	912,253	-	912,253
Culture & recreation	4,982	-	4,982	20,898	-	20,898
Interest and fiscal charges	154,504	340,424	494,928	290,359	356,103	646,462
Water/sewer/sanitation	-	1,633,341	1,633,341	-	1,176,379	1,176,379
Total Expenses	3,477,488	1,973,765	5,451,253	3,844,283	1,532,482	5,376,765
Change in Net Position						
Before Transfers	726,880	3,527,830	4,254,710	317,712	1,756,360	2,074,072
Transfers	(169,006)	169,006	-	(42,089)	42,089	-
Total	(169,006)	169,006	-	(42,089)	42,089	-
Change in Net Position	557,874	3,696,836	4,254,710	275,623	1,798,449	2,074,072
Beginning Net Position	5,870,915	7,555,298	13,426,213	5,595,292	5,756,849	11,352,141
Ending Net Position	\$ 6,428,789	\$ 11,252,134	\$ 17,680,923	\$ 5,870,915	\$ 7,555,298	\$ 13,426,213

City of Magnolia, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

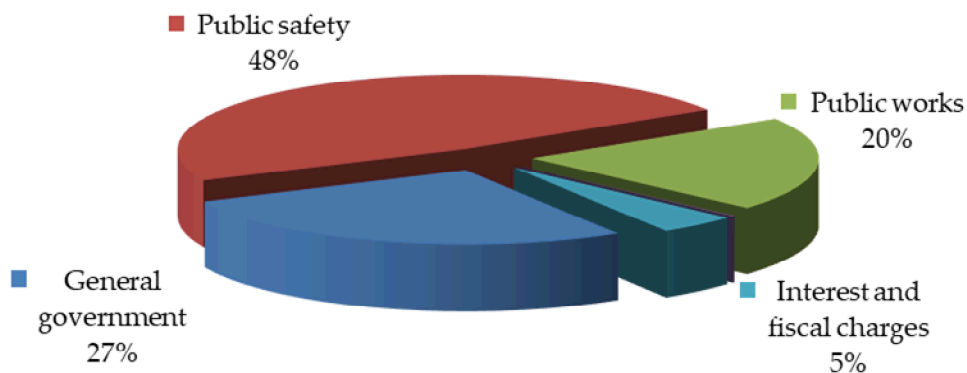
Governmental Activities - Revenues



For the year ended September 30, 2019, revenues from governmental activities totaled \$4,204,368, an increase of \$42,373 or 1%. Property tax, sales tax and charges for services are the City's largest revenue sources. Grants and contributions increased by \$11,472 or 27% due primarily to the receipt of nonrecurring grants in the current year. Hotel occupancy taxes decreased \$7,334 or 15% due to fewer events drawing in visitors than the prior year. Investment income increased by \$17,994 or 60% due to a higher utilization of interest bearing account. Other revenues decreased by \$19,155 or 68% primarily due to nonrecurring insurance recoveries in the prior year. All other revenues remained relatively stable when compared to the previous year.

This graph shows the governmental function expenses of the City:

Governmental Activities - Expenses



For the year ended September 30, 2019, expenses for governmental activities totaled \$3,477,488. This represents a decrease of \$366,795 or 10% from the previous year. The City's largest functional expense is public safety of \$1,668,632, which is primarily the City's police department and municipal court.

City of Magnolia, Texas

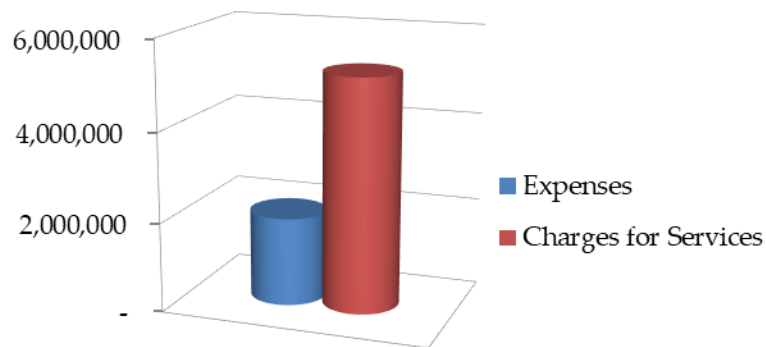
MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2019

General government increased by \$76,154 or 9%, which is mainly attributed to an increase in personnel costs. Public safety expenses decreased by \$88,103 or 5% primarily due to a reduction in repair and maintenance expenses. Public works expenses decreased by \$203,075 or 22%, which is attributed to a decrease in repair and maintenance costs. Culture and recreation expenses decreased by \$15,916 or 76% due to nonrecurring contractual park services. Interest and fiscal charges decreased by \$135,855 or 47% due to nonrecurring issuance costs in the prior year.

Business-type activities are shown comparing operating costs to revenues generated by related services.

Business-Type Activities - Revenues and Expenses



For the year ended September 30, 2019, charges for services by business-type activities totaled \$5,204,906. This is an increase of \$2,154,569, or 71%, from the previous year. The increase is due in part to the new rates adopted during the prior year for sewer services, but is primarily due to new impact fees imposed on new development projects in the current year.

Total expenses decreased \$441,283 due primarily to an increase in water system repairs and maintenance.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

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

City of Magnolia, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*
September 30, 2019

As of the end of the year the general fund reflected a total fund balance of \$982,011. There was an increase in the general fund balance of \$200,509 over the prior year. The increase was primarily related to transfer in from the utility fund.

The debt service fund ended the year with a fund balance of \$625,999. This is an increase of \$171 from the prior year. This increase is primarily related to property tax revenues exceeding debt service expenses.

Fund HB 445 increased by \$306,911, bringing fund balance to \$1,504,466 as of year end. This is a result of sales tax revenues exceeding public work expenditures.

The Red Light Camera fund ended the year with an increase of \$148,381, resulting in an ending fund balance of \$738,822. The increase was a result of the red light camera fines revenue exceeding annual expenses.

The Magnolia PID fund ended the year with an increase of \$6,421, resulting in an ending fund balance of \$16,011. The increase was a result of special assessment revenue exceeding annual expenses.

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

The total net position of the utility fund at year end was \$11,252,134. This represents an increase of \$3,696,836, primarily due to a larger customer base and greater consumption, in addition to declining operating expenses.

GENERAL FUND BUDGETARY HIGHLIGHTS

There were various budget amendments approved during the year. Final budgeted revenue was \$7,500 more than originally budgeted due to the anticipation of other miscellaneous revenues. Final budgeted expenditures was \$35,480 more than originally budgeted due to the anticipation of more public works expenditures and fewer public safety expenditures than originally expected.

There was a total positive budget variance of \$213,427 in the general fund. Planned revenue had a positive variance of \$102,068. Planned expenditures were \$118,194 under budget. All revenue categories received more revenue than anticipated with the exception of franchise taxes, fines and forfeitures, and other revenues. All expenditures were less than budgeted.

City of Magnolia, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*
September 30, 2019

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$3,902,540 in a variety of capital assets and infrastructure, net of accumulated depreciation. Depreciation is included with the governmental capital assets as required by GASB Statement No. 34. The City's business-type activities funds had invested \$13,355,176 in a variety of capital assets and infrastructure, net of accumulated depreciation.

Major capital asset events during the current year include the following:

- The purchase of new government-type vehicles and equipment totaling \$61,567.
- Unity park drainage improvements totaling \$75,547.
- Water distribution system additions totaling \$233,379.
- The purchase of new business-type vehicles and equipment totaling \$66,745.
- Construction in progress for utility extensions and wastewater treatment addition totaling \$1,234,323.

More detailed information about the City's capital assets is presented in note IV. D to the financial statements.

LONG-TERM DEBT

At the end of the current year, the City had total bonds, certificates of obligations, and loans outstanding of \$12,737,376. There was principal payment totaling \$822,239 during the year. More detailed information about the City's long-term liabilities is presented in note IV. E to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Mayor and City Council are committed to maintaining and improving the overall wellbeing of the City of Magnolia and improving services provided to their public citizens. The City is budgeting for steady growth in the upcoming year. The Red Light Camera fund will no longer receive funds due to change in legislation. Due to the impact of COVID19, the City expects a decrease in revenues for fiscal year 2020.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Magnolia's finances for all those with an interest in the City's finances. Questions concerning this report or requests for additional financial information should be directed to the City Administrator, City of Magnolia, Texas, 18111 Buddy Riley Blvd., Magnolia, Texas, 77354.

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FINANCIAL STATEMENTS

City of Magnolia, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
September 30, 2019

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>Assets</u>			
Current assets:			
Cash and cash equivalents	\$ 3,938,209	\$ 8,317,492	\$ 12,255,701
Investments	230,029	-	230,029
Receivables, net	383,259	415,884	799,143
Special assessments receivable - current	25,000	-	25,000
Prepays	68,770	4,571	73,341
Total Current Assets	4,645,267	8,737,947	13,383,214
Capital assets:			
Non-depreciable	152,681	2,018,755	2,171,436
Net depreciable capital assets	3,749,859	11,336,421	15,086,280
Special assessments receivable - noncurrent	1,560,000	-	1,560,000
Net pension asset	28,324	705	29,029
Total Noncurrent Assets	5,490,864	13,355,881	18,846,745
Total Assets	10,136,131	22,093,828	32,229,959
<u>Deferred Outflows of Resources</u>			
Charge on refunding	39,545	92,272	131,817
Pension contributions	18,148	452	18,600
Pension investment returns	75,763	1,886	77,649
OPEB contributions	326	8	334
Total Deferred Outflows of Resources	\$ 133,782	\$ 94,618	\$ 228,400

Component Units			
4A Economic		4B Community	
Development		Development	
\$	1,308,510	\$	654,324
	-		-
	109,515		54,758
	-		-
	-		-
	<u>1,418,025</u>		<u>709,082</u>
	987,199		74,626
	2,734,013		7,961
	-		-
	-		-
	<u>3,721,212</u>		<u>82,587</u>
	<u>5,139,237</u>		<u>791,669</u>
	-		-
	-		-
	-		-
	-		-
\$	<u>-</u>	\$	<u>-</u>

City of Magnolia, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
September 30, 2019

		Primary Government		
		Governmental	Business-Type	
		Activities	Activities	Total
<u>Liabilities</u>				
Current liabilities:				
Accounts payable and				
accrued liabilities	\$	697,554	\$	398,253
Customer deposits		-		189,190
Accrued interest payable		26,080		129,623
Compensated absences - current		86,830		17,244
Long-term debt - current		110,500		568,532
		<u>920,964</u>	<u>1,302,842</u>	<u>2,223,806</u>
Noncurrent liabilities:				
OPEB liability		79,580		1,980
Compensated absences - noncurrent		9,648		1,916
Long-term debt - noncurrent		2,796,718		9,628,723
		<u>3,806,910</u>	<u>10,935,461</u>	<u>14,742,371</u>
	Total Liabilities			
		<u>3,806,910</u>	<u>10,935,461</u>	<u>14,742,371</u>
<u>Deferred Inflows of Resources</u>				
Pension difference in experience		31,194		776
OPEB changes in assumptions		435		11
OPEB difference in experience		2,585		64
		<u>34,214</u>	<u>851</u>	<u>35,065</u>
	Total Deferred Inflows of Resources			
		<u>34,214</u>	<u>851</u>	<u>35,065</u>
<u>Net Position</u>				
Net investment in capital assets		998,903		3,250,191
Restricted for:				
Debt service		625,999		-
Municipal court		66,816		-
Tourism		72,740		-
Road improvement		1,504,466		-
Red light camera		734,063		-
PID activities		13,248		-
Economic development		-		-
Community development		-		-
Pensions		91,041		2,267
Unrestricted		2,321,513		7,999,676
		<u>2,321,513</u>	<u>7,999,676</u>	<u>10,321,189</u>
	Total Net Position	<u>\$ 6,428,789</u>	<u>\$ 11,252,134</u>	<u>\$ 17,680,923</u>

See Notes to Financial Statements.

Component Units	
4A Economic Development	4B Community Development
\$ 154,854	\$ 79,551
-	-
4,503	-
-	-
245,000	-
<u>404,357</u>	<u>79,551</u>
-	-
-	-
1,085,000	-
<u>1,489,357</u>	<u>79,551</u>
-	-
-	-
-	-
<u>-</u>	<u>-</u>
2,391,215	82,587
-	-
-	-
-	-
-	-
-	-
1,258,665	-
-	629,531
-	-
-	-
<u>\$ 3,649,880</u>	<u>\$ 712,118</u>

City of Magnolia, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues	
		Charges for Services	Operating Grants and Contributions
Primary Government			
Governmental Activities			
General government	\$ 940,192	\$ 300,973	\$ 53,399
Public safety	1,668,632	817,502	-
Public works	709,178	-	-
Culture and recreation	4,982	-	-
Interest and fiscal charges	154,504	-	-
Total Governmental Activities	3,477,488	1,118,475	53,399
Business-Type Activities			
Water, Sewer, & Sanitation	1,973,765	5,204,906	224,173
Total Business-Type Activities	1,973,765	5,204,906	224,173
Total Primary Government	\$ 5,451,253	\$ 6,323,381	\$ 277,572
Component Units			
4A Economic Development	287,089	-	-
4B Community Development	321,462	-	-
Total Component Units	\$ 608,551	\$ -	\$ -

General Revenues:

Taxes
 Property taxes
 Sales taxes
 Franchise and local taxes
 Hotel occupancy taxes
 Special assessments
 Investment income
 Other revenues
 Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning Net Position

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position

Primary Government			Component Units	
Governmental Activities	Business-Type Activities	Total	4A Economic Development	4B Community Development
\$ (585,820)	\$ -	\$ (585,820)	\$ -	\$ -
(851,130)	-	(851,130)	-	-
(709,178)	-	(709,178)	-	-
(4,982)	-	(4,982)	-	-
(154,504)	-	(154,504)	-	-
(2,305,614)	-	(2,305,614)	-	-
-	3,455,314	3,455,314	-	-
-	3,455,314	3,455,314	-	-
(2,305,614)	3,455,314	1,149,700	-	-
			(287,089)	-
			-	(321,462)
			(287,089)	(321,462)
996,461	-	996,461	-	-
1,572,412	-	1,572,412	623,466	311,733
262,943	-	262,943	-	-
42,515	-	42,515	-	-
100,891	-	100,891	-	-
48,096	1	48,097	37,639	16,113
9,176	72,515	81,691	20,405	28,523
(169,006)	169,006	-	-	-
2,863,488	241,522	3,105,010	681,510	356,369
557,874	3,696,836	4,254,710	394,421	34,907
5,870,915	7,555,298	13,426,213	3,255,459	677,211
\$ 6,428,789	\$ 11,252,134	\$ 17,680,923	\$ 3,649,880	\$ 712,118

City of Magnolia, Texas

BALANCE SHEET GOVERNMENTAL FUNDS September 30, 2019

	General	Debt Service	HB 445	Red Light Camera
<u>Assets</u>				
Cash and cash equivalents	\$ 970,541	\$ 580,970	\$ 1,340,812	\$ 872,434
Investments	-	45,029	185,000	-
Receivables, net	304,405	24,097	54,757	-
Special assessments receivable	-	-	-	-
Prepaid items	61,248	-	-	4,759
Due from other funds	178,177	-	-	-
Total Assets	\$ 1,514,371	\$ 650,096	\$ 1,580,569	\$ 877,193
<u>Liabilities</u>				
Accounts payable and accrued liabilities	\$ 482,053	\$ -	\$ 76,103	\$ 138,371
Due to other funds	-	-	-	-
Total Liabilities	482,053	-	76,103	138,371
<u>Deferred Inflows of Resources</u>				
Unavailable revenue				
Property taxes	20,918	24,097	-	-
Property special assessments	-	-	-	-
Franchise taxes	20,224	-	-	-
Fines receivable, net	9,165	-	-	-
Total Deferred Inflows of Resources	50,307	24,097	-	-
<u>Fund Balances</u>				
Nonspendable:				
Prepaid	61,248	-	-	4,759
Restricted for:				
Debt service	-	625,999	-	-
Municipal court	-	-	-	-
Tourism	-	-	-	-
Road improvement	-	-	1,504,466	-
Red light camera	-	-	-	734,063
Seized property	-	-	-	-
PID activities	-	-	-	-
Unrestricted	920,763	-	-	-
Total Fund Balances	982,011	625,999	1,504,466	738,822
Total Liabilities and Fund Balances	\$ 1,514,371	\$ 650,096	\$ 1,580,569	\$ 877,193

See Notes to Financial Statements.

Magnolia Ridge PID	Nonmajor Governmental Funds	Total Governmental Funds
\$ 13,250	\$ 160,202	\$ 3,938,209
-	-	230,029
-	-	383,259
1,585,000	-	1,585,000
2,763	-	68,770
-	-	178,177
<u>\$ 1,601,013</u>	<u>\$ 160,202</u>	<u>\$ 6,383,444</u>

\$ 2	\$ 1,025	\$ 697,554
-	178,177	178,177
<u>2</u>	<u>179,202</u>	<u>875,731</u>

-	-	45,015
1,585,000	-	1,585,000
-	-	20,224
-	-	9,165
<u>1,585,000</u>	<u>-</u>	<u>1,659,404</u>

2,763	-	68,770
-	-	625,999
-	66,816	66,816
-	72,740	72,740
-	-	1,504,466
-	-	734,063
-	19,621	19,621
13,248	-	13,248
-	(178,177)	742,586
<u>16,011</u>	<u>(19,000)</u>	<u>3,848,309</u>
<u>\$ 16,013</u>	<u>\$ 160,202</u>	<u>\$ 4,724,040</u>

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City of Magnolia, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION GOVERNMENTAL FUNDS

September 30, 2019

Fund Balances - Total Governmental Funds	\$ 3,848,309
Adjustments for the Statement of Net Position:	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - non-depreciable	152,681
Capital assets - net depreciable	3,749,859
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	
Property tax receivable	45,015
Property special assessments receivable	1,585,000
Franchise tax receivable	20,224
Fines receivable	9,165
Net pension asset	28,324
Deferred outflows of resources represent a consumption of net position that applies to a future period and is not recongized as an outflow of resources until then.	
Deferred charge on refunding	39,545
Pension contributions	18,148
Pension investment returns	75,763
OPEB contributions	326
Deferred inflows of resources represent a consumption of net position that applies to a future period and is not recongized as an inflow of resources until then.	
Pension difference in experience	(31,194)
OPEB changes in assumptions	(435)
OPEB difference in experience	(2,585)
Some liabilities, including bonds payable and deferred charges, are not reported as liabilities in the governmental funds.	
OPEB liability	(79,580)
Accrued interest	(26,080)
Compensated absences	(96,478)
Bond premium	(67,230)
Bond discount	108,512
Non-current liabilities due in one year	(110,500)
Non-current liabilities due in more than one year	(2,838,000)
Net Position of Governmental Activities	\$ 6,428,789

See Notes to Financial Statements.

City of Magnolia, Texas

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

For the Year Ended September 30, 2019

	General	Debt Service	HB 445	Red Light Camera
<u>Revenues</u>				
Property tax	\$ 379,426	\$ 614,294	\$ -	\$ -
Sales tax	1,257,607	-	314,805	-
Franchise tax	262,709	-	-	-
Hotel occupancy tax	-	-	-	-
Special assessments	-	-	-	-
Licenses and permits	300,973	-	-	-
Fines and forfeitures	338,725	-	-	462,456
Intergovernmental	53,399	-	-	-
Investment income	-	2,363	26,411	19,322
Other	2,803	-	-	-
Total Revenues	2,595,642	616,657	341,216	481,778
<u>Expenditures</u>				
Current:				
General government	826,375	-	-	-
Public safety	1,281,069	-	-	-
Municipal court	163,787	-	-	167,522
Parks and recreation	6,202	-	-	-
Public works	546,894	-	30,004	-
Tourism	-	-	-	-
Debt Service:				
Principal	17,206	82,500	4,301	-
Interest and fiscal charges	-	47,548	-	-
Bond issuance costs	-	-	-	-
Capital Outlay	36,907	-	-	-
Total Expenditures	2,878,440	130,048	34,305	167,522
Excess of Revenues				
Over Expenditures	(282,798)	486,609	306,911	314,256
<u>Other Financing Sources (Uses)</u>				
Transfers in	483,307	-	-	-
Transfers (out)	-	(486,438)	-	(165,875)
Total Other Financing Sources (Uses)	483,307	(486,438)	-	(165,875)
Net Change in Fund Balances	200,509	171	306,911	148,381
Beginning fund balances	781,502	625,828	1,197,555	590,441
Ending Fund Balances	\$ 982,011	\$ 625,999	\$ 1,504,466	\$ 738,822

See Notes to Financial Statements.

Magnolia Ridge PID	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 993,720
-	-	1,572,412
-	-	262,709
-	42,515	42,515
125,891	-	125,891
-	-	300,973
-	22,631	823,812
-	-	53,399
-	-	48,096
-	6,373	9,176
125,891	71,519	4,232,703
2,700	6,062	835,137
-	-	1,281,069
-	18,755	350,064
-	-	6,202
-	-	576,898
-	58,088	58,088
25,000	-	129,007
91,770	-	139,318
-	-	-
-	83,356	120,263
119,470	166,261	3,496,046
6,421	(94,742)	736,657
-	-	483,307
-	-	(652,313)
-	-	(169,006)
6,421	(94,742)	567,651
9,590	75,742	3,280,658
\$ 16,011	\$ (19,000)	\$ 3,848,309

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City of Magnolia, Texas
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

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

Net changes in fund balances - total governmental funds	\$	567,651
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay		181,829
Depreciation expense		(263,866)
Adjustment for disposal of capital assets		(10,680)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(28,335)
--	--	----------

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

Compensated absences		19,729
Accrued interest		(12,104)
Pension expense		(6,730)
OPEB expense		(15,545)

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Amortization of deferred charges on refunding		(3,042)
Amortization of premium		3,979
Amortization of discount		(4,019)
Principal payments		129,007

Change in Net Position of Governmental Activities	\$	557,874
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See Notes to Financial Statements.

City of Magnolia, Texas

STATEMENT OF NET POSITION

PROPRIETARY FUND

September 30, 2019

	Utility Fund
<u>Assets</u>	
<u>Current Assets</u>	
Cash and cash equivalents	\$ 8,317,492
Receivables, net	415,884
Prepaid items	4,571
Total Current Assets	8,737,947
<u>Noncurrent Assets</u>	
Capital assets:	
Non-depreciable	2,018,755
Net depreciable	11,336,421
Net pension asset	705
Total Noncurrent Assets	13,355,881
Total Assets	22,093,828
<u>Deferred Outflows of Resources</u>	
Deferred charge on refunding	92,272
Pension contributions	452
Pension investment returns	1,886
OPEB contributions	8
Total Deferred Outflows of Resources	94,618
<u>Liabilities</u>	
<u>Current Liabilities</u>	
Accounts payable and accrued liabilities	398,253
Customer deposits	189,190
Accrued interest	129,623
Compensated absences - current	17,244
Long term debt - current	568,532
Total Current Liabilities	1,302,842
<u>Noncurrent Liabilities</u>	
OPEB liability	1,980
Compensated absences - noncurrent	1,916
Long term debt - noncurrent	9,628,723
Total Liabilities	10,935,461
<u>Deferred Inflows of Resources</u>	
Pension difference in experience	776
OPEB changes in assumptions	11
OPEB difference in experience	64
Total Deferred Inflows of Resources	851
<u>Net Position</u>	
Net investment in capital assets	3,250,191
Restricted for pensions	2,267
Unrestricted	7,999,676
Total Net Position	\$ 11,252,134

See Notes to Financial Statements.

City of Magnolia, Texas

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

For the Year Ended September 30, 2019

	Utility Fund
<u>Operating Revenues</u>	
Water sales	\$ 2,168,678
Sewer revenue	2,861,587
Garbage collection	164,231
Other revenue	10,410
Total Operating Revenues	5,204,906
<u>Operating Expenses</u>	
Cost of water	481,086
Cost of sewer	551,800
Cost of garbage	150,816
Depreciation	449,639
Total Operating Expenses	1,633,341
Operating Income	3,571,565
<u>Nonoperating Revenues (Expenses)</u>	
Investment income	1
Interest expense	(336,757)
Bond issuance costs	(3,667)
Insurance Recoveries	72,515
Intergovernmental	224,173
Total Nonoperating Revenues (Expenses)	(43,735)
Income Before Transfers	3,527,830
Transfers in	486,438
Transfers (out)	(317,432)
Change in Net Position	3,696,836
Beginning net position	7,555,298
Ending Net Position	\$ 11,252,134

See Notes to Financial Statements.

City of Magnolia, Texas

STATEMENT OF CASH FLOWS

PROPRIETARY FUND (Page 1 of 2)

For the Year Ended September 30, 2019

	Utility Fund
<u>Cash Flows from Operating Activities</u>	
Receipts from customers	\$ 5,335,561
Payments to suppliers and employees	(1,036,179)
Net Cash Provided by Operating Activities	4,299,382
<u>Cash Flows from Noncapital Financing Activities</u>	
Intergovernmental contributions	224,173
Insurance recoveries	72,515
Transfers in	486,438
Transfers (out)	(317,432)
Net Cash Provided (Used) by Noncapital Financing Activities	465,694
<u>Cash Flows from (to) Capital and Related Financing Activities</u>	
Purchases of capital assets, net	(1,492,989)
Cash paid for trade-in of capital assets	1,613
Proceeds from issuance of debt	250,000
Principal paid on debt	(693,232)
Interest paid on debt	(354,169)
Loan issuance costs paid	(3,667)
Net Cash (Used) by Capital and Related Financing Activities	(2,292,444)
<u>Cash Flows from Investing Activities</u>	
Interest on investments	1
Net Cash Provided by Investing Activities	1
Net Increase in Cash and Cash Equivalents	2,472,633
Beginning cash and cash equivalents	5,844,859
Ending Cash and Cash Equivalents	\$ 8,317,492

See Notes to Financial Statements.

City of Magnolia, Texas

STATEMENT OF CASH FLOWS PROPRIETARY FUND (Page 2 of 2) For the Year Ended September 30, 2019

	<u>Utility Fund</u>
<u>Reconciliation of Operating Income</u>	
<u>to Net Cash Provided by Operating Activities</u>	
Operating Income	\$ 3,571,565
Adjustments to reconcile operating income to net cash provided:	
Depreciation	449,639
Gain from sale of capital assets	(1,613)
Changes in Operating Assets and Liabilities:	
(Increase) Decrease in:	
Accounts receivable	77,710
Prepaid items	(4,571)
Intergovernmental receivables	57,516
Deferred outflows:	
Pension contributions	2,182
Pension investment returns	(6,945)
Pension changes in assumption	1,140
OPEB contributions	50
Deferred inflows:	
Pension difference in experience	(3,778)
OPEB changes in assumptions	11
OPEB difference in experience	842
Net pension asset	19,796
Increase (Decrease) in:	
Accounts payable and accrued liabilities	129,440
Customer deposits	15,260
OPEB liability	(8,862)
Net Cash Provided by Operating Activities	\$ 4,299,382
<u>Schedule of Non-Cash Capital and Related Financing Activities:</u>	
Trade-in of capital assets	\$ 41,458

See Notes to Financial Statements.

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City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Magnolia, Texas (the "City") was incorporated under the laws of the State of Texas on September 28, 1968.

The City operates under a "General Law" City which provides for a "Mayor-Council" form of government. All powers of the City shall be vested in an elective council, hereinafter referred to as the "Council," which shall enact local legislation, adopt budgets, determine policies, and appoint the City Attorney and the Judge of the Municipal Court. The Council shall also appoint the City Administrator, who shall execute the laws and administer the government of the City. The City provides the following services as authorized by its charter: public safety (police), streets & roads, sanitation, water & sewer, culture-recreation, public improvements and administrative services.

The City is an independent political subdivision of the State of Texas governed by an elected council and is considered a primary government for financial reporting purposes. Its activities are not considered a part of any other governmental or other type of reporting entity. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The component units, although legally separate, are considered part of the reporting entity. No other entities have been included in the City's reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations or functions in the City's financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body; it is legally separate; and is fiscally independent of other state and local governments. Additionally, prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

Based on this, and based upon their significant financial and operational relationships to the City, the City has two discretely presented component units, as follows:

Discretely Presented Component Units

Economic Development Corporation – 4A: On September 8, 1997, the City incorporated the “City of Magnolia Economic Development Corporation (the “EDC”). The purpose of the EDC is to promote economic development within the City and the State of Texas in order to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for, and on behalf of the City, and for improving the assessed valuations through the promotion of: (a) existing business enterprise expansion and retention and (b) new business enterprise development and attraction by developing, implementing, providing and financing projects. A one-half percent City sales tax is designated for this purpose. Directors to the EDC are appointed by the governing body of the City. The EDC does not provide services entirely, or almost entirely to the City, nor does it maintain debt of any type that are repaid using City resources. The EDC does not issue separate financial statements.

Community Development Corporation – 4B: On June 21, 1995, the City incorporated the “City of Magnolia Community Development Corporation (the “CDC”). The purpose of the CDC is to promote economic development within the City and the State of Texas in order to eliminate unemployment and underemployment, and to promote and to encourage employment and the public welfare of, for and on behalf of the City, and for parks, auditoriums, learning centers, open space improvements, athletic and exhibition facilities, and other related improvements and for maintenance and operating costs of publicly owned and operated projects by developing, implementing, providing, and financing projects.

A one-half percent City sales tax was designated for this purpose until September 14, 2002, when the voters approved reducing the 4B’s City sales tax to one-fourth of a percent of the City sales tax. The CDC does not provide services entirely, or almost entirely to the City, nor does it maintain debt of any type that are repaid using City resources. The CDC does not issue separate financial statements.

Blended Component Unit

Public Improvement District No. 1: The City of Magnolia Ridge Phase 1 Public Improvement District (the “PID”) was created pursuant to the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and a resolution of the City Council. The PID was organized to finance certain public improvement District No. 1 Special Assessment Revenue Bonds to assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The PID is governed by the City Council, and accordingly has been reported as a blended component unit.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

B. Financial Statement Presentation

These financial statements include implementation of Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*. Requirements of the statement include the following:

- A Management’s Discussion and Analysis (MD&A) section providing an analysis of the City’s overall financial position and results of operations;
- Financial statements prepared using full accrual accounting for all of the City’s activities;
- A change in the fund financial statements to focus on the major funds.

GASB Statement No. 34 established standards for external financial reporting for all state and local governmental entities, which includes a statement of net position and a statement of activities. It requires the classification of net position into three components: invested in capital assets, net of related debt; restricted; and unrestricted. These classifications are defined as follows:

- **Net investment in capital assets**—This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- **Restricted**—This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted**—This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

C. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information about the City as a whole. These statements include all activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the City and for each function of the City’s governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include charges paid by the recipients of goods or services offered by the programs

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

and grants that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, such as taxes and investment earnings, are presented as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. In the fund financial statements, the accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. The government reports the following governmental funds:

Governmental Funds

Governmental funds are those funds through which most governmental functions are typically financed and focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Fund liabilities are assigned to the fund from which they will be liquidated. The City reports the difference between its governmental fund assets and its liabilities and deferred inflows of resources as fund balance.

General Fund

The General Fund is the main operating fund of the City. The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government and public safety. The general service fund is considered a major fund for reporting purposes.

Debt Service Fund

The debt service fund is used to account for the payment of interest and principal on all general obligation bonds and other long-term debt of governmental funds. The primary source of revenue for debt service is local property taxes. The debt service fund is considered a major fund for reporting purposes.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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HB 445 Fund

The HB445 Fund is used to account for the receipt and expenditure of funds received from additional sales tax within the City for street improvements. The HB445 fund is considered to be a major fund for reporting purposes.

Red Light Camera Fund

The Red Light Camera fund is used to account for the receipt and expenditure of funds received from red light camera violations. The Red Light Camera fund is considered to be a major fund for reporting purposes.

Magnolia Ridge PID Fund

The Magnolia Ridge PID fund is used to account for the receipt of assessed property taxes and expenditure for the Public Improvement District. The Magnolia Ridge PID fund is considered to be a major fund for reporting purposes.

Special Revenue Funds

Special revenue funds are used to account for proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes such as hotel/motel tax, restricted fines and forfeitures, and grant expenditures. The special revenue funds are considered to be nonmajor for reporting purposes.

Proprietary Fund Types

Proprietary funds are used to account for activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses, and transfers relating to the government's business activities are accounted for through proprietary funds. The measurement focus is on determination of net income, financial position, and cash flows. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues include charges for services. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses include costs of materials, contracts, personnel, and depreciation. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Proprietary fund types follow GAAP prescribed by the Governmental Accounting Standards Board (GASB) and all financial Accounting Standards Board's standards issued prior to November 30, 1989. Subsequent to this date, the City accounts for its enterprise funds as presented by GASB. The proprietary fund types used by the City include enterprise funds.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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The government reports the following major enterprise fund:

Utility Fund

This fund is used to account for the provision of water, wastewater, and sanitation services to the residents of the City. Activities of the fund include administration, operations and maintenance of the water production and distribution system, and water collection and treatment systems. The fund also accounts for the accumulation of resources for and the payment of long-term debt, principal and interest. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure integrity of the fund.

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Measurement focus refers to what is being measured and basis of accounting refers to when transactions are recorded in the financial records and reported on the financial statements and relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide statements and fund financial statements for proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting. The economic resources measurement focus means all assets and liabilities (whether current or non-current) are included on the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the accounting period in which they are earned and become measurable, and expenses in the accounting period in which they are incurred and become measurable. Proprietary fund equity consists of net position. Proprietary fund-type operating statements present increases (i.e., revenues) and decreases (i.e., expenses) in net total assets.

All governmental funds and component units are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized in the accounting period when they are susceptible to accrual (i.e., when they are measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues available if they are collected within 60 days of the end of the current period. Property taxes, sales taxes, franchise taxes, and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Other receipts and other taxes become measurable and available when cash is received by the government and are recognized as revenue at that time.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

Generally, the effect of interfund activity has been eliminated from the government-wide financial statements.

D. Estimates

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

E. Assets, liabilities, deferred inflows/outflows, and net position/fund balance

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexSTAR, are reported using the pools' share price.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

2. Fair Value Measurement

The City has applied Governmental Accounting Standards Board ("GASB") Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either “interfund receivables/payables” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds” in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as “due to/from component unit/primary government.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

Advances between funds are offset by a fund balance reserve account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

4. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Penalties are calculated after February 1 up to the date collected by the government at the rate of 6% for the first month and increased 1% per month up to a total of 12%. Interest is calculated after February 1 at the rate of 1% per month up to the date collected by the government. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

5. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The inventories are valued at the lower of cost or market using the first-in/first-out method. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

6. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Vehicles	5 years
Furniture and equipment	5 to 10 years
Infrastructure	20 to 40 years
Water & sewer system	10 to 40 years
Buildings and improvements	40 years

7. Deferred outflows/inflows of resources

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

An example is a deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, *Continued*
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The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet.

8. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

9. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

10. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

11. Compensated Absences

The liability for compensated absences reported in the government-wide and proprietary fund statements consist of unpaid, accumulated vacation balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included. Vested or accumulated vacation leave and compensated leave of government-wide and proprietary funds are recognized as an expense and liability of those funds as the benefits accrue to employees.

It is the City's policy to liquidate compensated absences with future revenues rather than with currently available expendable resources. Accordingly, the City's governmental funds recognize accrued compensated absences when it is paid.

Amounts of vested or accumulated sick leave and compensatory time that are not expected to be liquidated with expendable available financial resources are maintained separately and represent a reconciling item between the fund and government-wide presentations.

12. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums, and discounts are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premium or discount.

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

13. 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.

14. Other Postemployment Benefits (OPEB)

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the individual employers (TMRS cities) in the TMRS Supplemental Death Benefits plan, with retiree coverage. The TMRS Supplemental Death Benefits Fund (SDBF) covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. 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 on which TMRS deposits are made, for the 12-month period preceding the month of death. The death benefit amount for retirees is \$7,500. GASB No. 75 requires the liability of employers and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position.

F. Revenues and expenditures/expenses

1. Program revenues

Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the utility fund are charges to customers for sales and services. The utility fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds. Reconciling items have been presented on the balance sheet of governmental funds in the basic financial statements

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, "the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.

City of Magnolia, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2019

Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. A reconciliation has been presented in the basic financial statements.

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the general, debt service, special revenue, and utility funds. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the City Charter is the function level. No funds can be transferred or added to a budgeted item without Council approval. Appropriations lapse at the end of the year. One budget amendment was made during the year.

A. Expenditures Over Appropriations

For the year ended, expenditures exceeded appropriations at the legal level of control as follows:

Red Light Camera Fund:

Transfers (out)	\$ 4,084
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B. Deficit Fund Equity

As of September 30, 2019, the Capital Projects fund had a deficit fund balance of \$178,177. This deficit will be replenished in the subsequent period.

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2019, the primary government had the following investments:

Investment Type	Carrying Value	Average Maturity (Years)
Certificates of deposits	230,029	0.13
Total fair value	\$ 230,029	
Portfolio weighted average maturity		0.13

Interest rate risk In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average of maturity not to exceed five years; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations; monitoring credit ratings of portfolio position to assure compliance with rating requirements imposed by the Public Funds Investment Act; and invest operating funds primarily in short-term securities or similar government investment pools.

City of Magnolia, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2019

Credit risk The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAA-m, or equivalent, by at least one nationally recognized rating service.

Custodial credit risk – deposits In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2019, the market values of pledged securities and FDIC exceeded bank balances.

Custodial credit risk – investments For an investment, this 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 that are in the possession of an outside party. The City's investment policy requires safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

B. Fair Value Measurement

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments that are remeasured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

The City's financial instruments consist of cash and cash equivalents, investments in certificates of deposit, and accounts receivable. The estimated fair value of cash, cash equivalents, investments, and accounts receivable approximate their carrying amounts due to the short-term nature of these instruments.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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C. Receivables

The following comprise receivable balances of the primary government at year end:

	General	Debt Service	HB 445	Utility	Total
Property taxes	\$ 20,938	\$ 24,097	\$ -	\$ -	\$ 45,035
Sales tax	219,031	-	54,757	-	273,788
Fines	321,486	-	-	-	321,486
Franchise tax	36,954	-	-	-	36,954
Mixed beverage	5,228	-	-	-	5,228
Other receivables	3,924	-	-	-	3,924
Accounts	-	-	-	430,186	430,186
Allowance	(303,156)	-	-	(14,302)	(317,458)
	<u>\$ 304,405</u>	<u>\$ 24,097</u>	<u>\$ 54,757</u>	<u>\$ 415,884</u>	<u>\$ 799,143</u>

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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D. Capital Assets

The primary government's summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 144,873	\$ -	\$ -	\$ 144,873
Construction in progress	94,821	7,808	(94,821)	7,808
Total capital assets not being depreciated	<u>239,694</u>	<u>7,808</u>	<u>(94,821)</u>	<u>152,681</u>
Capital assets, being depreciated:				
Buildings and improvements	753,646	17,895	-	771,541
Vehicles and equipment	1,070,630	61,567	(157,176)	975,021
Infrastructure	6,386,256	94,559	30,359	6,511,174
Total capital assets being depreciated	<u>8,210,532</u>	<u>174,021</u>	<u>(126,817)</u>	<u>8,257,736</u>
Less accumulated depreciation				
Buildings and improvements	(251,632)	(27,764)	-	(279,396)
Vehicles and equipment	(768,354)	(89,652)	157,176	(700,830)
Infrastructure	(3,434,983)	(146,450)	53,782	(3,527,651)
Total accumulated depreciation	<u>(4,454,969)</u>	<u>(263,866)</u>	<u>210,958</u>	<u>(4,507,877)</u>
Net capital assets being depreciated	<u>3,755,563</u>	<u>(89,845)</u>	<u>84,141</u>	<u>3,749,859</u>
Total Capital Assets	<u><u>\$ 3,995,257</u></u>	<u><u>\$ (82,037)</u></u>	<u><u>\$ (10,680)</u></u>	<u><u>\$ 3,902,540</u></u>

Depreciation was charged to governmental functions as follows:

General government	\$ 11,454
Public safety	78,554
Court	5,527
Public works	168,331
Total Governmental Activities Depreciation Expense	<u><u>\$ 263,866</u></u>

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 652,361	\$ -	\$ -	\$ 652,361
Construction in progress	132,071	1,234,323	-	1,366,394
Total capital assets not being depreciated	<u>784,432</u>	<u>1,234,323</u>	<u>-</u>	<u>2,018,755</u>
Capital assets, being depreciated:				
Water and sewer system	15,286,322	233,379	-	15,519,701
Vehicles and equipment	154,098	66,745	(43,072)	177,771
Total capital assets being depreciated	<u>15,440,420</u>	<u>300,124</u>	<u>(43,072)</u>	<u>15,697,472</u>
Less accumulated depreciation				
Water and sewer system	(3,844,361)	(444,330)	-	(4,288,691)
Vehicles and equipment	(68,665)	(5,309)	1,614	(72,360)
Total accumulated depreciation	<u>(3,913,026)</u>	<u>(449,639)</u>	<u>1,614</u>	<u>(4,361,051)</u>
Net capital assets being depreciated	<u>11,527,394</u>	<u>(149,515)</u>	<u>(41,458)</u>	<u>11,336,421</u>
Total Capital Assets	<u><u>\$ 12,311,826</u></u>	<u><u>\$ 1,084,808</u></u>	<u><u>\$ (41,458)</u></u>	<u><u>\$ 13,355,176</u></u>

Depreciation expense for business-type activities as of September 30, 2019 was \$449,639.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

The Magnolia 4A Economic Development Corporation's summary of changes in capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 1,003,044	\$ -	\$ (15,845)	\$ 987,199
Total capital assets not being depreciated	<u>1,003,044</u>	<u>-</u>	<u>(15,845)</u>	<u>987,199</u>
Capital assets, being depreciated:				
Buildings and improvements	714,620	-	-	714,620
Unity Park & Downtown	2,719,815	-	-	2,719,815
Pavement improvements	1,125,432	-	-	1,125,432
Equipment	7,150	-	-	7,150
Total capital assets being depreciated	<u>4,567,017</u>	<u>-</u>	<u>-</u>	<u>4,567,017</u>
Less accumulated depreciation				
Buildings and improvements	(302,201)	(17,866)	-	(320,067)
Unity Park & Downtown	(647,801)	(90,710)	-	(738,511)
Pavement improvements	(711,080)	(56,196)	-	(767,276)
Equipment	(7,150)	-	-	(7,150)
Total accumulated depreciation	<u>(1,668,232)</u>	<u>(164,772)</u>	<u>-</u>	<u>(1,833,004)</u>
Net capital assets being depreciated	<u>2,898,785</u>	<u>(164,772)</u>	<u>-</u>	<u>2,734,013</u>
Total Capital Assets	<u><u>\$ 3,901,829</u></u>	<u><u>\$ (164,772)</u></u>	<u><u>\$ (15,845)</u></u>	<u><u>\$ 3,721,212</u></u>

Depreciation expense for Magnolia 4A Economic Development Corporation as of September 30, 2019 was \$164,772.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

The Magnolia 4B Community Development Corporation's summary of changes in capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 74,626	\$ -	\$ -	\$ 74,626
Total capital assets not being depreciated	<u>74,626</u>	<u>-</u>	<u>-</u>	<u>74,626</u>
Capital assets, being depreciated:				
Buildings	14,106	-	-	14,106
Equipment	5,466	-	-	5,466
Total capital assets being depreciated	<u>19,572</u>	<u>-</u>	<u>-</u>	<u>19,572</u>
Less accumulated depreciation				
Buildings and improvements	(5,141)	(362)	-	(5,503)
Equipment	(4,132)	(1,976)	-	(6,108)
Total accumulated depreciation	<u>(9,273)</u>	<u>(2,338)</u>	<u>-</u>	<u>(11,611)</u>
Net capital assets being depreciated	<u>10,299</u>	<u>(2,338)</u>	<u>-</u>	<u>7,961</u>
Total Capital Assets	<u><u>\$ 84,925</u></u>	<u><u>\$ (2,338)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 82,587</u></u>

Depreciation expense for Magnolia 4B Community Development Corporation as of September 30, 2019 was \$2,338.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

E. Long-term Debt

The City periodically issues general obligation bonds, certificates of obligations, or other long-term obligations to provide funds for general government purposes. In general, the City uses the debt service fund to liquidate governmental long-term liabilities, except for special assessment bonds which are fully covered by assessment receivables. The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2019.

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due within One Year
Governmental Activities:					
General obligation refunding	\$ 1,446,000	\$ -	\$ (82,500)	\$ 1,363,500	\$ 85,500
PID Special assessment bond	1,610,000	-	(25,000)	1,585,000	25,000
Premium	71,209	-	(3,979)	67,230	-
Discount	(112,531)	-	4,019	(108,512)	-
Other liabilities:					
Sales Tax Due to State Comptroller	21,507	-	(21,507)	-	-
Total Governmental Activities	\$ 3,036,185	\$ -	\$ (128,967)	\$ 2,907,218	\$ 110,500
Long-term liabilities due in more than one year				\$ 2,796,718	
Business-Type Activities:					
General obligation refunding	\$ 3,374,000	\$ -	\$ (192,500)	\$ 3,181,500	\$ 199,500
Certificates of obligation	4,750,000	-	(110,000)	4,640,000	110,000
TXDOT SIB	940,375	-	(258,355)	682,020	47,686
Bridge loan	-	250,000	-	250,000	75,000
Premium	427,284	-	(18,905)	408,379	-
State infrastructure loan	1,167,733	-	(132,377)	1,035,356	136,346
Total Business-Type Activities	\$ 10,659,392	\$ 250,000	\$ (712,137)	\$ 10,197,255	\$ 568,532
Long-term liabilities due in more than one year				\$ 9,628,723	
Magnolia 4A Economic Development Corporation					
Revenue & refunding bonds	\$ 1,565,000	\$ -	\$ (235,000)	\$ 1,330,000	\$ 245,000
Promissory note	443,510	-	(443,510)	-	-
Total Economic Development Activities	\$ 2,008,510	\$ -	\$ (678,510)	\$ 1,330,000	\$ 245,000
Long-term liabilities due in more than one year				\$ 1,085,000	

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

Long-term debt at year end was comprised of the following debt issues:

Description	Interest Rates	Original Balance	Current Balance
Governmental Activities:			
2014 General obligation refunding bonds (30%)	2.00 - 4.00%	\$ 1,758,000	\$ 1,363,500
2018 PID Special Assessments Bond	5.70%	1,665,000	1,585,000
Total Governmental Activities		\$ 3,423,000	\$ 2,948,500
Business-type Activities:			
2014 General obligation refunding bonds (70%)	2.00 - 4.00%	\$ 4,102,000	\$ 3,181,500
2014 Certificates of obligation	2.00 - 4.00%	4,960,000	4,640,000
State infrastructure loan	3.00%	2,000,000	1,035,356
TXDOT SIB 2017	3.15%	1,000,000	682,020
Bridge loan	4.50%	250,000	250,000
Total Business-Type Activities		\$ 12,312,000	\$ 9,788,876
Total Long-Term Debt			
2014 Certificates of obligation	2.00 - 4.00%	\$ 4,960,000	\$ 4,640,000
2014 General obligation refunding bonds	2.00 - 4.00%	5,860,000	4,545,000
2018 PID Special Assessments Bond	5.70%	1,665,000	1,585,000
State infrastructure loan	3.00%	2,000,000	1,035,356
TXDOT SIB 2017	3.15%	1,000,000	682,020
Bridge loan	4.50%	250,000	250,000
Total		\$ 15,735,000	\$ 12,737,376

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

The annual requirements to amortize governmental activities debt issues outstanding at year ending were as follows:

Year ending September 30,	2018 PID Special Assessment Bond		2014 G.O. Refunding Bonds	
	Principal	Interest	Principal	Interest
2020	\$ 25,000	\$ 90,345	\$ 85,500	\$ 44,528
2021	25,000	88,920	88,500	41,918
2022	30,000	87,495	91,500	39,218
2023	30,000	85,785	94,500	36,428
2024	30,000	84,075	99,000	33,525
2025	35,000	82,365	99,000	30,555
2026	35,000	80,370	102,000	27,540
2027-2031	215,000	368,790	319,500	101,025
2032-2036	285,000	300,105	313,500	46,350
2037-2041	375,000	208,770	70,500	1,410
2042-2046	500,000	88,350	-	-
	<u>\$ 1,585,000</u>	<u>\$ 1,565,370</u>	<u>\$ 1,363,500</u>	<u>\$ 402,495</u>

The 2014 general obligation refunding bonds were issued February 1, 2014, due in annual installments through 2037, bearing interest ranging from 2.0% to 4.0% payable May 1 and November 1. The governmental activities portion is 30% or \$1,758,000 of the total \$5,860,000 issue.

The Special Assessment Revenue Bonds, Series 2018 (Magnolia Ridge Phase 1 Public Improvement District), were issued on January 1, 2018 in the amount of \$1,665,000 to fund the development of the PID. The interest rate of the bonds is 5.7% and the maturity date is September 1, 2046.

The annual requirements to amortize business-type activities debt issues outstanding at year ending were as follows:

Year ending September 30,	Business -Type Activities	
	2014 Certificates of Obligation	
	Principal	Interest
2020	\$ 110,000	\$ 177,425
2021	115,000	174,050
2022	115,000	170,600
2023	120,000	167,075
2024	125,000	163,088
2025	130,000	158,625
2026-2030	715,000	715,775
2031-2035	865,000	558,100
2036-2040	1,055,000	367,100
2036-2040	1,290,000	133,200
	<u>\$ 4,640,000</u>	<u>\$ 2,785,038</u>

The 2014 certificates of obligation were issued December 9, 2014, due in annual installments through 2045, bearing interest ranging from 2.0% to 4.0% payable May 1 and November 1.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

Year ending September 30,	Business-Type Activities					
	2014 G.O. Refunding Bonds		State Infrastructure Loan		TX DOT SIB 2017	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ 199,500	\$ 103,898	\$ 136,346	\$ 29,015	\$ 47,686	\$ 21,484
2021	206,500	97,808	140,435	24,864	48,437	19,982
2022	213,500	91,508	144,646	20,588	49,200	18,456
2023	220,500	84,998	148,983	16,183	49,975	16,906
2024	231,000	78,225	153,451	11,646	50,762	15,332
2025	231,000	71,295	158,052	6,974	51,562	13,732
2026	238,000	64,260	153,443	2,302	52,374	12,108
2027	248,500	56,963	-	-	53,199	10,458
2028	119,000	51,153	-	-	54,037	8,782
2029	122,500	46,926	-	-	54,888	7,080
2030	126,000	42,578	-	-	55,752	5,352
2031	129,500	38,106	-	-	56,630	3,596
2032	136,500	33,110	-	-	57,518	1,812
2033	140,000	27,580	-	-	-	-
2034	147,000	21,840	-	-	-	-
2035	150,500	15,890	-	-	-	-
2036	157,500	9,730	-	-	-	-
2037	164,500	3,290	-	-	-	-
	<u>\$ 3,181,500</u>	<u>\$ 939,155</u>	<u>\$ 1,035,356</u>	<u>\$ 111,572</u>	<u>\$ 682,020</u>	<u>\$ 155,080</u>

Year ending September 30,	Business-Type Activities	
	Bridge Loan	
	Principal	Interest
2020	\$ 75,000	\$ 9,563
2021	175,000	3,938
	<u>\$ 250,000</u>	<u>\$ 13,501</u>

The 2014 general obligation refunding bonds were issued February 1, 2014, due in annual installments through 2037, bearing interest ranging from 2.0% to 4.0% payable May 1 and November 1. The business-type activities portion is 70% or \$4,102,000 of the total \$5,860,000 issue.

The State infrastructure bank loan was made in September 2011 through the Texas Department of Transportation. Annual installments are due through 2026, bearing interest at 3.0% payable February 1 and August 1.

On May 9, 2017, the City approved the issuance of a SIB loan in the amount of \$1,000,000. The loan bears an interest rate of 3.15%. Annual principal payments are due through 2032. Semi-

City of Magnolia, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2019

annually interest payments are due in December and June. The funds will to be used to relocate the city water and sewer lines out of the TXDOT right-of-way.

The bridge loan was made in January 2019 in the amount of \$250,000, to be used for the purchase of a new utility water treatment plant. The loan bears an interest rate of 4.5%. Payment terms consist of semi-annual interest payments due every 6 months and annual principal payments due through 2021.

General obligation bonds are direct obligations of the City for which its full faith and credit are pledged. Repayment of general obligation bonds are from taxes levied on all taxable property located within the City.

The annual requirements to amortize the Magnolia 4A Economic Development Corporation debt issues outstanding at year ending are as follows:

Year ending September 30,	Magnolia 4A EDC Activities	
	2012 Revenue Bonds	
	Principal	Interest
2020	\$ 245,000	\$ 56,525
2021	255,000	46,113
2022	265,000	35,275
2023	275,000	24,013
2024	290,000	12,325
	<u>\$ 1,330,000</u>	<u>\$ 174,251</u>

F. Deferred Charge on Refunding

A deferred charge resulting from the issuance of the 2014 general obligation refunding bonds has been recorded as a deferred outflow of resources and is being amortized to interest expense over the term of the refunded debt. Current year balances for governmental activities and business-type activity totaled \$39,545 and \$92,272, respectively. Current year amortization expense for governmental activities and business-type activities totaled \$3,042 and \$7,098, respectively.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

G. Compensated Absences

The following summarizes the changes in the compensated absences balances of the primary government during the year. In general, the City uses the general and utility funds to liquidate governmental and business-type activities compensated absences, respectively.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due within One Year</u>
Governmental Activities:					
Compensated absences	\$ 116,207	\$ 127,828	\$ (8,917,797)	\$ (8,673,762)	\$ (7,806,386)
Total Governmental Activities	<u>\$ 116,207</u>	<u>\$ 127,828</u>	<u>\$ (8,917,797)</u>	<u>\$ (8,673,762)</u>	<u>\$ (7,806,386)</u>
Other long-term liabilities due in more than one year				<u>\$ (867,376)</u>	
Business-Type Activities:					
Compensated absences	\$ 19,161	\$ 21,077	\$ (21,078)	\$ 19,160	\$ 17,244
Total Business-Type Activities	<u>\$ 19,161</u>	<u>\$ 21,077</u>	<u>\$ (21,078)</u>	<u>\$ 19,160</u>	<u>\$ 17,244</u>
Other long-term liabilities due in more than one year				<u>\$ 1,916</u>	

H. Interfund Transactions

Transfers between the primary government funds during the 2019 year were as follows:

<u>Transfer in:</u>	<u>Transfer out:</u>			<u>Total</u>
	<u>Debt Service</u>	<u>Red Light Camera</u>	<u>Utility</u>	
General	\$ -	\$ 165,875	\$ 317,432	\$ 483,307
Utility	486,438	-	-	486,438
Total	<u>\$ 486,438</u>	<u>\$ 165,875</u>	<u>\$ 317,432</u>	<u>\$ 969,745</u>

The compositions of interfund balances as of year end were as follows:

<u>Due to:</u>	<u>Due from:</u>
	<u>Capital Projects</u>
General Fund	\$ 178,177
Total	<u>\$ 178,177</u>

Amounts recorded as due to/due from are considered to be temporary loans and will be repaid during the following year.

City of Magnolia, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2019

I. Restricted Net Position / Fund Balance

The City records fund balance restrictions on the fund level to indicate that a portion of the fund balance is legally restricted for a specific future use or to indicate that a portion of the fund balance is not available for expenditures.

The following is a list of restricted net position / fund balance of the City:

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
Restricted for:		
Debt service	\$ 625,999	\$ -
* Municipal court	66,816	-
* Tourism	72,740	-
Road improvement	1,504,466	-
Red light camera	734,063	-
PID activities	13,248	-
Pensions	91,041	2,267
Total	<u><u>\$ 3,108,373</u></u>	<u><u>\$ 2,267</u></u>

*Restricted by enabling legislation

V. OTHER INFORMATION

A. 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; and natural disasters for which the City participates along with over 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

The City uses a number of approaches to decrease risks and protect against losses to the City, including internal practices, employee training, and a code of ethics, which all employees are required to acknowledge

The City owns and operates motor vehicles and may provide such vehicle to employees for business use during the course and scope of their employment. The City is insured as to its own property losses, and the liability of loss to others.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, *Continued*
September 30, 2019

B. Contingent Liabilities

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

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

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

C. Arbitrage

The Tax Reform Act of 1986 instituted certain arbitrage consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed correctly, a substantial liability to the City could result. The City does anticipate that it will have an arbitrage liability and performs annual calculations to estimate this potential liability. The City will also engage an arbitrage consultant to perform the calculations in accordance with Internal Revenue Service's rules and regulations if indicated.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

D. Pension Plans

Texas Municipal Retirement Systems

1. Plan Description

The City of Magnolia, Texas participates as one of 887 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.tmr.com.

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

2. 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.

City of Magnolia, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2019

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:

	<u>Plan Year 2018</u>	<u>Plan Year 2017</u>
Employee deposit rate	6.00%	6.00%
Matching ratio (city to employee)	1 to 1	1 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/25	60/5, 0/25
Updated service credit	0%	0%
Annuity increase (to retirees)	0% of CPI	0% of CPI

Employees covered by benefit terms

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	11
Inactive employees entitled to but not yet receiving benefits	33
Active employees	<u>30</u>
Total	<u>74</u>

3. 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 Magnolia, Texas were required to contribute 6% of their annual gross earnings during the fiscal year. The contribution rates for the City of Magnolia, Texas were 1.82% and 1.67% in calendar years 2018 and 2019, respectively. The City's contributions to TMRS for the year ended September 30, 2019, were \$26,113.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

4. Net Pension Liability (Asset)

The City's Net Pension Liability (Asset) was measured as of December 31, 2018, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability (Asset) was determined by an actuarial valuation as of that date.

Actuarial assumptions

The Total Pension Liability in the December 31, 2018 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.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. 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

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

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 2019 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Domestic Equity	17.5%	4.30%
International Equity	17.5%	6.10%
Core Fixed Income	10.0%	1.00%
Non-Core Fixed Income	20.0%	3.39%
Real Return	10.0%	3.78%
Real Estate	10.0%	4.44%
Absolute Return	10.0%	3.56%
Private Equity	<u>5.0%</u>	7.75%
Total	100.0%	

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.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

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

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 172,484	\$ (29,029)	\$ (194,513)

Changes in the Net Pension Liability (Asset)

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) – (b)
Balance at 12/31/17	\$ 1,335,260	\$ 1,492,476	\$ (157,216)
Changes for the year:			
Service Cost	122,714	-	122,714
Interest	91,715	-	91,715
Difference between expected and actual experience	(12,844)	-	(12,844)
Changes of assumptions	-	-	-
Contributions – employer	-	27,709	(27,709)
Contributions – employee	-	91,350	(91,350)
Net investment income	-	(44,753)	44,753
Benefit payments, including refunds of emp. contributions	(75,758)	(75,758)	-
Administrative expense	-	(864)	864
Other changes	-	(44)	44
Net changes	125,827	(2,360)	128,187
Balance at 12/31/18	\$ 1,461,087	\$ 1,490,116	\$ (29,029)

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.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

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

For the year ended September 30, 2019, the City recognized pension expense of \$45,238.

At September 30, 2019, 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
Contributions subsequent to the measurement date	\$ 18,600	\$ -
Difference in experience	-	(31,970)
Pension investment returns	77,649	-
Total	\$ 96,249	\$ (31,970)

The City reported \$18,600 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension asset for the year ending September 30, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2019	\$ 10,959
2020	(680)
2021	6,298
2022	29,102
2023	-
Thereafter	-
	\$ 45,679

E. Postemployment Benefits Other Than Pensions

The City also 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

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an “other postemployment benefit,” or OPEB.

The City offers supplemental death to:	Plan Year 2018	Plan Year 2017
Active employees (yes or no)	Yes	Yes
Retirees (yes or no)	Yes	Yes

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 pre-fund retiree term life insurance during employees’ entire careers.

Employees covered by benefit terms

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	11
Inactive employees entitled to but not yet receiving benefits	9
Active employees	30
Total	50

The City’s contributions to the TMRS SDBF for the years ended 2019, 2018 and 2017 were \$499, \$604 and \$594, respectively, which equaled the required contributions each year.

Schedule of Contribution Rates
(RETIREE-only portion of the rate)

Plan/ Calendar Year	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
2017	0.04%	0.04%	100.0%
2018	0.04%	0.04%	100.0%
2019	0.03%	0.03%	100.0%

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

Total OPEB Liability

The City's Postemployment Benefits Other Than Pensions Liability (OPEB) was measured as of December 31, 2018, and the Total OPEB Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total OPEB Liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5% to 10.5%, including inflation per year
Discount rate	3.71%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68

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.

Discount Rate:

The discount rate used to measure the Total OPEB Liability was 3.71%. The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2018.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

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

The following presents the total OPEB liability of the City, calculated using the discount rate of 3.71%, as well as what the City's total OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (2.71%) or 1-percentage-point higher (4.71%) than the current rate:

1% Decrease (2.71%)	Current Single Rate Assumption 3.71%	1% Increase (4.71%)
\$ 98,669	\$ 81,560	\$ 68,375

Changes in the Total OPEB Liability:

	Total OPEB Liability
Balance at 12/31/17	\$ 83,143
Changes for the year:	
Service Cost	5,633
Interest	2,835
Difference between expected and actual experience	(3,188)
Changes of assumptions	(6,254)
Benefit payments	(609)
Net changes	(1,583)
Balance at 12/31/18	\$ 81,560

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

For the year ended September 30, 2019, the City recognized OPEB expense of \$8,085.

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

At September 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Contributions subsequent to measurement date	\$ 334	-
Differences between expected and actual economic experience	-	(2,649)
Changes in assumptions	-	(446)
Total	<u><u>\$ 334</u></u>	<u><u>\$ (3,095)</u></u>

The City reported \$334 as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net OPEB liability for the year ending September 30, 2020.

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

Year ended December 31:		
2019	\$	(383)
2020		(383)
2021		(383)
2022		(479)
2023		(1,467)
Thereafter		-
	<u><u>\$</u></u>	<u><u>(3,095)</u></u>

City of Magnolia, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2019

F. Restatement

The City has restated the beginning fund balance and net position of governmental activities due to the classification of a special revenue fund, a correction of accrued liabilities and the correction of accounting for special assessment receivables. The utility fund and business-type activities beginning net position has been restated to correct prior year accrued receivables. The restatement of beginning fund balances and net position are as follows:

	Governmental Activities	General Fund	Seized Property	Magnolia Ridge PID
Prior year ending net position/ fund balance as reported	\$ 4,268,969	\$ 809,629	\$ -	\$ (4,128)
Reclassification of special revenue fund	-	(20,217)	20,217	-
To correct accrued liabilities	(7,910)	(7,910)	-	-
To correct accounting for PID assessments	1,609,856	-	-	13,718
Restated beginning net position/fund balance	<u>\$ 5,870,915</u>	<u>\$ 781,502</u>	<u>\$ 20,217</u>	<u>\$ 9,590</u>

	Business-type Activities	Utility Fund
Prior year ending net position as reported	\$ 7,623,966	\$ 7,623,966
Correct revenues	(68,668)	(68,668)
Restated beginning net position	<u>\$ 7,555,298</u>	<u>\$ 7,555,298</u>

G. Subsequent Events

On November 21, 2019, the City issued the Tax and Revenue Certificates of Obligation, Series 2019, with a principal amount of \$11,255,000, due in annual installments through 2034, bearing an interest rate of 42.25%.

No other subsequent events occurred prior to May 1, 2020, the date the financial statements were issued.

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REQUIRED SUPPLEMENTARY INFORMATION

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City of Magnolia, Texas

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

For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property tax	\$ 374,980	\$ 374,980	\$ 379,426	\$ 4,446
Sales tax	1,182,794	1,182,794	1,257,607	74,813
Franchise tax	263,000	263,000	262,709	(291)
Licenses and permits	167,500	167,500	300,973	133,473
Fines and forfeitures	445,500	445,500	338,725	(106,775)
Intergovernmental	41,000	41,000	53,399	12,399
Other	11,300	18,800	2,803	(15,997)
Total Revenues	2,486,074	2,493,574	2,595,642	102,068
Expenditures				
Current:				
General government	824,051	835,352	826,375	8,977
Public safety	1,410,355	1,336,954	1,281,069	55,885
Municipal court	166,289	175,683	163,787	11,896
Parks and recreation	23,700	23,700	6,202	17,498
Public works	519,553	570,832	546,894	23,938
Debt service				
Principal	17,206	17,206	17,206	-
Capital outlay	-	36,907	36,907	-
Total Expenditures	2,961,154	2,996,634	2,878,440	118,194
Revenues Over (Under)	(475,080)	(503,060)	(282,798)	220,262
Other Financing Sources (Uses)				
Transfers in	466,326	490,142	483,307	(6,835)
Total Other Financing Sources	466,326	490,142	483,307	(6,835)
Net Change in Fund Balance	\$ (8,754)	\$ (12,918)	200,509	\$ 213,427
Beginning fund balance			781,502	
Ending Fund Balance			\$ 982,011	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with Generally accepted accounting principles (GAAP).

City of Magnolia, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
HB 445 FUND
For the Year Ended September 30, 2019

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Sales tax	\$ 300,000	\$ 314,805	\$ 14,805
Investment income	10,000	26,411	16,411
Total Revenues	<u>310,000</u>	<u>341,216</u>	<u>31,216</u>
<u>Expenditures</u>			
Current:			
Public works	300,000	30,004	269,996
Debt Service:			
Principal	4,301	4,301	-
Total Expenditures	<u>304,301</u>	<u>34,305</u>	<u>269,996</u>
Revenues Over (Under) Expenditures	<u>5,699</u>	<u>306,911</u>	<u>301,212</u>
Net Change in Fund Balance	<u>\$ 5,699</u>	<u>306,911</u>	<u>\$ 301,212</u>
Beginning fund balance		1,197,555	
Ending Fund Balance		<u>\$ 1,504,466</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Magnolia, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
RED LIGHT CAMERA FUND
For the Year Ended September 30, 2019

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Fines and forfeitures	346,774	\$ 462,456	\$ 115,682
Investment income	9,804	19,322	9,518
Total Revenues	356,578	481,778	125,200
<u>Expenditures</u>			
Current:			
Municipal court	202,194	167,522	34,672
Total Expenditures	202,194	167,522	34,672
Revenues Over (Under) Expenditures	154,384	314,256	159,872
<u>Other Financing (Uses)</u>			
Transfers (out)	(161,791)	(165,875)	(4,084) *
Net Change in Fund Balance	(7,407)	148,381	\$ 155,788
Beginning fund balance		590,441	
Ending Fund Balance		\$ 738,822	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* Expenditures exceeded appropriations at the legal level of control.

City of Magnolia, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS

Years Ended:

	12/31/2018	12/31/2017	12/31/2016	12/31/2015
Total pension liability				
Service cost	\$ 122,714	\$ 119,672	\$ 114,422	\$ 96,479
Interest	91,715	84,849	76,723	69,300
Changes in benefit terms	-	-	-	-
Differences between expected and actual experience	(12,844)	(34,753)	(15,923)	(2,727)
Changes of assumptions	-	-	-	35,788
Benefit payments, including refunds of participant contributions	(75,758)	(63,386)	(51,552)	(70,779)
Net change in total pension liability	125,827	106,382	123,670	128,061
Total pension liability - beginning	1,335,260	1,228,878	1,105,208	977,147
Total pension liability - ending (a)	1,461,087	1,335,260	1,228,878	1,105,208
Plan fiduciary net position				
Contributions - employer	\$ 27,709	\$ 27,697	\$ 19,422	\$ 14,956
Contributions - members	91,350	88,865	84,444	73,555
Net investment income	(44,753)	175,414	76,847	1,650
Benefit payments, including refunds of participant contributions	(75,758)	(63,386)	(51,552)	(70,779)
Administrative expenses	(864)	(908)	(868)	(1,005)
Other	(44)	(47)	(47)	(48)
Net change in plan fiduciary net position	(2,360)	227,635	128,246	18,329
Plan fiduciary net position - beginning	1,492,476	1,264,841	1,136,595	1,118,266
Plan fiduciary net position - ending (b)	\$ 1,490,116	\$ 1,492,476	\$ 1,264,841	\$ 1,136,595
Fund's net pension liability (asset) - ending (a) - (b)	\$ (29,029)	\$ (157,216)	\$ (35,963)	\$ (31,387)
Plan fiduciary net position as a percentage of the total pension liability	102%	112%	103%	103%
Covered payroll	\$ 1,522,504	\$ 1,481,084	\$ 1,407,400	\$ 1,225,915
Fund's net position as a percentage of covered payroll	(1.91%)	(10.61%)	(2.56%)	(2.56%)

Notes to schedule:

1) This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

12/31/2014 ¹

\$ 82,332

62,683

-

4,254

-

(52,845)

96,424

880,723

977,147

\$ -

73,393

59,442

(52,845)

(621)

(51)

79,318

1,038,948

\$ 1,118,266

\$ (141,119)

114%

\$ 1,223,213

(11.54%)

City of Magnolia, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Fiscal Years Ended:

	<u>9/30/2019</u>	<u>9/30/2018</u>	<u>9/30/2017</u>	<u>9/30/2016</u>
Actuarially determined contributions	\$ 26,113	\$ 27,653	\$ 25,798	\$ 18,541
Contributions in relation to the actuarially determined contribution	<u>26,113</u>	<u>27,653</u>	<u>25,798</u>	<u>18,541</u>
Contribution deficiency (excess)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Annual covered payroll	\$ 1,526,557	\$ 1,510,115	\$ 1,485,643	\$ 1,388,282
Contributions as a percentage of covered payroll	1.71%	1.83%	1.74%	1.34%

1) This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

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	2.5%
Salary Increases	3.50% to 10.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of 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 male 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.

9/30/2015 ¹

\$ 10,247

10,247

-

\$ 1,167,468

0.88%

City of Magnolia, Texas

SCHEDULE OF CHANGES IN POSTEMPLOYMENT BENEFITS OTHER THAN PENSION (OPEB) LIABILITY AND RELATED RATIOS TEXAN MUNICIPAL RETIREMENT SYSTEM

Years Ended:

	<u>12/31/2018</u>	<u>12/31/2017</u> ¹
Total OPEB liability		
Service cost	\$ 5,633	\$ 4,888
Interest	2,835	2,689
Changes in benefit terms	-	-
Differences between expected and actual experience	(3,188)	-
Changes of assumptions	(6,254)	7,176
Benefit payments, including refunds of participant contributions	(609)	(592)
Net changes	<u>(1,583)</u>	<u>14,161</u>
Total OPEB liability - beginning	<u>83,143</u>	<u>68,982</u>
Total OPEB liability - ending	<u><u>\$ 81,560</u></u>	<u><u>\$ 83,143</u></u> ²
 Covered payroll	 \$ 1,522,504	 \$ 1,481,084
Total OPEB Liability as a percentage of covered payroll	5.36%	5.61%

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

² No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

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

City of Magnolia, Texas
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2019

	Hotel/Motel Occupancy Tax	Municipal Court Security Fund	Municipal Court Technology Fund
<u>Assets</u>			
Cash and cash equivalents	\$ 72,899	\$ 59,806	\$ 5,523
Total Assets	\$ 72,899	\$ 59,806	\$ 5,523
<u>Liabilities</u>			
Accounts payable	\$ 159	\$ -	\$ 866
Due to other funds	-	-	-
Total Liabilities	159	-	866
<u>Fund Balances</u>			
Restricted for:			
Municipal Court	-	59,806	4,657
Tourism	72,740	-	-
Seized Property	-	-	-
Unassigned	-	-	-
Total Fund Balances	72,740	59,806	4,657
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 72,899	\$ 59,806	\$ 5,523

Seized Property	Judicial Efficiency	Capital Projects	Total
\$ 19,621	\$ 2,353	\$ -	\$ 160,202
<u>\$ 19,621</u>	<u>\$ 2,353</u>	<u>\$ -</u>	<u>\$ 160,202</u>
\$ -	\$ -	\$ -	\$ 1,025
-	-	178,177	178,177
<u>-</u>	<u>-</u>	<u>178,177</u>	<u>179,202</u>
-	2,353	-	66,816
-	-	-	72,740
19,621	-	-	19,621
-	-	(178,177)	(178,177)
<u>19,621</u>	<u>2,353</u>	<u>(178,177)</u>	<u>(19,000)</u>
<u>\$ 19,621</u>	<u>\$ 2,353</u>	<u>\$ -</u>	<u>\$ 160,202</u>

City of Magnolia, Texas
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	Hotel/Motel Occupancy Tax	Municipal Court Security Fund	Municipal Court Technology Fund
<u>Revenues</u>			
Hotel occupancy tax	\$ 42,515	\$ -	\$ -
Contributions and donations	6,373	-	-
Fines and forfeitures	-	6,085	10,548
Total Revenues	<u>48,888</u>	<u>6,085</u>	<u>10,548</u>
<u>Expenditures</u>			
Current:			
General government	-	-	-
Municipal court	-	5,504	13,011
Tourism	58,088	-	-
Capital outlay	-	-	-
Total Expenditures	<u>58,088</u>	<u>5,504</u>	<u>13,011</u>
Revenues Over (Under) Expenditures	<u>(9,200)</u>	<u>581</u>	<u>(2,463)</u>
Net Change in Fund Balances	<u>(9,200)</u>	<u>581</u>	<u>(2,463)</u>
Beginning fund balances	81,940	59,225	7,120
Ending Fund Balances	<u><u>\$ 72,740</u></u>	<u><u>\$ 59,806</u></u>	<u><u>\$ 4,657</u></u>

Seized Property	Judicial Efficiency	Capital Projects	Total
\$ -	\$ -	\$ -	\$ 42,515
-	-	-	6,373
5,466	532	-	22,631
<u>5,466</u>	<u>532</u>	<u>-</u>	<u>71,519</u>
6,062	-	-	6,062
-	240	-	18,755
-	-	-	58,088
-	-	83,356	83,356
<u>6,062</u>	<u>240</u>	<u>83,356</u>	<u>166,261</u>
<u>(596)</u>	<u>292</u>	<u>(83,356)</u>	<u>(94,742)</u>
(596)	292	(83,356)	(94,742)
20,217	2,061	(94,821)	75,742
<u>\$ 19,621</u>	<u>\$ 2,353</u>	<u>\$ (178,177)</u>	<u>\$ (19,000)</u>

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OTHER SUPPLEMENTARY INFORMATION

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City of Magnolia, Texas

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

For the Year Ended September 30, 2019

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Property tax	\$ 616,486	\$ 614,294	\$ (2,192)
Investment income	1,000	2,363	1,363
Total Revenues	617,486	616,657	(829)
<u>Expenditures</u>			
Debt Service:			
Principal	82,500	82,500	-
Interest and fiscal charges	47,548	47,548	-
Total Expenditures	130,048	130,048	-
Revenues Over (Under) Expenditures	487,438	486,609	(829)
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(486,438)	(486,438)	-
Total Other Financing Sources	(486,438)	(486,438)	-
Net Change in Fund Balance	\$ 1,000	171	\$ (829)
Beginning fund balance		625,828	
Ending Fund Balance		\$ 625,999	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Magnolia, Texas
BALANCE SHEET
DISCRETELY PRESENTED COMPONENT UNITS
September 30, 2019

	<u>4A Economic Development</u>	<u>4B Community Development</u>	<u>Total</u>
<u>Assets</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 1,308,510	\$ 654,324	\$ 1,962,834
Receivables, net	109,515	54,758	164,273
Total Current Assets	<u>1,418,025</u>	<u>709,082</u>	<u>2,127,107</u>
Total Assets	<u>1,418,025</u>	<u>709,082</u>	<u>2,127,107</u>
<u>Liabilities</u>			
<u>Current Liabilities</u>			
Accounts payable and accrued liabilities	154,854	79,551	234,405
Total Liabilities	<u>154,854</u>	<u>79,551</u>	<u>234,405</u>
<u>Fund Balances</u>			
Restricted for:			
Economic development	1,263,171	-	1,263,171
Municipal development	-	629,531	629,531
Total Fund Balances	<u>1,263,171</u>	<u>629,531</u>	<u>1,892,702</u>
Total Liabilities and Fund Balances	<u>\$ 1,418,025</u>	<u>\$ 709,082</u>	<u>\$ 2,127,107</u>

See Notes to Financial Statements.

City of Magnolia, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION DISCRETELY PRESENTED COMPONENT UNITS

September 30, 2019

Fund Balances	\$ 1,892,702
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Adjustments for the Statement of Net Position:

Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.

Capital assets - non-depreciable	1,061,825
Capital assets - net depreciable	2,741,974

Some liabilities, including bonds payable and deferred charges, are not reported as liabilities in the governmental funds.

Accrued interest payable	(4,503)
Non-current liabilities due in one year	(245,000)
Non-current liabilities due in more than one year	(1,085,000)

Net Position of the Discretely Presented Component Units	\$ 4,361,998
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City of Magnolia, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DISCRETELY PRESENTED COMPONENT UNITS

For the Year Ended September 30, 2019

	4A Economic Development	4B Community Development	Total
<u>Revenues</u>			
Sales taxes	\$ 623,466	\$ 311,733	\$ 935,199
Investment income	37,639	16,113	53,752
Other revenues	36,252	28,523	64,775
Total Revenues	697,357	356,369	1,053,726
<u>Expenditures</u>			
Economic development	45,951	-	45,951
Park development	-	319,124	319,124
Debt Service:			
Principal	678,667	-	678,667
Interest and fiscal charges	78,432	-	78,432
Total Expenditures	803,050	319,124	1,122,174
Excess of Revenues Over (Under) Expenditures	(105,693)	37,245	(68,448)
Net Change in Fund Balances	(105,693)	37,245	(68,448)
Beginning fund balances	1,368,864	592,286	1,961,150
Ending Fund Balances	\$ 1,263,171	\$ 629,531	\$ 1,892,702

See Notes to Financial Statements.

City of Magnolia, Texas
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF THE DISCRETELY PRESENTED
COMPONENT UNITS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

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

Net changes in fund balances	\$	(68,448)
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Depreciation expense		(167,108)
Adjustment for disposal of capital assets		(15,847)

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

Accrued interest		2,064
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The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal payments		678,667
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Change in Net Position of the Discretely Presented Component Units	\$	429,328
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