

**CITY OF ALAMO HEIGHTS, TEXAS**

**ANNUAL COMPREHENSIVE FINANCIAL REPORT**

**FOR THE FISCAL YEAR ENDED**  
**SEPTEMBER 30, 2022**



Prepared by:  
Administration and Finance Department  
Buddy Kuhn, City Manager  
Phil Laney, Assistant City Manager  
Robert Galindo, Director of Finance



**CITY OF ALAMO HEIGHTS, TEXAS**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**For the year ended September 30, 2022**

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## **INTRODUCTORY SECTION**





City of Alamo Heights  
6116 Broadway  
SAN ANTONIO, TEXAS 78209  
210-822-3331



April 24, 2023

To the Honorable Mayor, Members of the City Council, and the Citizens of the City of Alamo Heights, Texas:

The Annual Comprehensive Financial Report (ACFR) of the City of Alamo Heights, Texas (City) for the year ended September 30, 2022 is hereby submitted. The report has been coordinated by the City's Administration and Finance Department. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

ABIP, Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Alamo Heights financial statements for the year ended September 30, 2022. The independent auditor's report is located at the front of the financial section of this report.

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

This report includes all activities, functions, and organizations that relate to the City and are controlled by its governing body, the City Council.

#### PROFILE OF THE GOVERNMENT

The City of Alamo Heights, incorporated in 1922, operates under a Council-Manager form of government. Policymaking and legislative authority are vested in a governing council consisting of a mayor and five council members. All council members and the mayor are elected-at-large for staggered two-year terms.

Under the council-manager form of government, the city council is responsible for the legislative function of the City such as establishing policy, passing local ordinances, voting appropriations, and developing an overall vision for the City. The city council appoints a professional manager to oversee the administrative operations, implement its policies, and advise it.

The city manager serves as chief executive officer and is responsible for carrying out the policies and ordinances, for overseeing the day-to-day operations of the city government, planning and budgetary management.

The City prides itself on the quality of its service delivery to its residents. In the future, residents can continue to expect to receive prompt, courteous service from city staff.

## LOCAL ECONOMY

The City is located within the San Antonio metropolitan area, completely surrounded by the City of San Antonio, the seventh largest city in the country, and other small municipalities. Most of the revenues for the City of Alamo Heights are not from tourism, which is a major revenue source for the San Antonio area. Property taxes constitute the majority of general fund revenues, representing 50 percent of general fund revenues. The City's revenue sources remained strong through the entire Fiscal Year ending September 30, 2022.

Despite its inclusion in such a major urban setting, Alamo Heights has retained its small town charm, recognized for its quiet residential streets and graceful older homes. Due to this factor, as well as the outstanding area schools, the City of Alamo Heights has long been considered one of the most desirable residential locations in the metropolitan area.

Zoning requirements that limit commercial development to two main thoroughfares and adopted Residential Development Standards enhance the primarily residential character of the City. Restrictions are also placed on the types of activities allowed. The most typical commercial activities are specialty retail stores, professional offices, restaurants and banks. The City has no industrial activity.

## FINANCIAL INFORMATION

### **Budgetary Controls**

The City adopts a budget for the general fund, debt service fund, capital projects fund, capital replacement fund, street maintenance fund, comprehensive fund and the utility fund on an annual basis. Revenues are budgeted by fund, while expenditures are budgeted by department within the fund. The legal level of budgetary control (i.e., the level at which management must seek the approval of City Council before amending the budget) is the citywide level. This means that the City Manager has the authority to move amounts between line items within a department and from one department to another. These transfers cannot have the net effect of increasing total budgeted expenditures. Each department head is responsible for monitoring departmental expenditures on an ongoing basis. Formal reports with budget to actual comparisons are presented to the city council quarterly.

### **Financial Policy**

The emergency reserve for the General Fund should equal 35% of the departmental operating allocations. For the Utility Fund, working capital should equal 20% of operating allocations. The emergency reserve should only be utilized if the city council deems it absolutely necessary to address some unforeseen and extraordinary occurrence such as a natural disaster, catastrophic loss or significant change in financial position. The city manager serves as chief executive officer and is responsible for carrying out the policies and ordinances, for overseeing the day-to-day operations of the city government, planning and budgetary management.

## **Debt Policy**

The City issues debt for the purpose of financing long-term infrastructure capital improvements. Infrastructure, as referred to by the City, means economic externalities essentially required to be provided by government to support a community's basic human needs, economic activity, safety, education, and quality of life. Types of debt that can be issued by the City include ad valorem tax-supported bonds and/or certificates of obligation. Adherence to conservative financial management has allowed the City to meet its financing needs while at the same time maintaining its excellent financial reputation. The city debt policy to limit debt to 1% of assessed property valuations.

Certificates of obligation in the amount of \$7.5 million were sold in 2007 at an interest rate of 3.99% to acquire a new firefighting and rescue apparatus; make repairs, extensions and improvements to the City's water system and sanitary sewer system; construct street and sidewalk improvements; fund storm water drainage master plan; repair, modify and renovate various City facilities and pay professional services related to such projects.

In November of 2011, citizens voted to issue \$6.3 million in General Obligation Bonds for the purpose of demolishing and replacing and in certain cases renovating, the City's existing public safety and administrative facilities in order to construct new City Hall facilities. On February 1, 2012 the bonds rated a AA+ were sold at a true interest rate of 2.165%. On April 7, 2014 Standard and Poors upgraded the rating to AAA stable.

In June 2016, the City issued GO Refunding Bonds in the amount of \$2.975 million for the remaining portion of the 2007 Certificates of Obligation callable in August 2017. The interest rates were very low and the City realized net present value savings of \$195,355. The General Fund balance of the outstanding 2016 Refunding was paid off in August of 2020.

Because interest rates were very competitive in October 2020, the City issued 2020 Refunding Bonds for \$4,530,000 of the remaining 2012 G.O. bonds and net present savings were \$265,781. The city maintained its AAA bond rating from Standard and Poors.

The City of Alamo Heights voters approved the issuance of \$13.250 million in General Obligation Taxable Bonds for the Lower Broadway/Austin Highway improvement project. The bonds were issued in July 2021.

## **Relevant Financial Policies**

Maintenance and improvement of the City's infrastructure is a priority of the City Council. A 20-year Street Maintenance Plan was developed which allows for the proper maintenance of every City street over a 20-year period. The City's annual Street Maintenance Plan includes several major street projects.

In November 2008 voters approved a ¼ cent sales tax for a 4-year period to fund street maintenance. A Street Maintenance Fund was created to account for the revenues and expenditures associated with the maintenance of city streets. The voters reauthorized this tax in November 2016. Residents voted to approve an additional ¼ cent sales tax in May 2017 for a total of a ½ cent sales tax dedicated for street maintenance. The ½ cent dedicated street maintenance tax was re-authorized by voters in May 2021.

In fiscal year 2010 the City established a Capital Replacement Fund to account for all of the revenues and expenditures associated with the replacement of vehicles and major capital equipment purchases. A schedule of equipment needs was established and is reviewed annually along with the budget making any necessary additions or deletions from the schedule.

### **Long-Term Financial Planning**

The City is committed to continue funding its capital program on a pay-as-you-go basis. Transfers to the Street Maintenance Fund and the Capital Replacement Fund from the General Fund play a significant role in short-term and long-term financial strategies. Each year during the budget process the 20-year Street Maintenance Program is reviewed and revised for the coming year along with the 10-year Capital Replacement Program. Revenue and expense projections for the current year provide staff and council with the necessary information to determine the amount to be transferred to these plans for the current year and budgeted transfers for the coming year.

In an effort to provide the high-quality services to our utility customers, an ongoing program in the utility fund provides a minimum of two percent (2%) of the total replacement value of the water distribution system in improvements as well as two percent (2%) of the total replacement of the sanitary sewer system budgeted for improvements. This is done in coordination with the street maintenance program in an effort to minimize traffic disruption and disturbing streets.

### **MAJOR INITIATIVES**

Each year, the City's management team, in association with the city council, creates and presents to the full city council, for their consideration and approval, a Strategic Action Plan that establishes action steps that are adopted to be accomplished during the next fiscal year. The Strategic Action Plan serves as a baseline for the formulation of the Annual Budget and each action step is assigned to individual city departments to be accomplished and to specific city council committees for review.

During the 2021-2022 fiscal year, the City continued a number of strategic initiatives, the most significant of these are:

- Continued funding of street maintenance and sidewalks
- Installation of water mains by City staff to address water and waste water separation compliance mandated by Texas Commission on Environmental Quality (TCEQ)
- Continued study of Economic Development Plans
- Continued collaboration with other agencies for the Austin Highway/Lower Broadway Improvement Project

Further refinement of the plan and implementation will occur in the next fiscal year. Major projects identified in the planning process include infrastructure needs related to water, sewer, streets, drainage and facilities.

## AWARDS AND ACKNOWLEDGEMENTS

### **Certificate of Achievement**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Alamo Heights for its annual comprehensive financial report for the twelve months ended September 30, 2021. This was the twenty-fifth consecutive period that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

### **Acknowledgements**

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the administrative department. I would like to express my sincere appreciation to Robert Galindo, Director of Finance, for his leadership on this project and all members of the leadership team who assisted and contributed to the preparation of this report.

Respectfully submitted,

*Buddy Kuhn*

Buddy Kuhn  
City Manager





Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Alamo Heights  
Texas**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2021

*Christopher P. Morill*

Executive Director/CEO

**CITY OF ALAMO HEIGHTS, TEXAS**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**For the year ended September 30, 2022**

**CITY OFFICIALS**

Mayor	Bobby Rosenthal
Council Members	Lawson Jessee, Mayor Pro-Tem Wes Sharples Blake M. Bonner Lynda Billa Burke John Savage
City Manager	Buddy Kuhn
Assistant City Manager	Phil Laney
City Secretary	Elsa T. Robles, TRMC
City Attorney - Davidson Troilo Ream and Garza	Frank Garza
Director of Finance	Robert Galindo
Community Development Director	Lety Hernandez
Public Works Director	Patrick Sullivan
Fire Chief	Michael Gdovin
Police Chief	Rick Pruitt



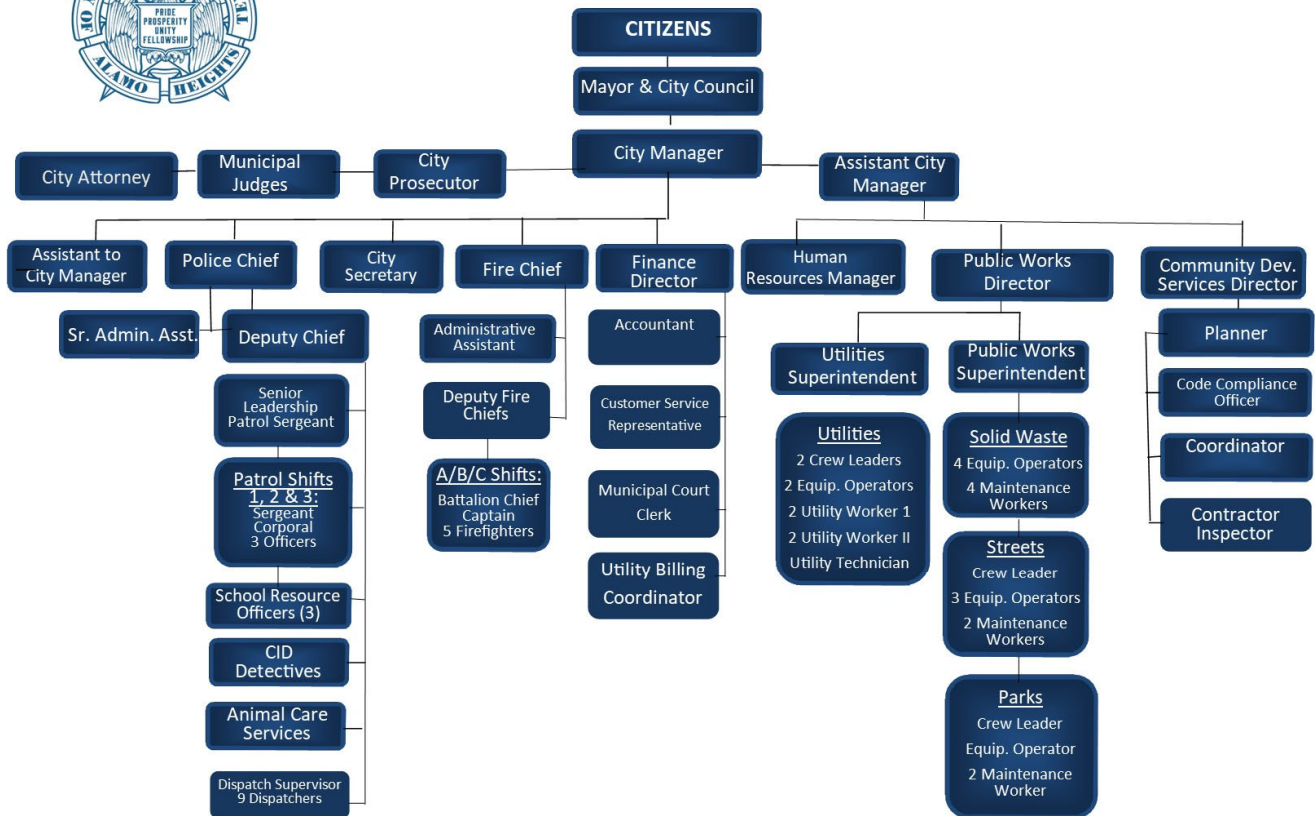
**CITY OF ALAMO HEIGHTS, TEXAS**

**ANNUAL COMPREHENSIVE FINANCIAL REPORT**

**For the year ended September 30, 2022**



*CITY OF ALAMO HEIGHTS ORGANIZATIONAL CHART*





## **FINANCIAL SECTION**



## **INDEPENDENT AUDITOR'S REPORT**

To the Honorable Mayor and  
Members of the City Council  
City of Alamo Heights, Texas

### **Opinion**

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

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

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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

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

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

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

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of changes in net pension liability and related ratios, schedule of changes in other postemployment benefits (OPEB) liability and related ratios, and related schedules of contributions for net pension and OPEB liabilities be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Government 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.

## **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 introductory section, combining and individual non-major fund financial statements, non-major funds schedule of revenue, expenditures, and changes in fund balance-budget and actual, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

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

### **Other Information**

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

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

ABIP, PC

San Antonio, Texas  
April 24, 2023





## **CITY OF ALAMO HEIGHTS, TEXAS**

### **MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**

**For the year ended September 30, 2022**

As management of the City of Alamo Heights, Texas, (the City), readers are offered the City's financial statements, this narrative overview, and analysis of the City's financial activities for year ending September 30, 2022. The City encourages readers to consider the information presented here in conjunction with additional information that has been furnished in the letter of transmittal, which can be found in the introductory section of this report.

#### **Financial Highlights**

- Property tax revenue was \$7,367,499 and increased by more than 15.34% from last year. The increase was due to an increase in the appraised property values.
- Investments of the City are governed by the Public Funds Investment Act and are limited to interest-earning bank accounts, mutual funds, obligations of the United States government, statewide investment pools, and certificates of deposit. Investment earnings for the year ended September 30, 2022 was \$223,413 as compared to \$15,393 for the year ended September 30, 2021. This increase was the result of increasing interest rates.
- The City's change in net position which includes all activity types increased this year by \$3,297,582.

#### **Overview of the Financial Statements**

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

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, using accounting methods similar to a private-sector business. These statements include all assets and liabilities on the accrual basis of accounting. All current year revenues and expenses are taken into account regardless of when the cash is received or paid.

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

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements should distinguish functions of the City that are principally supported by the City's taxing units and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, streets, sanitation, planning and development and parks and recreation. The business-type activity of the City is comprised of the utility operations. The City is the primary government and has no component units.

### **Fund Financial Statements**

Traditional users of government financial statements will find the fund financial statement presentation more familiar. Fund financial statements provide more information about the City's most significant funds – not the City as a whole.

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

#### **Governmental Funds**

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

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

The City maintains the following governmental funds: a general fund, eight special revenue funds, three capital projects funds, and a debt service fund. These funds are presented in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances.

The City adopts an annual budget for the general fund, debt service fund, capital projects fund, street maintenance fund, comprehensive plan fund, and capital replacement fund. Budgetary comparison schedules have been provided as supplemental information to demonstrate compliance with this budget.

#### **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 the enterprise fund to account for its utility operations.

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

## Notes to the Financial Statements

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

### Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplemental information concerning the City's progress in funding its obligation to provide pension benefits to its employees and a budgetary comparison schedule.

### **Government-Wide Financial Analysis**

#### Statement of Net Position

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. In the City's case, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$26,213,344 at September 30, 2022. Of this amount, \$7,480,319 or approximately 28% represents unrestricted net position available to the City for operations.

The City's capital assets represent investments in land, buildings and improvements, furniture, office equipment, computers, infrastructure and the utility system. Approximately 34% of total assets represent capital assets. The City uses these capital assets to provide services to the taxing units and the citizens and property owners of Alamo Heights; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Further, at year end, the City ended with \$28,475,506, or approximately 46% of total assets, in unrestricted cash and cash equivalents and investments, which represent adequate liquidity compared to total assets of \$61,838,060. Long-term liabilities amounted to \$21,146,592, which represents net pension liability, other postemployment benefits liability, certificates of obligations, general obligations, premiums on bonds, capital lease, and amounts accrued for compensated absences.

#### Statement of Net Position

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2022	2021	2022	2021	2022	2021
<b>Assets</b>						
Other assets	\$ 37,022,395	\$ 25,981,994	\$ 3,780,846	\$ 3,503,771	\$ 40,803,241	\$ 29,485,765
Capital assets	<u>12,163,486</u>	<u>11,366,311</u>	<u>8,871,333</u>	<u>8,895,764</u>	<u>21,034,819</u>	<u>20,262,075</u>
Total assets	<u>49,185,881</u>	<u>37,348,305</u>	<u>12,652,179</u>	<u>12,399,535</u>	<u>61,838,060</u>	<u>49,747,840</u>
Deferred outflows of resources	<u>1,007,382</u>	<u>722,235</u>	<u>133,357</u>	<u>114,434</u>	<u>1,140,739</u>	<u>836,669</u>
<b>Liabilities</b>						
Long-term liabilities						
Due within one year	1,038,612	923,857	139,944	139,944	1,178,556	1,063,801
Due in more than one year	20,071,092	22,230,413	1,075,500	1,350,758	21,146,592	23,581,171
Other liabilities	<u>2,935,973</u>	<u>1,625,798</u>	<u>257,010</u>	<u>445,938</u>	<u>3,192,983</u>	<u>2,071,736</u>
Total liabilities	<u>24,045,676</u>	<u>24,780,068</u>	<u>1,472,454</u>	<u>1,936,640</u>	<u>25,518,130</u>	<u>26,716,708</u>
Deferred inflows of resources	<u>11,068,493</u>	<u>856,836</u>	<u>178,832</u>	<u>95,203</u>	<u>11,247,325</u>	<u>952,039</u>
<b>Net position</b>						
Net investment in capital assets	10,055,717	6,881,496	8,132,553	8,019,228	18,188,270	14,900,724
Restricted	544,755	581,091	-	-	544,755	581,091
Unrestricted	<u>4,478,622</u>	<u>4,971,049</u>	<u>3,001,697</u>	<u>2,462,898</u>	<u>7,480,319</u>	<u>7,433,947</u>
Total net position	<u>\$ 15,079,094</u>	<u>\$ 12,433,636</u>	<u>\$ 11,134,250</u>	<u>\$ 10,482,126</u>	<u>\$ 26,213,344</u>	<u>\$ 22,915,762</u>

## Statement of Activities

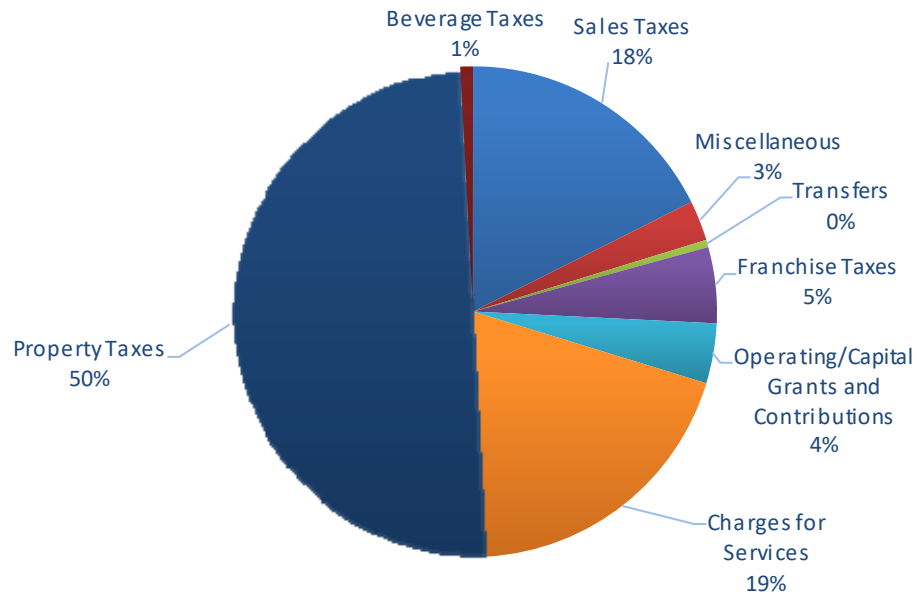
At September 30, 2022, the governmental activities ended with an overall increase in net position of \$2,645,458. Property taxes account for approximately 50% of governmental activities revenues and increased in the current year due to increase property tax valuations.

The net position in the business-type activities increased by \$652,124. The net position provides for the operation and maintenance of the City's water distribution and sanitary sewer systems and for the provision of water and sewer services to its customers.

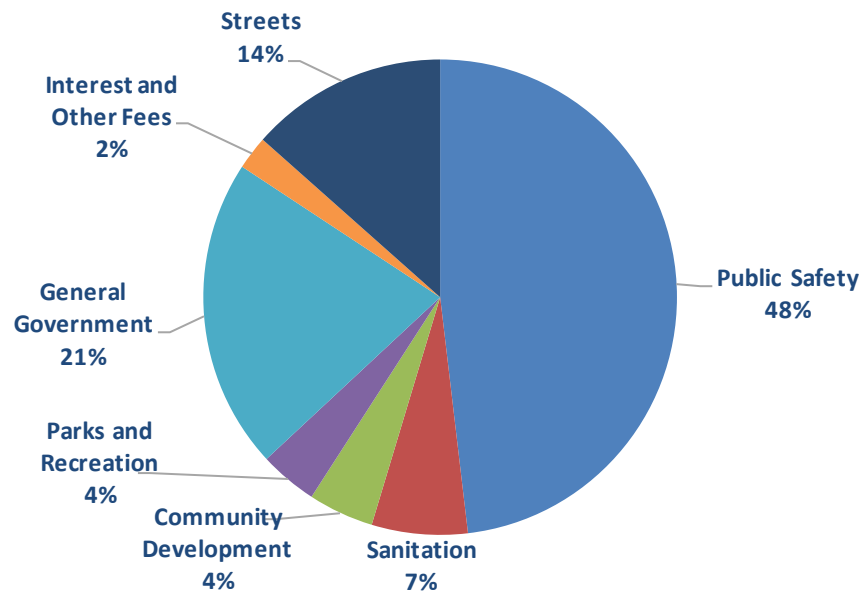
## Changes in Net Position

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2022	2021	2022	2021	2022	2021
REVENUES						
Program revenues:						
Charges for services	\$ 2,873,120	\$ 2,564,120	\$ 4,510,486	\$ 4,383,508	\$ 7,383,606	\$ 6,947,628
Operating grants and contributions	581,177	64,251	-	-	581,177	64,251
General revenues:						
Property taxes	7,367,499	6,892,837	-	-	7,367,499	6,892,837
Sales taxes	2,599,290	2,194,576	-	-	2,599,290	2,194,576
Franchise taxes	738,938	623,915	-	-	738,938	623,915
Beverage taxes	125,287	99,634	-	-	125,287	99,634
Unrestricted investment earnings	199,155	12,881	24,258	2,512	223,413	15,393
Miscellaneous	120,818	99,756	8,128	6,360	128,946	106,116
Sale of capital assets	70,952	-	-	-	70,952	-
Total revenues	<u>14,676,236</u>	<u>12,551,970</u>	<u>4,542,872</u>	<u>4,392,380</u>	<u>19,219,108</u>	<u>16,944,350</u>
EXPENSES						
General government	2,560,477	2,031,697	-	-	2,560,477	2,031,697
Public safety	5,823,134	5,529,038	-	-	5,823,134	5,529,038
Streets	1,631,039	1,264,934	-	-	1,631,039	1,264,934
Sanitation	792,239	742,085	-	-	792,239	742,085
Community development	541,601	555,975	-	-	541,601	555,975
Parks and recreation	477,851	477,915	-	-	477,851	477,915
Interest and other fees	275,238	276,822	-	-	275,238	276,822
Utility	-	-	3,819,947	3,572,976	3,819,947	3,572,976
Total expenses	<u>12,101,579</u>	<u>10,878,466</u>	<u>3,819,947</u>	<u>3,572,976</u>	<u>15,921,526</u>	<u>14,451,442</u>
Increase (decrease) in net position before transfers	2,574,657	1,673,504	722,925	819,404	3,297,582	2,492,908
TRANSFERS	<u>70,801</u>	<u>70,801</u>	<u>(70,801)</u>	<u>(70,801)</u>	<u>-</u>	<u>-</u>
Change in net position	2,645,458	1,744,305	652,124	748,603	3,297,582	2,492,908
NET POSITION – BEGINNING	<u>12,433,636</u>	<u>10,689,331</u>	<u>10,482,126</u>	<u>9,733,523</u>	<u>22,915,762</u>	<u>20,422,854</u>
NET POSITION – ENDING	<u>\$ 15,079,094</u>	<u>\$ 12,433,636</u>	<u>\$ 11,134,250</u>	<u>\$ 10,482,126</u>	<u>\$ 26,213,344</u>	<u>\$ 22,915,762</u>

### Revenues by Source – Governmental Activities



### Expenses by Function – Governmental Activities



## **Financial Analysis of the Governmental Funds**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

### **Governmental Funds**

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

The City reported the general fund, street maintenance fund, American Rescue Plan Act (ARPA) grant fund, and the capital projects fund as major governmental funds. The general fund is the chief operating fund of the City. The primary source of revenue in the general fund consists of property taxes. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$6,227,944 compared to \$5,770,612 in 2021, an increase of \$457,332. This change was due to the increase in ad valorem collections, sales, and franchise tax revenues during the year. The fund balance reflects a point in time and the effect of the tax cycle.

The City's capital projects fund had a change in fund balance of \$371,590 because the City transferred from the general fund \$415,000 to assist with project costs.

The City's street maintenance fund had a change in fund balance of \$(819,369) because the City expended \$1.8 million on capital outlay.

The City's ARPA grant fund had expenditures and revenue of \$418,547 from grant allowable expenditures.

The City's other governmental funds increased fund balance by \$119,270 during the fiscal year due primarily due to transfers from general fund. At September 30, 2022, \$544,755 was restricted for various other governmental activities.

### **Proprietary Funds**

As reported earlier, the primary function of the proprietary funds of the City is the utility operation. Revenues for proprietary funds amounted to \$4,542,872 and expenses were \$3,890,748. This resulted in a \$652,124 increase in net position. Primary cause of the increase in net position was due to an increase in charges for services as a result of an increase in consumption. Net position at year end was \$11,134,250.

### **General Fund Budgetary Highlights**

The revision in the budget were amounts to increase planning and development expenditures.

Total revenues were over budget by \$538,463 and expenditures were under budget by \$626,937. The savings in expenditures are across departments and mainly attributable to personnel turnover. Significant budgetary variances during the period ended September 30, 2022 included the following:

- A majority of the positive expense budget variance was attributed to personnel expense.

## Capital Assets

At the end of 2022, the City's investment in capital assets for its governmental and business-type activities was (net of accumulated depreciation) \$12,163,486 and \$8,871,333, respectively. This investment in capital assets includes land, construction in progress, buildings and improvements, furniture, office equipment, computers, infrastructure and the utility system. Depreciation expense for the year was \$1,746,990 and \$344,520 for governmental and business-type activities, respectively. For more detail on capital assets, refer to note 3 of the financial statements.

## Schedule of Change in Capital Assets

### Capital Assets (Net of Depreciation)

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2022	2021	2022	2021	2022	2021
Land	\$ 1,479,580	\$ 1,479,580	\$ -	\$ -	\$ 1,479,580	\$ 1,479,580
Water rights	-	-	1,003,124	1,043,024	1,003,124	1,043,024
Construction in progress	-	-	359,989	-	359,989	-
Buildings	6,330,004	6,564,267	-	-	6,330,004	6,564,267
Infrastructure	2,421,111	1,516,884	-	-	2,421,111	1,516,884
Improvements other than buildings	1,251,401	1,430,666	-	-	1,251,401	1,430,666
Furniture, fixtures, and equipment	668,903	374,914	98,985	140,556	767,888	515,470
Right to use asset	12,487	-	-	-	12,487	-
Utility system	-	-	7,409,235	7,712,184	7,409,235	7,712,184
Totals	<u>\$ 12,163,486</u>	<u>\$ 11,366,311</u>	<u>\$ 8,871,333</u>	<u>\$ 8,895,764</u>	<u>\$ 21,034,819</u>	<u>\$ 20,262,075</u>

## Long-Term Debt

The City's long-term debt consists of general obligation bonds and compensated absences.

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2022	2021	2022	2021	2022	2021
General obligation	\$ 16,285,000	\$ 17,135,000	\$ 725,000	\$ 860,000	\$ 17,010,000	\$ 17,995,000
Bond premium	554,466	599,815	42,268	50,721	596,734	650,536
Compensated absences	477,182	443,128	28,108	27,056	505,290	470,184
Total debt	<u>\$ 17,316,648</u>	<u>\$ 18,177,943</u>	<u>\$ 795,376</u>	<u>\$ 937,777</u>	<u>\$ 18,112,024</u>	<u>\$ 19,115,720</u>

Additional details about the City's long-term debt can be found in note 3 of the financial statements.

## Economic Factors

The economy in Alamo Heights, Texas is very stable because property tax, franchise tax and sales tax revenue make up 75% of the General Fund revenue. Property valuations have steadily increased and sales taxes are stable.

## **Request for Information**

This annual comprehensive financial report is designed to provide a general overview of the City'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 Robert Galindo, Director of Finance, 6116 Broadway, San Antonio, Texas, 78209.



## **BASIC FINANCIAL STATEMENTS**



# CITY OF ALAMO HEIGHTS, TEXAS

## STATEMENT OF NET POSITION

**September 30, 2022**

	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
<b>ASSETS</b>			
Cash and cash equivalents	\$ 25,403,470	\$ 2,593,768	\$ 27,997,238
Investments	-	478,268	478,268
Receivables - net of allowances for uncollectibles:			
Taxes	343,512	-	343,512
Accounts	856,545	642,589	1,499,134
Lease	9,559,211	-	9,559,211
Prepays	859,657	25,053	884,710
Restricted assets:			
Cash and cash equivalents	-	41,168	41,168
Capital assets not being depreciated			
Land	1,479,580	-	1,479,580
Water rights	-	1,003,124	1,003,124
Construction in progress	-	359,989	359,989
Capital assets - net of:			
Accumulated depreciation			
Buildings	6,330,004	-	6,330,004
Infrastructure	2,421,111	-	2,421,111
Improvements other than buildings	1,251,401	-	1,251,401
Utility system		7,409,235	7,409,235
Right to use assets	12,487		
Furniture, fixtures, and equipment	668,903	98,985	767,888
Total assets	<u>49,185,881</u>	<u>12,652,179</u>	<u>61,838,060</u>
<b>DEFERRED OUTFLOW OF RESOURCES</b>			
Deferred outflows - loss on refunding	63,557	28,488	92,045
Deferred outflows related to TMRS pension	871,983	96,887	968,870
Deferred outflows related to TMRS OPEB	71,842	7,982	79,824
Total deferred outflows of resources	<u>1,007,382</u>	<u>133,357</u>	<u>1,140,739</u>
<b>LIABILITIES</b>			
Accounts payable	1,050,632	167,393	1,218,025
Other payables	-	27,815	27,815
Accrued payroll	114,776	17,346	132,122
Accrued interest	46,302	3,288	49,590
Unearned revenues	1,724,263	-	1,724,263
Payable from restricted assets:			
Customer deposits	-	41,168	41,168
Long-term liabilities:			
Due within one year	1,038,612	139,944	1,178,556
Due in more than one year	16,290,480	655,432	16,945,912
Net pension liability	3,352,078	372,453	3,724,531
OPEB liability	428,534	47,615	476,149
Total liabilities	<u>24,045,676</u>	<u>1,472,454</u>	<u>25,518,130</u>
<b>DEFERRED INFLOW OF RESOURCES</b>			
Deferred inflows related to TMRS pension	1,576,181	175,131	1,751,312
Deferred inflows related to TMRS OPEB	33,316	3,701	37,017
Deferred inflows related to leases	9,458,996	-	9,458,996
Total deferred inflows of resources	<u>11,068,493</u>	<u>178,832</u>	<u>11,247,325</u>
<b>NET POSITION</b>			
Net investment in capital assets	10,055,717	8,132,553	18,188,270
Restricted for:			
Confiscated property	20,020	-	20,020
Court security	88,861	-	88,861
Community programs	7,363	-	7,363
Police training	33,185	-	33,185
Court technology	24,363	-	24,363
Animal services	11,619	-	11,619
Debt service	359,344	-	359,344
Unrestricted	4,478,622	3,001,697	7,480,319
Total net position	<u>\$ 15,079,094</u>	<u>\$ 11,134,250</u>	<u>\$ 26,213,344</u>

(The accompanying notes are an integral part of these financial statements)

# CITY OF ALAMO HEIGHTS, TEXAS

## STATEMENT OF ACTIVITIES

**Year ended September 30, 2022**

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES	
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS
Primary government			
Governmental activities:			
General government	\$ 2,560,477	\$ 942,682	\$ 579,296
Public safety	5,823,134	817,832	1,881
Streets	1,631,039	-	-
Sanitation	792,239	362,165	-
Community			
Development	541,601	750,441	-
Parks and recreation	477,851	-	-
Interest and other fees	<u>275,238</u>	<u>-</u>	<u>-</u>
Total governmental activities	12,101,579	2,873,120	581,177
Business-type activities:			
Utility	<u>3,819,947</u>	<u>4,510,486</u>	<u>-</u>
Total government	<u>\$ 15,921,526</u>	<u>\$ 7,383,606</u>	<u>\$ 581,177</u>

### General revenues

#### Taxes:

Property taxes

Sales taxes

Franchise taxes

Beverage taxes

Unrestricted investment earnings

Miscellaneous

Sale of capital assets

#### Transfers

Total general revenues and transfers

Change in net position

NET POSITION AT BEGINNING OF YEAR

NET POSITION AT END OF YEAR

(The accompanying notes are an integral part of these financial statements)

NET (EXPENSES) REVENUES AND  
CHANGE IN NET POSITION

GOVERNMENTAL ACTIVITIES	BUSINESS- TYPE ACTIVITIES	TOTAL
\$ (1,038,499)	\$ -	\$ (1,038,499)
(5,003,421)	-	(5,003,421)
(1,631,039)	-	(1,631,039)
(430,074)	-	(430,074)
208,840	-	208,840
(477,851)	-	(477,851)
<u>(275,238)</u>	<u>-</u>	<u>(275,238)</u>
(8,647,282)	-	(8,647,282)
<u>-</u>	<u>690,539</u>	<u>690,539</u>
<u>(8,647,282)</u>	<u>690,539</u>	<u>(7,956,743)</u>
7,367,499	-	7,367,499
2,599,290	-	2,599,290
738,938	-	738,938
125,287	-	125,287
199,155	24,258	223,413
120,818	8,128	128,946
70,952	-	70,952
<u>70,801</u>	<u>(70,801)</u>	<u>-</u>
<u>11,292,740</u>	<u>(38,415)</u>	<u>11,254,325</u>
2,645,458	652,124	3,297,582
<u>12,433,636</u>	<u>10,482,126</u>	<u>22,915,762</u>
<u>\$ 15,079,094</u>	<u>\$ 11,134,250</u>	<u>\$ 26,213,344</u>

# CITY OF ALAMO HEIGHTS, TEXAS

## BALANCE SHEET - GOVERNMENTAL FUNDS

**September 30, 2022**

	GENERAL FUND	STREET MAINTENANCE	ARPA GRANT	CAPITAL PROJECTS FUND
<b>ASSETS</b>				
Cash and cash equivalents	\$ 6,027,944	\$ 1,307,743	\$ 1,724,263	\$ 14,680,808
Receivables - net of allowances for uncollectibles				
Taxes, net	156,327	161,429	-	-
Accounts, net	856,545	-	-	-
Prepays	90,118	-	-	-
Lease receivable	9,559,211	-	-	-
Total assets	<u>\$ 16,690,145</u>	<u>\$ 1,469,172</u>	<u>\$ 1,724,263</u>	<u>\$ 14,680,808</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 156,691	\$ 862,849	\$ -	\$ 12,668
Accrued liabilities	194,308	-	-	-
Unearned revenue	-	-	1,724,263	-
Total liabilities	<u>350,999</u>	<u>862,849</u>	<u>1,724,263</u>	<u>12,668</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Taxes	150,597	-	-	-
Lease	9,458,996	-	-	-
Warrants	411,491	-	-	-
Total deferred inflows of resources	<u>10,021,084</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>				
Non-spendable - prepaids	90,118	-	-	-
Restricted for:				
Confiscated property	-	-	-	-
Court security	-	-	-	-
Community programs	-	-	-	-
Police training	-	-	-	-
Court technology	-	-	-	-
Capital projects	-			14,668,140
Animal services	-	-	-	-
Debt service	-	-	-	-
Committed for:				
Capital replacement	-	-	-	-
Street maintenance	-	606,323	-	-
Comprehensive plan	-	-	-	-
Assigned				
Unassigned	6,227,944	-	-	-
Total fund balances	<u>6,318,062</u>	<u>606,323</u>	<u>-</u>	<u>14,668,140</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 16,690,145</u>	<u>\$ 1,469,172</u>	<u>\$ 1,724,263</u>	<u>\$ 14,680,808</u>

(The accompanying notes are an integral part of these financial statements)

OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
\$ 1,662,712	\$ 25,403,470
25,756	343,512
-	856,545
769,539	859,657
-	9,559,211
<u>\$ 2,458,007</u>	<u>\$ 37,022,395</u>
\$ 18,424	\$ 1,050,632
-	194,308
-	1,724,263
<u>18,424</u>	<u>2,969,203</u>
24,673	175,270
-	9,458,996
-	411,491
<u>24,673</u>	<u>10,045,757</u>
769,539	859,657
20,020	20,020
88,861	88,861
7,363	7,363
33,185	33,185
24,363	24,363
-	14,668,140
11,619	11,619
359,344	359,344
659,980	659,980
-	606,323
440,636	440,636
-	6,227,944
<u>2,414,910</u>	<u>24,007,435</u>
<u>\$ 2,458,007</u>	<u>\$ 37,022,395</u>

**CITY OF ALAMO HEIGHTS, TEXAS**

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

**September 30, 2022**

TOTAL FUND BALANCES – TOTAL GOVERNMENTAL FUNDS \$ 24,007,435

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 12,163,486

Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds. 586,761

Accrued vacation leave payable is not due and payable in the current period and, therefore not reported in the funds. (397,650)

Long-term liabilities, which includes certificates of obligation bonds, general obligation bonds, premiums and capital lease payable, are not due and payable in the current period and, therefore, not reported in the funds. (16,851,909)

Net pension liability, other postemployment benefit liability, and related deferred inflows and outflows of resources are not due and payable in the current period and, therefore, not reported in the funds. (4,446,284)

Accrued interest payable on certificates of obligation are not due and payable in the current period and, therefore, not reported in the funds. (46,302)

Net position of governmental activities - statement of net position \$ 15,079,094

(The accompanying notes are an integral part of these financial statements)





**CITY OF ALAMO HEIGHTS, TEXAS**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -  
GOVERNMENTAL FUNDS**

**Year ended September 30, 2022**

	GENERAL FUND	STREET MAINTENANCE	ARPA GRANT
REVENUES			
Taxes	\$ 8,717,621	\$ 866,430	\$ -
Licenses and permits	750,441	-	-
Intergovernmental	612,323	-	412,274
Charges for services	1,254,195	-	-
Fines	206,225	-	-
Investment earnings	192,882	-	6,273
Miscellaneous	<u>86,101</u>	<u>51,403</u>	<u>-</u>
Total revenues	<u>11,819,788</u>	<u>917,833</u>	<u>418,547</u>
EXPENDITURES			
General government	2,018,513	-	301,235
Public safety	5,949,840	-	-
Streets	680,670	-	-
Sanitation	795,764	-	-
Planning and development	445,629	-	-
Parks and recreation	319,112	-	-
Capital outlay	5,200	1,887,202	117,312
Debt service:			
Principal	-	-	-
Interest and fiscal charges	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>10,214,728</u>	<u>1,887,202</u>	<u>418,547</u>
Excess of revenues over expenditures	<u>1,605,060</u>	<u>(969,369)</u>	<u>-</u>
OTHER FINANCING SOURCES (USES)			
Sale of assets	-	-	-
Transfer out	(1,210,376)	-	-
Transfer in	<u>70,801</u>	<u>150,000</u>	<u>-</u>
Total other financing sources (uses)	<u>(1,139,575)</u>	<u>150,000</u>	<u>-</u>
Net change in fund balances	465,485	(819,369)	-
FUND BALANCES – BEGINNING	<u>5,852,577</u>	<u>1,425,692</u>	<u>-</u>
FUND BALANCES – ENDING	<u><u>\$ 6,318,062</u></u>	<u><u>\$ 606,323</u></u>	<u><u>\$ -</u></u>

(The accompanying notes are an integral part of these financial statements)

CAPITAL PROJECTS FUND	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
\$ -	\$ 1,236,070	\$ 10,820,121
-	-	750,441
-	124,634	1,149,231
-	-	1,254,195
-	3,158	209,383
-	-	199,155
-	34,717	172,221
-	1,398,579	14,554,747
43,410	7,192	2,370,350
-	35,993	5,985,833
-	-	680,670
-	-	795,764
-	122,557	568,186
-	-	319,112
-	517,710	2,527,424
-	850,000	850,000
-	410,783	410,783
43,410	1,944,235	14,508,122
(43,410)	(545,656)	46,625
-	19,550	19,550
-	-	(1,210,376)
415,000	645,376	1,281,177
415,000	664,926	90,351
371,590	119,270	136,976
14,296,550	2,295,640	23,870,459
\$ 14,668,140	\$ 2,414,910	\$ 24,007,435

**CITY OF ALAMO HEIGHTS, TEXAS**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO  
THE STATEMENT OF ACTIVITIES**

**Year ended September 30, 2022**

NET CHANGE IN FUND BALANCES – TOTAL GOVERNMENTAL FUNDS \$ 136,976

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense (\$1,746,990) was less than capital outlay \$2,527,423. 780,433

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 101,940

The repayment of the principal of long-term debt consumes the current financial resources of governmental funds but has no effect on net position. 854,299

The amortization of bond premium and losses on refunding do not require the use of current financial resources, and therefore, are not reported in the funds. 108,906

Change in net pension liability, other postemployment benefits liability, and related deferred inflows and outflows do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. 664,644

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. (1,740)

Change in net position of governmental activities \$ 2,645,458

(The accompanying notes are an integral part of these financial statements)

**CITY OF ALAMO HEIGHTS, TEXAS**

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS**

**September 30, 2022**

ASSETS

Current assets:

Cash and cash equivalents	\$ 2,593,768
Investments	478,268
Receivables - net of allowance for uncollectibles	642,589
Restricted cash and cash equivalents:	
Customer deposits - restricted	41,168
Prepays	<u>25,053</u>
Total current assets	<u>3,780,846</u>

Noncurrent assets:

Capital assets:

Water rights	1,003,124
Construction in progress	359,989
Utility system	13,842,393
Furniture, fixtures, and equipment	<u>752,902</u>
Totals	15,958,408
Less: accumulated depreciation	<u>(7,087,075)</u>

Total capital assets - net of accumulated depreciation 8,871,333

Total noncurrent assets 8,871,333

Total assets 12,652,179

DEFERRED OUTFLOWS OF RESOURCES

Deferred outflow - loss on refunded debt	28,488
Deferred outflow - pension	96,887
Deferred outflow - OPEB	<u>7,982</u>
Total deferred outflows of resources	<u>133,357</u>

Total assets and deferred outflows of resources \$ 12,785,536

(The accompanying notes are an integral part of these financial statements)

**CITY OF ALAMO HEIGHTS, TEXAS**

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS**

**September 30, 2022**

**LIABILITIES**

**Current liabilities:**

Accounts payable	\$ 167,393
Accrued payroll	17,346
Customer deposits payable - restricted	41,168
Accrued interest payable	3,288
Unearned revenue	27,815
Compensated absences	4,944
Bonds payable due within one year	<u>135,000</u>
Total current liabilities	<u>396,954</u>

**Noncurrent liabilities:**

Net pension liability	372,453
OPEB liability	47,615
Compensated absences	23,164
Bonds payable due after one year	<u>632,268</u>
Total noncurrent liabilities	<u>1,075,500</u>

Total liabilities	<u>1,472,454</u>
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**DEFERRED INFLOWS OF RESOURCES**

Deferred inflow - pension	175,131
Deferred inflow - OPEB	<u>3,701</u>
Total inflows of resources	<u>178,832</u>

**NET POSITION**

Net investment in capital assets	8,132,553
Unrestricted	<u>3,001,697</u>
Total net position	<u>11,134,250</u>

Total liabilities, deferred inflows of resources, and net position	<u><u>\$ 12,785,536</u></u>
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(The accompanying notes are an integral part of these financial statements)

**CITY OF ALAMO HEIGHTS, TEXAS**

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

**Year ended September 30, 2022**

OPERATING REVENUES

Charges for services	\$ 4,510,486
Miscellaneous revenues	<u>8,128</u>
Total operating revenues	<u>4,518,614</u>

OPERATING EXPENSES

Costs of sales and services	3,449,521
Depreciation	<u>344,519</u>
Total operating expenses	<u>3,794,040</u>
Operating income	<u>724,574</u>

NONOPERATING REVENUES (EXPENSES)

Investment earnings	24,258
Interest expense	<u>(25,907)</u>
Total nonoperating revenues (expenses)	<u>(1,649)</u>
Income before transfers	722,925

TRANSFER OUT	<u>(70,801)</u>
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Change in net position	652,124
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NET POSITION - BEGINNING	<u>10,482,126</u>
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TOTAL NET POSITION - ENDING	<u><u>\$ 11,134,250</u></u>
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(The accompanying notes are an integral part of these financial statements)

# CITY OF ALAMO HEIGHTS, TEXAS

## STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

**Year ended September 30, 2022**

### CASH FLOWS FROM OPERATING ACTIVITIES

Cash received from customers	\$ 4,483,038
Cash paid to suppliers	(2,776,676)
Cash paid to employees	<u>(927,920)</u>
Net cash provided by operating activities	<u>778,442</u>

### CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Cash paid to other funds	<u>(70,801)</u>
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### CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Purchase of capital assets	(320,088)
Payment of interest on debt	(29,000)
Payments on debt	<u>(135,000)</u>
Net cash used in financing activities	<u>(484,088)</u>

### CASH FLOWS FROM INVESTING ACTIVITIES

Proceeds from investment interest	24,258
Purchase of investments	<u>3,225</u>
Net cash provided in investing activities	<u>27,483</u>
Net increase in cash and cash equivalents	251,036

CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>2,383,900</u>
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CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 2,634,936</u>
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CASH AND CASH EQUIVALENTS - UNRESTRICTED	\$ 2,593,768
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CASH AND CASH EQUIVALENTS - RESTRICTED	<u>41,168</u>
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CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 2,634,936</u>
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### RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES

Operating income	\$ 724,574
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	344,519
Increase in accounts receivable	(4,814)
Increase in prepaids	(24,450)
Decrease in accounts payable	(189,775)
Increase in compensated absences	1,052
Decrease in unearned revenue	(1,937)
Increase in accrued payroll	7,496
Change in net pension liability	(76,816)
Change in OPEB liability	2,968
Decrease in customer deposits payable	<u>(4,375)</u>
Total adjustments	<u>53,868</u>

Net cash provided by operating activities	<u>\$ 778,442</u>
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### SCHEDULE OF NONCASH CAPITAL ACTIVITIES

Actuarially determined change in:	
Net pension liability	\$ 58,833
Other postemployment benefit liability	176

(The accompanying notes are an integral part of these financial statements)



## **NOTES TO BASIC FINANCIAL STATEMENTS**



**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

**(1) Summary of significant accounting policies**

**Reporting entity**

The City of Alamo Heights, Texas, (the City) was incorporated in 1922 and adopted its home rule charter in 1954, pursuant to the laws of the State of Texas. The City operates under a mayor-council form of government with a mayor and five council members.

The financial statements of the City have been prepared in conformance with accounting principles generally accepted in the United States of America (GAAP). The recognized standard setting body for governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

**Government-Wide and Fund Financial Statements**

The government-wide financial statements report information on all of the activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. Interfund services provided and used are not eliminated in the process of consolidation. Governmental activities, which normally are supported by taxes and inter-governmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. 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 that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead 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.

**Measurement focus, basis of accounting, and financial statement presentation**

**Government-wide financial statements:** These financial statements are reported using the economic resources measurement focus. They are reported using the accrual basis of accounting as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Property taxes are recognized as revenues in the year for which they are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

**Governmental funds financial statements:** Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available.

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

### (1) Summary of significant accounting policies (continued)

#### Measurement focus, basis of accounting, and financial statement presentation (continued)

The City considers all revenues reported in the governmental funds to be available if the revenues are collected within 60 days after year end. Property and sales taxes, utility franchises, and interest associated with the current fiscal year are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal year. All other revenue items are considered to be measurable and available only when cash is received by the City. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds from long-term debt and acquisitions under capital leases are reported as other financing sources.

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 enterprise fund charges customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When expenditures or expenses for which both restricted and unrestricted resources are available, the City considers restricted funds to have been spent first. 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 City'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.

The City reports the following major governmental funds:

**General fund:** The general fund is the City's primary operating fund. It is used to account for all activity not required to be accounted for in another type of governmental fund.

**Street maintenance fund:** The street maintenance fund, a capital projects fund, accounts for the recurring maintenance of all City streets that is supported by a mixture of general fund dollars and the 1/2 cent sales tax approved by the voters in November 2008.

**American Rescue Plan ACT (ARPA) Grant:** The ARPA grant, a special revenue fund, accounts for the grant funding received from the American Rescue Plan for allowed expenses.

**Capital projects fund:** The capital project fund accounts for funding restricted and committed for capital projects of the City.

**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

(1) Summary of significant accounting policies (continued)

Measurement focus, basis of accounting, and financial statement presentation (continued)

The City reports the following major proprietary fund:

**Utility fund:** The utility fund accounts for business-type activities of the City, where cost recovery and determination of net income are useful or necessary for sound fiscal management.

For valuation purposes, investments with remaining maturities of one (1) year or less at time of purchase are accounted for at amortized cost. All other investments are reported on the financial statements at fair value. Fair value is defined as the price at which a security would be exchanged in a current transaction between willing parties. The City uses fair values as quoted in *The Wall Street Journal* or a comparable nationally recognized publication to determine fair value.

Cash and cash equivalents

The City's cash and cash equivalents are considered to be cash on hand and demand deposits.

Receivables and payables

**Allowance for doubtful accounts:** The allowance for doubtful accounts is established as losses are estimated to have occurred though a provision for bad debts charged to earnings. Losses are charged against the allowance when management believes the uncollectibility of a receivable is confirmed. Subsequent recoveries, if any, are credited to the allowance. The allowance for doubtful accounts is evaluated on a regular basis by management and is based on historical experience and specifically identified questionable receivables. The evaluation is inherently subjective, as it requires estimates that are susceptible to significant revision as more information becomes available.

**Property taxes:** The City levies its property taxes on October 1 of each year based upon the assessed value as of January 1 (the lien date) of that year for all real and personal property located in the City. Taxes are due on October 1 (the statement and levy date) and become delinquent on February 1 of the subsequent year.

Other assets

**Restricted assets:** Cash received as security deposits from customers for utility service is reported as a restricted asset. These funds are maintained in a separate account with the City's depository and are not available for appropriation.

Capital assets

Capital assets used by the primary government are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two (2) years. Such assets are recorded at cost, or estimated historical cost if actual cost is not available. Donated capital assets are recorded at estimated acquisition value at the date of donation. Capital lease assets are recorded at the present value of their future minimum lease payments as of the inception date. Capital assets include land, buildings and improvements, furniture and equipment, infrastructure, and the utility system.

**CITY OF ALAMO HEIGHTS, TEXAS**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

(1) Summary of significant accounting policies (continued)

Capital assets (continued)

Infrastructure assets are those public domain assets that are immovable and have value only to the City, e.g., streets, sidewalks, traffic signs, and lights.

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized. Assets acquired are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Records of all capital assets, including infrastructure capital assets, are maintained for both management and accountability purposes.

Depreciation of capital assets is charged as an expenditure/expense against operations. Accumulated depreciation is reported on the statement of net position. Depreciation is generally recorded on the straight-line basis over the estimated life of the assets. The estimated useful lives are as follows:

<u>ASSET</u>	<u>YEARS</u>
Buildings	40 years
Improvements other than buildings	40 years
Infrastructure	40 years
Furniture, fixtures, and equipment	3-10 years
Utility system	40 years

Compensated absences

Each eligible, full-time City employee accrues vacation on his or her anniversary date. This vacation time must be taken prior to the employee's next anniversary date. The amount of time the employee accrues depends upon the employee's length of service as follows:

<u>Length of Service</u>	<u>Hours of Annual Leave Per Year</u>
0<1 year	80
1<2 years	80
2<4 years	88
4<6 years	96
6<8 years	104
8<10 years	112
10<15 years	120
15<20 years	144
20<25 years	160
25+ years	176

# **CITY OF ALAMO HEIGHTS, TEXAS**

## **NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

### (1) Summary of significant accounting policies (continued)

#### Capital assets (continued)

The City also permits all nonexempt employees to accrue compensatory time at a rate of 1.5 hours for each hour over the standard number of hours in the employee's pay cycle. The majority of these have typically been liquidated from the general fund in previous years.

#### Prepaid items

Certain payments to vendors reflect costs applicable to future accounting periods and are reported as prepaid items in both government-wide and fund financial statements. Prepaids of governmental funds are recorded as expenditures when consumed rather than when purchased.

#### Deferred inflows/outflows of resources

##### 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. Benefits payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

##### Other postemployment benefits

The other postemployment benefit liability of the Texas Municipal Retirement System (TMRS) Supplemental Death Benefit Plan (SDBF) has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the other postemployment benefit (OPEB) liability and deferred outflows of resources related to the other postemployment benefits, (OPEB) expense. Benefit payments are recognized when due and payable in accordance with the benefit terms. Contributions are utilized to fund active member deaths on a pay-as-you-go basis; any excess contributions and investment income over payments then become net position available for benefits.

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

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

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

### (1) Summary of significant accounting policies (continued)

#### Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. This will affect the reported amounts of 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 these estimates.

#### Fund balance

The City implemented GASB Statement 54 *“Fund Balance Reporting and Governmental Fund Type Definitions”*. This statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government’s fund balance more transparent. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Nonspendable fund balance – amounts that are not in a spendable form (such as prepaid expenses) or are required to be maintained intact;
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation;
- Committed fund balance – amounts that can be used only for specific purposes determined by a formal action of the City’s highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City 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.
- Assigned fund balance – amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. The City Council has by resolution (Fund Balance Policy) authorized the finance director to assign fund balance. 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.
- Unassigned fund balance – amounts that are available for any purpose, positive amounts are reported only in the general fund.

In the general fund, the City strives to maintain an unassigned fund balance equal to 25% of expenditures. The City considers a balance of less than 15% to be cause for concern, barring unusual or deliberate circumstances.



## CITY OF ALAMO HEIGHTS, TEXAS

### NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

#### (1) Summary of significant accounting policies (continued)

##### New accounting policy

As of October 1, 2021, the City implemented GASB Statement No. 87, *Leases*. The objectives of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

#### (2) Budgetary and legal compliance

An annual budget is legally adopted for the general fund, street maintenance fund, capital projects fund, comprehensive plan fund, capital replacement fund, and the debt service fund on a basis consistent with GAAP. All annual appropriations lapse at fiscal year end.

The budget preparation process begins in the last quarter of the fiscal year when the department heads meet with the city manager to discuss departmental needs. The city manager prepares a proposed budget for preliminary review by the mayor or his designee prior to the end of the fiscal year. After the mayor has approved the proposed budget, it is submitted to the city council for approval. The budget is legally enacted by city council through passage of an ordinance.

Formal budgetary account integration is used to facilitate managerial control over expenditures during the course of the year. Expenditures are monitored at the department line item level for ongoing control purposes. On a monthly basis, comparative revenue and expenditure statements are presented to the city council.

The city manager is authorized to transfer budgeted amounts between accounts within a department and from one department to another. These transfers cannot increase the overall budgeted expenditures.

#### (3) Detailed notes for all funds

##### Cash and cash equivalents

**Deposits:** The City uses a pooled cash system that is available for use by all funds. City monies are deposited in demand accounts. Each fund's portion of pooled cash is reflected on the statement of net position in "cash and cash equivalents." This amount also includes all highly liquid investments with original maturities of 90 days or less.

The City's deposits are held in a Federal Deposit Insurance Corporation (FDIC) insured bank. The City's depository agreement requires collateralization of all deposits with U.S. Government securities. The fair value of the collateral must be greater than the total amount on deposit.

The carrying amount of the City's deposits with financial institutions was \$273,659 and the bank balance was \$704,882. The deposits were fully collateralized by securities pledged in the name of the City. The City maintains \$4,610 of cash-on-hand at September 30, 2022.

## CITY OF ALAMO HEIGHTS, TEXAS

### NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

(3) Detailed notes for all funds (continued)

Cash and cash equivalents (continued)

**Investments:** The City may invest its excess funds in any instruments authorized by the Public Funds Investment Act of Texas (the Act). Investments authorized under this Act include, but are not limited to, the following: Obligations of the United States or its agencies and instrumentalities; direct obligations of the State of Texas or its agencies and instrumentalities; collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States; other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities; certificates of deposit issued by a state or financial institution domiciled in the State of Texas which is guaranteed or insured by the FDIC or otherwise secured; and certain repurchase agreements.

The method used to value investments for financial reporting purposes is dependent upon the type of investment and the time remaining to maturity. Investments are valued at amortized cost if they have a remaining maturity at the time of purchase of one (1) year or less and the fair value of the investments is not affected by the impairment or the credit standing of the issuer or by other factors. All other investments are valued at fair value.

Local government investment pools in Texas are established under the government of the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and are subject to the provisions of the Act, Chapter 2256 of the Texas Government Code. In addition, to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires pools to (1) have an advisory board composed of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; (2) maintain a continuous rating of no lower than AAA or AAAM or an equivalent rating by at least one nationally recognized rating service; and (3) maintain the fair value of its underlying investment portfolio within one half of one percent of the value of its shares.

The pools operate in a manner consistent with the Securities and Exchange Commission's (SEC) Rule 2a7 of the Investment Company Act of 1940 but are not registered with the SEC as investment companies. The pools use amortized cost rather than fair value to report net assets to compute share prices. Accordingly, the fair value of the position in this pool is the same as the value of the shares in the pool.

Texpool and Logic are both external investments tailored to meet the investment needs of Texas local governments and are valued at amortized cost. They do not have any minimum or maximum transaction or balance amounts and the investment balances are accessible on the same day as the request pending end of business time constraints. There are no limitations or restrictions on withdrawals from the pools.

The City utilizes the Texas Short Term Asset Reserve Program (TexSTAR). JPMorgan Investment Management Inc. and Hilltop Securities Inc. serve as co-administrators under an agreement with the TexSTAR board of directors to provide investment and participant services for the pool. JPMorgan Chase Bank or its subsidiaries provides custodial, fund accounting, and depository services. Boston Financial Data Services serves as the transfer agent to TexSTAR.

## CITY OF ALAMO HEIGHTS, TEXAS

### NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

#### (3) Detailed notes for all funds (continued)

##### Cash and cash equivalents (continued)

TexStar is a local government investment pool created under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily and competitive yield. The fund is rated AAAm by Standard and Poor's and maintains a maturity of 60 days or less, with a maximum maturity of 13 months for any individual security. The fund seeks to maintain a constant dollar objective and fulfills all requirements of the Texas PFIA for local government investment pools. The portfolio is a government-repurchase agreement pool (REPO), utilizing primarily U.S. Treasury securities, U.S. agency securities, and REPO collateralized obligations, the principal and interest of which are unconditionally guaranteed or insured by the full faith and credit of the US or its agencies or its instrumentalities. The fair values of the investments in this type have been determined using the NAV per share of the investments.

The City utilizes the Lone Star Investment Pool sponsored by the Texas Association of School Boards (TASB). First Public, LLC serves as the administrator under an agreement with the Lone Star board of directors to provide or contract investment and participant services for the pool. American Beacon Advisors and Mellon Investments Corp. provide investment management services. State Street Bank and Trust serves as the custodian bank for the pool.

Lone Star Liquidity Fund is a local government investment pool created under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal and providing the highest possible rate of return for invested funds. The fund is rated AAAm by Standard and Poor's and maintains a maturity of 60 days or less, with a maximum maturity of 13 months for fixed rate securities and 24 months for variable rate securities. The fund seeks to maintain a constant dollar objective and fulfills all requirements of the Texas PFIA for local government investment pools. The portfolio of the pool are considered marketable and very liquid, utilizing primarily U.S. Treasury securities, U.S. agency securities, and reverse repurchase agreements, no-load money markets regulated by the SEC, the principle and interest of which are unconditionally guaranteed or insured by the full faith and credit of the US or its agencies or its instrumentalities. The fair values of the investments in this type have been determined using the NAV per share of the investments.

**Credit risk:** Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. However, investments issued or explicitly guaranteed by the United States government and investments in mutual funds, external investment pools, and other pooled investments are excluded from this requirement.

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

### (3) Detailed notes for all funds (continued)

#### Cash and cash equivalents (continued)

Presented below is the minimum rating required by (where applicable) the City's investment policy and the Act and the actual rating as of September 30, 2022 for each investment:

DESCRIPTION	INVESTMENT POLICY MINIMUM RATING	INVESTMENT RATING	RATING ORGANIZATION	CARRYING/FAIR VALUE	WEIGHTED AVERAGE MATURITY (YEARS)
Investments:					
Certificate of Deposit	AAA	AAA	Standard & Poor's	\$ 478,268	0.38
Total investments				<u>\$ 478,268</u>	
Cash and cash equivalents:					
TexPool	AAA	AAAm	Standard & Poor's	\$ 2,499,056	0.06
Lone Star Liquidity Fund	AAA	AAA	Standard & Poor's	18,372,396	0.02
Logic	AAA	AAA	Standard & Poor's	5,849,740	0.03
TexStar	AAA	AAAm	Standard & Poor's	1,038,945	0.07
Total cash and cash equivalents				<u>\$ 27,760,137</u>	
Portfolio weighted average maturity					0.03

**Concentration of credit risk:** Disclosure is required for investments in any one issuer that represent 5% or more of total investment. However, investments issued or explicitly guaranteed by the United States government and investments in mutual funds, external investment pools, and other pooled investments are excluded from this requirement. The City's investments in external investment pools exceeding 5% are excluded from this requirement.

**Interest rate risk:** Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturing of an investment, the greater the sensitivity of its fair value to changes in market interest rates. As a means of limiting the City's exposure to fair value losses arising from interest rate risk, the City's investment policy limits the maximum weighted average maturity for its portfolio as a whole to 365 days. Maximum allowable stated maturities are limited by investment type as follows:

INVESTMENT TYPE	MAXIMUM MATURITIES
United States Treasury Securities	Two years
Certificates of Deposit	One year
No-Load Money Market Mutual Funds	90 days

**Custodial credit risk:** For an investment, this is the risk that, in the event of the failure of counterparty, the government 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 investments are not exposed to custodial credit risk as they are held by financial institutions in the City's name.

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

### (3) Detailed notes for all funds (continued)

#### Cash and cash equivalents (continued)

**Investment valuation:** The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation input 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 which include quoted prices for similar assets in active markets; quoted prices for identical or similar assets in markets that are not active; or other observable inputs such as interest rates and yield curves at commonly quoted intervals, implied volatilities, and credit spreads; or market-corroborated inputs.
- Level 3 inputs are significant unobservable inputs.

At September 30, 2022, the City had the following investments:

	BALANCE	LEVEL 1	LEVEL 2	LEVEL 3
Investments by fair value level:				
Certificate of Deposit	\$ 478,268	\$ -	\$ 478,268	\$ -
Total investments at fair value:	<u>478,268</u>	<u>\$ -</u>	<u>\$ 478,268</u>	<u>\$ -</u>
Investments measured at amortized cost:				
TexPool	2,499,056			
Logic	<u>5,849,740</u>			
Total investments measured at amortized cost	<u>8,348,796</u>			
Investments measured at net asset value:				
TexStar	1,038,945			
Lone Star Liquidity Fund	<u>18,372,396</u>			
Total investments measured at net asset value	<u>19,411,341</u>			
Total investments	<u>\$ 28,238,405</u>			

The valuation method for investments measured at the net asset value (NAV) per share (or its equivalent) is presented on the table below:

	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Investments measured at net asset value:				
TexStar	\$ 1,038,945	N/A	Daily	N/A
Lone Star liquidity fund	<u>18,372,396</u>	N/A	Daily	N/A
Total investments measured at NAV	<u>\$ 19,411,341</u>			

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

### (3) Detailed notes for all funds (continued)

#### Receivables

The following is a summary of the receivable and the allowances for uncollectible accounts:

	TAXES	ALLOWANCE FOR UNCOLLECTIBLE TAXES	NET TAXES	WARRANTS AND OTHER	ALLOWANCE FOR UNCOLLECTIBLE WARRANTS	NET WARRANTS AND OTHER	CUSTOMER RECEIVABLES	ALLOWANCE FOR UNCOLLECTIBLE ACCOUNTS	NET CUSTOMER RECEIVABLES
General fund	\$ 173,697	\$ (17,370)	\$ 156,327	\$ 1,268,036	\$ (411,491)	\$ 856,545	\$ -	\$ -	\$ -
Street maintenance	161,429	-	161,429	-	-	-	-	-	-
Utility fund	-	-	-	-	-	-	750,390	(107,801)	642,589
Other funds	28,618	(2,862)	25,756	-	-	-	-	-	-
	<u>\$ 363,744</u>	<u>\$ (20,232)</u>	<u>\$ 343,512</u>	<u>\$ 1,268,036</u>	<u>\$ (411,491)</u>	<u>\$ 856,545</u>	<u>\$ 750,390</u>	<u>\$ (107,801)</u>	<u>\$ 642,589</u>

#### Property tax

Property taxes are levied on October 1 of each fiscal year based upon the assessed value as of January 1 (the lien date) for all real and personal property located in the City. Taxes are due on October 1 (the statement and levy date) and become delinquent on February 1 of the next year.

The appraisal of property within the City is the responsibility of the Bexar Appraisal District, which is required by state statute to assess all property within the appraisal district at 100% of its appraised value and is prohibited from applying any assessment ratios.

The total assessed value on January 1, 2021, upon which the 2022 fiscal year levy was based, is \$1,962,105,557. Tax collections during the year ended September 30, 2022, for the 2021 tax levy, were 99.36% of the total tax levy for that year. General property taxes for cities are limited by the Texas Constitution to \$2.50 per \$100 of assessed valuation. The City's tax rate for this fiscal period was \$0.404439 per \$100 of assessed valuation.

#### Lease receivables

For the year ended September 30, 2022, the financial statements include the adoption of GASB Statement No. 87, *Leases*. The primary objective of this statement is to enhance the relevance and consistency of information about governments' leasing activities. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

On October 1, 2021, City of Alamo Heights, Texas entered into a 46 month lease as Lessor for the use of Verizon - 120 Bluebonnet Boulevard. An initial lease receivable was recorded in the amount of \$139,138.81. As of September 30, 2022, the value of the lease receivable is \$94,264.25. The lessee is required to make annual fixed payments of \$45,378.94. The lease has an interest rate of 0.4350%. The infrastructure estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$102,841.73, and City of Alamo Heights, Texas recognized lease revenue of \$36,297.08 during the fiscal year. The lessee has 2 extension option(s), each for 60 months.

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

**September 30, 2022**

### (3) Detailed notes for all funds (continued)

#### Receivables (continued)

##### Lease receivables (continued)

On October 1, 2021, City of Alamo Heights, Texas entered into a 72 month lease as Lessor for the use of Quarry / Alamo water tower. An initial lease receivable was recorded in the amount of \$94,400.61. As of September 30, 2022, the value of the lease receivable is \$79,747.89. The lessee is required to make annual fixed payments of \$14,685.00. The lease has an interest rate of 0.2280%. The infrastructure estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$78,840.07, and City of Alamo Heights, Texas recognized lease revenue of \$15,560.54 during the fiscal year. The lessee has 1 extension option(s), each for 132 months.

On October 1, 2021, City of Alamo Heights, Texas entered into a 168 month lease as Lessor for the use of 820 Evans Avenue water tower. An initial lease receivable was recorded in the amount of \$8,195,324.96. As of September 30, 2022, the value of the lease receivable is \$7,763,800.29. The lessee is required to make monthly fixed payments of \$44,057.22. The lease has an interest rate of 1.3290%. The infrastructure estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$7,609,944.60, and City of Alamo Heights, Texas recognized lease revenue of \$585,380.35 during the fiscal year.

On October 1, 2021, City of Alamo Heights, Texas entered into a 33 month lease as Lessor for the use of AT&T - 118 Blue Bonnet Boulevard. An initial lease receivable was recorded in the amount of \$367,086.45. As of September 30, 2022, the value of the lease receivable is \$186,398.34. The lessee is required to make annual fixed payments of \$181,508.55. The lease has an interest rate of 0.2980%. The infrastructure estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$233,600.47, and City of Alamo Heights, Texas recognized lease revenue of \$133,485.98 during the fiscal year. The lessee has 4 extension option(s), each for 60 months.

Future minimum lease receipts on these leases are as follows:

FISCAL YEAR	GOVERNMENTAL ACTIVITIES		
	PRINCIPAL	INTEREST	TOTAL
2023	\$ 691,738	\$ 101,630	\$ 793,368
2024	564,805	94,801	659,606
2025	540,539	88,218	628,757
2026	565,041	81,529	646,570
2027	590,402	74,515	664,917
2028-2032	3,270,968	255,561	3,526,529
2033-2037	2,390,718	46,282	2,437,000
2038-2042	175,000	-	175,000
2043-2047	175,000	-	175,000
2048-2052	175,000	-	175,000
2053-2057	175,000	-	175,000
2058-2062	175,000	-	175,000
2063-2065	70,000	-	70,000
	<u>\$ 9,559,211</u>	<u>\$ 742,536</u>	<u>\$ 10,056,747</u>

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

**September 30, 2022**

### (3) Detailed notes for all funds (continued)

#### Capital assets

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

	BALANCE AT OCTOBER 1, 2021	INCREASES	DECREASES	BALANCE AT SEPTEMBER 30, 2022
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 1,479,580	\$ -	\$ -	\$ 1,479,580
Construction in progress	-	-	-	-
Total capital assets not being depreciated	<u>1,479,580</u>	<u>-</u>	<u>-</u>	<u>1,479,580</u>
Capital assets being depreciated:				
Buildings	8,222,225	-	-	8,222,225
Infrastructure	14,399,403	1,887,202	-	16,286,605
Improvements other than buildings	1,950,757	-	-	1,950,757
Furniture, fixtures, and equipment	6,204,002	640,221	(232,157)	6,612,066
Right to use asset	<u>16,742</u>	<u>-</u>	<u>-</u>	<u>16,742</u>
Total capital assets being depreciated	<u>30,793,129</u>	<u>2,527,423</u>	<u>(232,157)</u>	<u>33,088,395</u>
Less accumulated depreciation for:				
Buildings	(1,657,958)	(234,263)	-	(1,892,221)
Infrastructure	(12,882,519)	(982,975)	-	(13,865,494)
Improvements other than buildings	(520,091)	(179,265)	-	(699,356)
Furniture, fixtures, and equipment	(5,829,088)	(346,232)	232,157	(5,943,163)
Right to use asset	<u>-</u>	<u>(4,255)</u>	<u>-</u>	<u>(4,255)</u>
Total accumulated depreciation	<u>(20,889,656)</u>	<u>(1,746,990)</u>	<u>232,157</u>	<u>(22,404,489)</u>
Total capital assets being depreciated - net	<u>9,903,473</u>	<u>780,433</u>	<u>-</u>	<u>10,683,906</u>
Governmental activities capital assets - net	<u>\$ 11,383,053</u>	<u>\$ 780,433</u>	<u>\$ -</u>	<u>\$ 12,163,486</u>
Business-type activities:				
Capital assets not being depreciated:				
Construction in progress	\$ 39,900	\$ 320,089	\$ -	\$ 359,989
Water rights	<u>1,003,124</u>	<u>-</u>	<u>-</u>	<u>1,003,124</u>
Total capital assets not being depreciated	<u>1,043,024</u>	<u>320,089</u>	<u>-</u>	<u>1,363,113</u>
Capital assets being depreciated:				
Utility system	13,842,393	-	-	13,842,393
Furniture, fixtures, and equipment	<u>752,902</u>	<u>-</u>	<u>-</u>	<u>752,902</u>
Total capital assets being depreciated	<u>14,595,295</u>	<u>-</u>	<u>-</u>	<u>14,595,295</u>
Less accumulated depreciation for:				
Utility system	(6,130,209)	(302,949)	-	(6,433,158)
Furniture, fixtures, and equipment	<u>(612,346)</u>	<u>(41,571)</u>	<u>-</u>	<u>(653,917)</u>
Total accumulated depreciation	<u>(6,742,555)</u>	<u>(344,520)</u>	<u>-</u>	<u>(7,087,075)</u>
Total capital assets being depreciated - net	<u>7,852,740</u>	<u>(344,520)</u>	<u>-</u>	<u>7,508,220</u>
Business-type activities capital assets - net	<u>\$ 8,895,764</u>	<u>\$ (24,431)</u>	<u>\$ -</u>	<u>\$ 8,871,333</u>



**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

(3) Detailed notes for all funds (continued)

Capital assets (continued)

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

Governmental activities:	
General government	\$ 300,769
Public safety	254,235
Streets	983,601
Sanitation	29,707
Parks and recreation	<u>178,678</u>
Total depreciation expense - governmental activities	<u>\$ 1,746,990</u>
Business-type activities:	
Utility	<u>\$ 344,520</u>
Total depreciation expense - business-type activities	<u>\$ 344,520</u>

Interfund transfers

TRANSFER OUT	TRANSFER IN		TOTALS
	GENERAL FUND	OTHER GOVERNMENTAL FUNDS	
General fund	\$ -	\$ 1,210,376	\$ 1,210,376
Utility fund	<u>70,801</u>	<u>-</u>	<u>70,801</u>
Totals	<u>\$ 70,801</u>	<u>\$ 1,210,376</u>	<u>\$ 1,281,177</u>

Interfund transfers are for future capital replacements, street improvement projects, and public realm improvements.

Long-term liabilities

In 2012, the City issued general obligation bonds for construction of administration and public safety facilities. During fiscal year 2021 the City refunded those bonds with the issuance of general obligation refunding bonds 2020 in the amount of \$4,530,000. Also in fiscal year 2021 the City issued general obligation bonds series 2021 in the amount of \$13,170,000 for street and drainage projects.

**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

**(3) Detailed notes for all funds (continued)**

**Long-term liabilities (continued)**

The City imposed a legal debt limit of 1% of assessed property valuations.

At September 30, 2022, the City's long-term debt consisted of the following:

	Range of Interest Rates	Unpaid Principal	Current Maturities	Long-Term Maturities
<b>Governmental Activities:</b>				
General Obligations, Refunding Bonds Series 2020	2.00-3.00%	\$ 3,650,000	\$ 112,200	\$ 3,537,800
General Obligations, Bonds Series 2021	1.65-2.625%	12,635,000	296,983	12,338,017
	Range of Interest Rates	Unpaid Principal	Current Maturities	Long-Term Maturities
<b>Business-type activities:</b>				
General Obligations, Refunding Bonds Series 2016	2-4.00%	\$ 725,000	\$ 135,000	\$ 590,000

Changes in the City's long-term liabilities during the fiscal year ended September 30, 2022:

	ORIGINAL AMOUNT	OUTSTANDING OCTOBER 1, 2021	ISSUED	RETIRED	BALANCE SEPTEMBER 30, 2022	AMOUNTS DUE IN ONE YEAR
<b>GOVERNMENTAL ACTIVITIES</b>						
Long-term debt:						
General Obligations, Refunding Bonds Series 2020	\$ 4,530,000	\$ 3,965,000	\$ -	\$ (315,000)	\$ 3,650,000	\$ 325,000
General Obligations, Bonds Series 2021	13,170,000	13,170,000	-	(535,000)	12,635,000	590,000
Lease liability		16,742		(4,299)	12,443	4,316
Bond premiums Series 2020 refunding, net		417,408	-	(37,946)	379,462	-
Bond premiums Series 2021, net		182,407	-	(7,403)	175,004	-
Total long-term debt		17,751,557	-	(899,648)	16,851,909	919,316
Other long-term liabilities:						
Compensated absences		443,128	107,911	(73,857)	477,182	119,296
Total governmental activities		<u>\$ 18,194,685</u>	<u>\$ 107,911</u>	<u>\$ (973,505)</u>	<u>\$ 17,329,091</u>	<u>\$ 1,038,612</u>
<b>BUSINESS-TYPE ACTIVITIES</b>						
Long-term debt:						
General Obligations, Refunding Bonds Series 2016	\$ 1,370,000	\$ 860,000	\$ -	\$ (135,000)	\$ 725,000	\$ 135,000
Bond premium, net		50,721	-	(8,453)	42,268	-
Total long-term debt		910,721	-	(143,453)	767,268	135,000
Other long-term liabilities:						
Compensated absences		27,056	5,996	(4,944)	28,108	4,944
Total business-type activities		<u>937,777</u>	<u>5,996</u>	<u>(148,397)</u>	<u>795,376</u>	<u>139,944</u>
Total changes in long-term liabilities		<u>\$ 19,132,462</u>	<u>\$ 113,907</u>	<u>\$ (1,121,902)</u>	<u>\$ 18,124,467</u>	<u>\$ 1,178,556</u>

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

**September 30, 2022**

### (3) Detailed notes for all funds (continued)

#### Long-term liabilities (continued)

The compensated absences, net pension liability and OPEB liability attributable to the governmental activities will be liquidated primarily by the general fund.

Annual debt service requirements as of September 30, 2022, for revenue bonds are as follows:

FISCAL YEAR	GOVERNMENTAL ACTIVITIES			BUSINESS-TYPE ACTIVITIES		
	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL
2023	\$ 915,000	\$ 364,513	\$ 1,279,513	\$ 135,000	\$ 26,300	\$ 161,300
2024	960,000	342,613	1,302,613	140,000	23,600	163,600
2025	990,000	323,163	1,313,163	145,000	18,000	163,000
2026	1,025,000	303,063	1,328,063	150,000	12,200	162,200
2027	1,060,000	278,863	1,338,863	155,000	6,200	161,200
2028-2032	5,860,000	1,137,233	6,997,233	-	-	-
2033-2037	1,770,000	613,206	2,383,206	-	-	-
2038-2042	1,955,000	398,396	2,353,396	-	-	-
2043-2046	1,750,000	93,450	1,843,450	-	-	-
Totals	<u>\$ 16,285,000</u>	<u>\$ 3,854,500</u>	<u>\$ 20,139,500</u>	<u>\$ 725,000</u>	<u>\$ 86,300</u>	<u>\$ 811,300</u>

#### Lease payable

At September 30, 2022, the City was obligated under right to use leases for various equipment and facilities. Future minimum lease payments on these leases are as follows:

	GOVERNMENTAL ACTIVITIES		
	PRINCIPAL	INTEREST	TOTAL
2023	\$ 4,317	\$ 56	\$ 4,373
2024	3,052	38	3,090
2025	2,640	23	2,663
2026	<u>2,434</u>	<u>7</u>	<u>2,441</u>
Totals	<u>\$ 12,443</u>	<u>\$ 124</u>	<u>\$ 12,567</u>

### (4) Other information

#### Risk management

The City is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from the City provide its employees with health and life insurance coverage purchased from independent third parties. The City also maintains a cafeteria plan in accordance with Internal Revenue Code Section 125. This plan enables employees to add dependent coverage to their health insurance, as well as select additional types of insurance coverage. The costs of these benefits are recovered through payroll deductions. In the last three years the amount of settlement did not exceed insurance coverage.

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

### (5) Employee retirement system

#### Plan description

The City of Alamo Heights participates as one of 901 plans in the defined benefit cash-balance pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of the system with a six-member, Governor appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available comprehensive annual financial report (Annual Report) that can be obtained at [www.tmr.com](http://www.tmr.com). All eligible employees of the City are required to participate in TMRS.

#### Benefits provided

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

At retirement, the member's benefit is calculated based on the sum of the member's contributions, with interest, and the City-financed monetary credits with interest. The retiring members may select one of seven monthly benefit payment 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 total member's contribution and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Members are eligible to retire at age sixty (60) and above with five (5) or more years of service or with twenty (20) years of service regardless of age. A member is vested after five (5) years. The contribution rate for the employees is 7%, and the City matching percent is currently 2 to 1.

#### Employees covered by benefit terms

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	86
Inactive employees entitled to but not yet receiving benefits	91
Active employees	<u>98</u>
	<u>275</u>

#### Contributions

The contribution rates in TMRS are either 5%, 6%, or 7% of the member's total compensation, and the City matching ratios are either 1:1, 1.5:1, or 2:1, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary using the entry age normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

## CITY OF ALAMO HEIGHTS, TEXAS

### NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

#### (5) Employee retirement system (continued)

##### Contributions (continued)

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 16.57% and 16.47% for calendar years 2022 and 2021 respectively. The City's contributions to TMRS for the year ended September 30, 2022 were \$1,099,876 and were equal to the required contributions.

##### Net pension liability

The City's net pension liability (NPL) was measured as of December 31, 2021, and the total pension liability (TPL) used to calculate the net pension liability was determined by an actuarial valuation as of that date.

##### **Actuarial assumptions:**

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year
Investment rate of return*	6.75%, net of pension plan investment expense, including inflation

\* presented net of pension plan investment expense, including inflation

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

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

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

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2022

### (5) Employee retirement system (continued)

#### Net pension liability (continued)

The target allocation and best estimate of real rates of return for each major asset class in fiscal year 2022 are summarized in the following tables:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.00%	7.55%
Core Fixed Income	6.00%	2.00%
Non-Core Fixed Income	20.00%	5.68%
Other Public and Private Markets	12.00%	7.22%
Real Estate	12.00%	6.85%
Hedge funds	5.00%	5.35%
Private Equity	10.00%	10.00%
Total	100.00%	

#### Discount rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

#### Changes in the net pension liability

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2020	\$ 29,953,155	\$ 24,870,375	\$ 5,082,780
Changes for the year:			
Service cost	1,051,106	-	1,051,106
Interest	2,015,358	-	2,015,358
Change of benefit terms	-	-	-
Difference between expected and actual experience	269,691	-	269,691
Changes of assumptions	-	-	-
Contributions - employer	-	1,028,623	(1,028,623)
Contributions - employee	-	437,180	(437,180)
Net investment income	-	3,243,501	(3,243,501)
Benefit payments, including refunds of employee contributions	(1,243,101)	(1,243,101)	-
Administrative expense	-	(15,002)	15,002
Other changes	-	102	(102)
Net changes	2,093,054	3,451,303	(1,358,249)
Balance at December 31, 2021	\$ 32,046,209	\$ 28,321,678	\$ 3,724,531

**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

(5) Employee retirement system (continued)

Net pension liability (continued)

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

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

<u>1% Decrease in Discount Rate (5.75%)</u>	<u>Discount Rate (6.75%)</u>	<u>1% Increase in Discount Rate (7.75%)</u>
\$ <u>8,341,702</u>	\$ <u>3,724,531</u>	\$ <u>(40,396)</u>

**Pension plan fiduciary net position**

Detailed information about the pension plan's fiduciary net position is available in the schedule of changes in fiduciary net position, by participant city. The report may be obtained at [www.tntrs.com](http://www.tntrs.com).

Pension expense and deferred outflows of resources/deferred inflows of resources related to pensions

For the year ended September 30, 2022, the City recognized pension expense of \$329,949.

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual economic experience	\$ 190,370	\$ 87,119
Changes in actuarial assumptions	446	-
Differences between projected and actual investment earnings	-	1,664,193
Contributions subsequent to the measurement date	<u>778,054</u>	<u>-</u>
Total	<u>\$ 968,870</u>	<u>\$ 1,751,312</u>

**CITY OF ALAMO HEIGHTS, TEXAS**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

(5) Employee retirement system (continued)

Pension expense and deferred outflows of resources and deferred inflows of resources related to pensions (continued)

The City reported \$778,054 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30,	Amortization Expense
2023	\$ (291,508)
2024	(635,847)
2025	(320,194)
2026	(312,947)
2027	-
Thereafter	-
Total	<u>\$ (1,560,496)</u>

(6) Other postemployment benefits

Plan description

The City participates in a single-employer defined benefit plan, which operates like a group-term life insurance plan, operated by 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 members. 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.

Benefits provided

The death benefit for active members provides a lump-sum payment approximately equal to the member's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired members are insured for \$7,500; this coverage is an "other postemployment benefit" or OPEB. As the SDBF covers both active and retiree members, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated).



**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**September 30, 2022**

(6) Other postemployment benefits (continued)

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the City. 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. As such, contributions fund the covered active member and retiree deaths on a pay-as-you-go basis.

The contribution rates for the City were 0.27% and 0.24% for calendar years 2022 and 2021, respectively. The City's contributions to TMRS for the year ended September 30, 2022 were \$17,368 and were equal to the required contributions.

Employees covered by benefit terms

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	61
Inactive employees entitled to but not yet receiving benefits	15
Active employees	<u>98</u>
	<u>174</u>

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**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

**(6) Other postemployment benefits (continued)**

**Other postemployment benefits (OPEB) liability**

The City's total OPEB liability of \$476,149 was measured as of December 31, 2021, and was determined by an actuarial valuation as of that date.

**Actuarial assumptions**

The total OPEB liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.5%
Salary increases	3.50% to 11.5% including inflation
Discount rate *	1.84%
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.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

\* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2021. The actuarial assumptions used in the December 31, 2021 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

**(6) Other postemployment benefits (continued)**

**Changes in the total OPEB liability:**

Balance at December 31, 2020	\$ 446,472
Changes for the year:	
Service cost	21,859
Interest on the total OPEB liability	9,054
Changes of benefit terms	-
Difference between expected and actual experience	(5,863)
Change of assumptions	13,995
Benefit payments	<u>(9,368)</u>
Net changes	<u>29,677</u>
Balance at December 31, 2021	<u><u>\$ 476,149</u></u>

**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 1.84%, as well as what the City's total OPEB liabilities would be if it were calculated using a discount rate that is 1-percentage-point lower (0.84%) or 1-percentage-point higher (2.84%) than the current rate:

	1% Decrease in Discount Rate (0.84%)	Discount Rate (1.84%)	1% Increase in Discount Rate (2.84%)
City's OPEB liability	<u>\$ 578,715</u>	<u>\$ 476,149</u>	<u>\$ 396,793</u>

**CITY OF ALAMO HEIGHTS, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**September 30, 2022**

**(6) Other postemployment benefits (continued)**

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB

For the year ended September 30, 2022, the City recognized OPEB expense of \$42,347.

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	\$ -	\$ 31,763
Changes in actuarial assumptions	71,842	5,254
Difference between projected and actual investment earnings	-	-
Contributions subsequent to the measurement date	<u>7,982</u>	<u>-</u>
Total	<u>\$ 79,824</u>	<u>\$ 37,017</u>

The City reported \$7,982 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 OPEB liability for the year ending September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended September 30,	Amortization Expense
2023	\$ 7,210
2024	14,265
2025	9,384
2026	3,424
2027	542
Thereafter	<u>-</u>
Total	<u>\$ 34,825</u>

**(7) Subsequent events**

The City has evaluated subsequent events through April 24, 2023, the date which the financial statements were available to be issued. There are no subsequent events required for disclosure.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**CITY OF ALAMO HEIGHTS, TEXAS**

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

**Year ended September 30, 2022**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes:				
Property	\$ 6,210,900	\$ 6,210,900	\$ 6,113,832	\$ (97,068)
Sales	1,586,762	1,586,762	1,732,860	146,098
Beverage	80,769	80,769	125,287	44,518
Franchise	671,292	671,292	738,938	67,646
PUC right of way fees	30,660	30,660	6,704	(23,956)
Total taxes	8,580,383	8,580,383	8,717,621	137,238
Licenses and permits:				
Building	428,345	428,345	442,181	13,836
Electric	51,570	51,570	59,765	8,195
Liquor and food	20,673	20,673	24,640	3,967
Planning and zoning	10,000	10,000	8,460	(1,540)
Plumbing	50,575	50,575	72,798	22,223
Signs	3,000	3,000	2,945	(55)
Permits	111,266	111,266	101,244	(10,022)
Certificate of occupancy	5,450	5,450	4,350	(1,100)
Other	43,452	43,452	34,058	(9,394)
Total licenses and permits	724,331	724,331	750,441	26,110
Intergovernmental:				
Dispatch	294,698	294,698	290,148	(4,550)
EMS	205,176	205,176	209,613	4,437
Student resource officer	20,000	20,000	68,293	48,293
TDEM	-	-	44,269	44,269
Total intergovernmental	519,874	519,874	612,323	92,449
Charges for services:				
EMS	226,000	226,000	246,620	20,620
Court	200,000	200,000	227,678	27,678
Garbage	364,368	364,368	362,165	(2,203)
Telecom lease	348,562	348,562	417,732	69,170
Total charges for services	1,138,930	1,138,930	1,254,195	115,265
Fines	234,267	234,267	206,225	(28,042)
Investment earnings	15,000	15,000	192,882	177,882
Miscellaneous	68,540	68,540	86,101	17,561
Total revenues	11,281,325	11,281,325	11,819,788	538,463

(continued)

**CITY OF ALAMO HEIGHTS, TEXAS**

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

**Year ended September 30, 2022**

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL	ACTUAL	
EXPENDITURES				
General government				
Public works administration:				
Personnel	\$ 92,145	\$ 92,145	\$ 93,949	\$ (1,804)
Commodities	6,500	6,500	3,427	3,073
Contractual	19,050	19,050	10,014	9,036
Total public works administration	117,695	117,695	107,390	10,305
Court:				
Personnel	132,781	132,781	126,234	6,547
Commodities	5,126	5,126	1,922	3,204
Contractual	83,859	83,859	63,984	19,875
Total court	221,766	221,766	192,140	29,626
Administration:				
Personnel	826,497	826,497	861,207	(34,710)
Commodities	361,844	441,844	396,179	45,665
Contractual	201,983	201,983	144,393	57,590
Capital equipment	-	-	5,200	(5,200)
Total administration	1,390,324	1,470,324	1,406,979	63,345
Information systems:				
Commodities	144,263	144,263	99,868	44,395
Contractual	190,637	190,637	217,336	(26,699)
Total information systems	334,900	334,900	317,204	17,696
Total general government	2,064,685	2,144,685	2,023,713	120,972
Public safety				
Police:				
Personnel	2,406,415	2,406,415	2,227,904	178,511
Commodities	145,506	145,506	115,212	30,294
Contractual	100,349	100,349	97,302	3,047
Total police	2,652,270	2,652,270	2,440,418	211,852
Police dispatch:				
Personnel	743,498	743,498	699,972	43,526
Commodities	24,446	24,446	22,311	2,135
Contractual	1,824	1,824	2,029	(205)
Total police dispatch	769,768	769,768	724,312	45,456

(continued)

**CITY OF ALAMO HEIGHTS, TEXAS**

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

**Year ended September 30, 2022**

EXPENDITURES (CONTINUED)	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
Public safety (continued):				
Fire:				
Personnel	\$ 2,103,441	\$ 2,103,441	\$ 1,996,784	\$ 106,657
Commodities	73,401	73,401	75,040	(1,639)
Contractual	31,130	31,130	26,113	5,017
Total fire	<u>2,207,972</u>	<u>2,207,972</u>	<u>2,097,937</u>	<u>110,035</u>
EMS:				
Personnel	664,071	664,071	594,524	69,547
Commodities	67,174	67,174	71,198	(4,024)
Contractual	25,050	25,050	21,451	3,599
Total EMS	<u>756,295</u>	<u>756,295</u>	<u>687,173</u>	<u>69,122</u>
Total public safety	<u>6,386,305</u>	<u>6,386,305</u>	<u>5,949,840</u>	<u>436,465</u>
Streets:				
Personnel	407,122	407,122	400,874	6,248
Commodities	211,617	211,617	276,967	(65,350)
Contractual	18,500	18,500	2,829	15,671
Total streets	<u>637,239</u>	<u>637,239</u>	<u>680,670</u>	<u>(43,431)</u>
Sanitation:				
Personnel	532,080	532,080	501,308	30,772
Commodities	121,100	121,100	147,957	(26,857)
Contractual	160,000	160,000	146,499	13,501
Total sanitation	<u>813,180</u>	<u>813,180</u>	<u>795,764</u>	<u>17,416</u>
Planning and development				
Personnel	450,219	450,219	404,139	46,080
Commodities	12,920	12,920	8,825	4,095
Contractual	25,450	25,450	32,665	(7,215)
Total planning and development	<u>488,589</u>	<u>488,589</u>	<u>445,629</u>	<u>42,960</u>

(continued)



**CITY OF ALAMO HEIGHTS, TEXAS**

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

**Year ended September 30, 2022**

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL	ACTUAL	
EXPENDITURES (CONTINUED)				
Parks and recreation:				
Personnel	\$ 299,547	\$ 299,547	\$ 265,669	\$ 33,878
Commodities	38,200	38,200	29,484	8,716
Contractual	<u>33,920</u>	<u>33,920</u>	<u>23,959</u>	<u>9,961</u>
Total parks and recreation	<u>371,667</u>	<u>371,667</u>	<u>319,112</u>	<u>52,555</u>
Total expenditures	<u>10,761,665</u>	<u>10,841,665</u>	<u>10,214,728</u>	<u>626,937</u>
Excess of revenue over expenditures	519,660	439,660	1,605,060	1,165,400
OTHER FINANCING SOURCES (USES)				
Sale of assets	-	-	-	-
Transfer in	70,801	70,801	70,801	-
Transfer out	<u>(359,526)</u>	<u>(359,526)</u>	<u>(1,210,376)</u>	<u>(850,850)</u>
Total other financing sources (uses)	<u>(288,725)</u>	<u>(288,725)</u>	<u>(1,139,575)</u>	<u>(850,850)</u>
Net change in fund balance	<u>\$ 230,935</u>	<u>\$ 150,935</u>	465,485	314,550
FUND BALANCE AT OCTOBER 1, 2021			<u>5,852,577</u>	
FUND BALANCE AT SEPTEMBER 30, 2022			<u>\$ 6,318,062</u>	
SUMMARY OF GENERAL FUND EXPENDITURES BY COST CATEGORY				
Personnel	\$ 8,657,816	\$ 8,657,816	\$ 8,172,564	\$ 485,252
Commodities	1,212,097	1,292,097	1,248,390	43,707
Contractual	891,752	891,752	788,574	103,178
Capital equipment	<u>-</u>	<u>-</u>	<u>5,200</u>	<u>-</u>
Total expenditures	<u>\$ 10,761,665</u>	<u>\$ 10,841,665</u>	<u>\$ 10,214,728</u>	<u>\$ 626,937</u>

**CITY OF ALAMO HEIGHTS, TEXAS**

**TEXAS MUNICIPAL RETIREMENT SYSTEM**

**SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS**

**September 30, 2022**

**\*For the last 10 fiscal years**

	For the measurement year ended December 31,			
	2021	2020	2019	2018
<b>Total Pension Liability</b>				
Service cost	\$ 1,051,106	\$ 943,099	\$ 965,347	\$ 914,894
Interest (on the total pension liability)	2,015,358	1,914,876	1,829,540	1,744,593
Changes of benefit terms	-	-	-	-
Difference between expected and actual experience	269,691	(128,709)	(283,325)	(279,511)
Change of assumptions	-	-	3,866	-
Benefit payments, including refunds of employee contributions	<u>(1,243,101)</u>	<u>(1,346,200)</u>	<u>(1,133,936)</u>	<u>(1,159,507)</u>
Net change in total pension liability	2,093,054	1,383,066	1,381,492	1,220,469
Total pension liability - beginning	<u>29,953,155</u>	<u>28,570,089</u>	<u>27,188,597</u>	<u>25,968,128</u>
Total pension liability - ending (a)	<u>\$ 32,046,209</u>	<u>\$ 29,953,155</u>	<u>\$ 28,570,089</u>	<u>\$ 27,188,597</u>
<b>Plan Fiduciary Net Position</b>				
Contributions - employer	\$ 1,028,623	\$ 955,530	\$ 963,058	\$ 918,155
Contributions - employee	437,180	395,548	400,322	380,526
Net investment income	3,243,501	1,755,564	3,068,397	(608,873)
Benefit payments, including refunds of employee contributions	(1,243,101)	(1,346,200)	(1,133,936)	(1,159,507)
Administrative expense	(15,002)	(11,357)	(17,333)	(11,766)
Other	<u>102</u>	<u>(443)</u>	<u>(521)</u>	<u>(615)</u>
Net change in plan fiduciary net position	3,451,303	1,748,642	3,279,987	(482,080)
Plan fiduciary net position - beginning	<u>24,870,375</u>	<u>23,121,733</u>	<u>19,841,746</u>	<u>20,323,826</u>
Plan fiduciary net position - ending (b)	<u>\$ 28,321,678</u>	<u>\$ 24,870,375</u>	<u>\$ 23,121,733</u>	<u>\$ 19,841,746</u>
Net pension liability (a) - (b)	<u>\$ 3,724,531</u>	<u>\$ 5,082,780</u>	<u>\$ 5,448,356</u>	<u>\$ 7,346,851</u>
Plan fiduciary net position as a percentage of total pension liability	88.38%	83.03%	80.93%	72.98%
Covered payroll	<u>\$ 6,245,433</u>	<u>\$ 5,650,683</u>	<u>\$ 5,718,879</u>	<u>\$ 5,436,088</u>
Net pension liability as a percentage of total covered payroll	59.64%	89.95%	95.27%	135.15%

\*GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the eighth year of implementation of GASB 68. The City will develop the schedule prospectively.

For the measurement year ended December 31,			
2017	2016	2015	2014
\$ 903,080	\$ 868,087	\$ 861,551	\$ 761,031
1,659,113	1,535,466	1,497,685	1,441,488
311,550	-	-	-
(185,041)	159,597	(129,805)	(515,272)
-	-	104,869	-
<u>(1,073,882)</u>	<u>(1,046,879)</u>	<u>(923,983)</u>	<u>(945,389)</u>
1,614,820	1,516,271	1,410,317	741,858
<u>24,353,308</u>	<u>22,837,037</u>	<u>21,426,720</u>	<u>20,684,862</u>
<u>\$ 25,968,128</u>	<u>\$ 24,353,308</u>	<u>\$ 22,837,037</u>	<u>\$ 21,426,720</u>
\$ 953,702	\$ 900,335	\$ 924,993	\$ 736,438
338,009	317,206	319,883	290,127
2,448,963	1,108,388	23,719	865,999
(1,073,882)	(1,046,879)	(923,983)	(945,389)
(12,692)	(12,521)	(14,447)	(9,041)
<u>(643)</u>	<u>(675)</u>	<u>(714)</u>	<u>(743)</u>
2,653,458	1,265,854	329,451	937,391
<u>17,670,368</u>	<u>16,404,514</u>	<u>16,075,063</u>	<u>15,137,672</u>
<u>\$ 20,323,826</u>	<u>\$ 17,670,368</u>	<u>\$ 16,404,514</u>	<u>\$ 16,075,063</u>
<u>\$ 5,644,302</u>	<u>\$ 6,682,940</u>	<u>\$ 6,432,523</u>	<u>\$ 5,351,657</u>
78.26%	72.56%	71.83%	75.02%
<u>\$ 5,520,051</u>	<u>\$ 5,286,764</u>	<u>\$ 5,331,379</u>	<u>\$ 4,835,449</u>
102.25%	126.41%	120.65%	110.68%

**CITY OF ALAMO HEIGHTS, TEXAS**  
**TEXAS MUNICIPAL RETIREMENT SYSTEM**  
**SCHEDULE OF CONTRIBUTIONS – PENSION**

**For the year ended September 30, 2022**

**\*For the last 10 fiscal years**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Actuarially determined contributions	\$ 1,099,876	\$ 976,810	\$ 962,071	\$ 948,916
Contributions in relation to the actuarially determined contributions	<u>1,099,876</u>	<u>976,810</u>	<u>962,071</u>	<u>948,916</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	<u>\$ 6,649,536</u>	<u>\$ 5,888,184</u>	<u>\$ 5,696,162</u>	<u>\$ 5,626,955</u>
Contributions as a percentage of covered payroll	16.54%	16.59%	16.89%	16.86%

\*GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the eighth year of implementation of GASB 68. The City will develop the schedule prospectively.

<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
\$ 920,196	\$ 945,091	\$ 905,858	\$ 850,395
<u>920,196</u>	<u>945,091</u>	<u>905,858</u>	<u>850,395</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 5,444,475</u>	<u>\$ 5,575,888</u>	<u>\$ 5,290,913</u>	<u>\$ 5,023,828</u>
16.90%	16.95%	17.12%	16.93%

**CITY OF ALAMO HEIGHTS, TEXAS**  
**TEXAS MUNICIPAL RETIREMENT SYSTEM**  
**SCHEDULE OF CHANGES IN OTHER POSTEMPLOYMENT BENEFITS LIABILITY**  
**(OPEB) AND RELATED RATIOS**

**September 30, 2022**

**\*Last 10 fiscal years**

	For the measurement year ended December 31,				
	2021	2020	2019	2018	2017
Total OPEB liability					
Service cost	\$ 21,859	\$ 14,692	\$ 14,297	\$ 13,590	\$ 12,144
Interest on the total OPEB liability	9,054	10,897	12,228	11,927	11,796
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	(5,863)	(21,304)	(16,207)	(29,942)	-
Change of assumptions	13,995	54,960	59,848	(22,766)	27,438
Benefit payments	<u>(9,368)</u>	<u>(3,390)</u>	<u>(4,003)</u>	<u>(3,805)</u>	<u>(3,864)</u>
Net change in total OPEB liability	29,677	55,855	66,163	(30,996)	47,514
Total OPEB liability - beginning	<u>446,472</u>	<u>390,617</u>	<u>324,454</u>	<u>355,450</u>	<u>307,936</u>
Total OPEB liability - ending	<u>\$ 476,149</u>	<u>\$ 446,472</u>	<u>\$ 390,617</u>	<u>\$ 324,454</u>	<u>\$ 355,450</u>
Covered-employee payroll	<u>\$ 6,245,433</u>	<u>\$ 5,650,683</u>	<u>\$ 5,718,879</u>	<u>\$ 5,436,088</u>	<u>\$ 5,520,051</u>
Total OPEB liability as a percentage of covered-employee payroll	7.62%	7.90%	6.83%	5.97%	6.44%

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the fifth year of implementation of GASB 75. The City will develop the schedule prospectively.

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

**CITY OF ALAMO HEIGHTS, TEXAS**  
**TEXAS MUNICIPAL RETIREMENT SYSTEM**  
**SCHEDULE OF CONTRIBUTIONS – OTHER POSTEMPLOYMENT BENEFITS (OPEB)**

**For the year ended September 30, 2022**

**\*Last 10 fiscal years**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Actuarially determined contributions	\$ 17,368	\$ 13,812	\$ 12,367	\$ 11,099	\$ 10,733
Contributions in relation to the actuarially determined contributions	<u>17,368</u>	<u>13,812</u>	<u>12,367</u>	<u>11,099</u>	<u>10,733</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	<u>\$ 6,649,536</u>	<u>\$ 5,888,184</u>	<u>\$ 5,696,162</u>	<u>\$ 5,626,955</u>	<u>\$ 5,444,475</u>
Contributions as a percentage of covered-employee payroll	0.26%	0.23%	0.22%	0.20%	0.20%

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the fifth year of implementation of GASB 75. This City will develop the schedule prospectively.

# CITY OF ALAMO HEIGHTS, TEXAS

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

September 30, 2022

### (1) Budgetary information

The budget for the general fund is adopted on a basis consistent with generally accepted accounting principles. Annual appropriations lapse at fiscal year end.

Budgetary preparation and control is exercised at the fund level. The city manager is authorized to transfer budget amounts between accounts within a department and from one department to another. These transfers cannot increase the overall budgeted expenditures.

### (2) Schedule of contributions

#### **Valuation date:**

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:**

##### **Valuation date:**

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

##### **Methods and assumption used to determine contribution rates:**

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	24 years
Asset valuation method	10 year smoothed market, 12% soft corridor
Actuarial assumption:	
Inflation	2.50%
Salary increases	3.5% to 11.50% 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 2019 valuation pursuant to an experience study of the period 2014 - 2018.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB (10) mortality tables, with the public safety table used for males and the general employee table used for females. The rates are projected on a fully generational basis with scale UMP.

#### **Other information:**

There were no benefit changes during the year.



## **OTHER SUPPLEMENTARY INFORMATION**

**CITY OF ALAMO HEIGHTS, TEXAS**

**COMBINING BALANCE SHEET**

**NONMAJOR GOVERNMENTAL FUNDS**

**September 30, 2022**

	SPECIAL REVENUE				
	CONFISCATED PROPERTY	COURT SECURITY	COMMUNITY BENEFIT	LEOSE EMPLOYEE CENTER EDUCATION	COURT TECHNOLOGY
ASSETS					
Cash	\$ 20,020	\$ 88,861	\$ 7,363	\$ 33,725	\$ 24,363
Investments	-	-	-	-	-
Receivables - net of allowances for uncollectibles	-	-	-	-	-
Prepays	-	-	-	-	-
Total assets	<u>\$ 20,020</u>	<u>\$ 88,861</u>	<u>\$ 7,363</u>	<u>\$ 33,725</u>	<u>\$ 24,363</u>
LIABILITIES					
Accounts payable	\$ -	\$ -	\$ -	\$ 540	\$ -
DEFERRED INFLOWS OF RESOURCES					
Deferred revenue - taxes	-	-	-	-	-
FUND BALANCES					
Non-spendable - prepaids	-	-	-	-	-
Restricted for:					
Confiscated property	20,020	-	-	-	-
Court security	-	88,861	-	-	-
Community programs	-	-	7,363	-	-
Police training	-	-	-	33,185	-
Court technology	-	-	-	-	24,363
Debt service	-	-	-	-	-
Animal services	-	-	-	-	-
Committed for:					
Capital replacement	-	-	-	-	-
Comprehensive plans	-	-	-	-	-
Total fund balances	<u>20,020</u>	<u>88,861</u>	<u>7,363</u>	<u>33,185</u>	<u>24,363</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 20,020</u>	<u>\$ 88,861</u>	<u>\$ 7,363</u>	<u>\$ 33,725</u>	<u>\$ 24,363</u>

FUNDS					
COMPREHENSIVE PLAN	PRIVATE CONTRIBUTIONS	DEBT SERVICE	CAPITAL REPLACEMENT FUND	TOTAL NONMAJOR GOVERNMENTAL FUNDS	
\$ 452,008	\$ 18,131	\$ 358,261	\$ 659,980	\$ 1,662,712	
-	-	-	-		
-	-	25,756	-	25,756	
-	-	-	769,539	769,539	
<u>\$ 452,008</u>	<u>\$ 18,131</u>	<u>\$ 384,017</u>	<u>\$ 1,429,519</u>	<u>\$ 2,458,007</u>	
\$ 11,372	\$ 6,512	\$ -	\$ -	\$ 18,424	
-	-	24,673	-	24,673	
-	-	-	769,539	769,539	
-	-	-	-	20,020	
-	-	-	-	88,861	
-	-	-	-	7,363	
-	-	-	-	33,185	
-	-	-	-	24,363	
-	-	359,344	-	359,344	
-	11,619	-	-	11,619	
-	-	-	659,980	659,980	
<u>440,636</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>440,636</u>	
<u>440,636</u>	<u>11,619</u>	<u>359,344</u>	<u>1,429,519</u>	<u>2,414,910</u>	
<u>\$ 452,008</u>	<u>\$ 18,131</u>	<u>\$ 384,017</u>	<u>\$ 1,429,519</u>	<u>\$ 2,458,007</u>	

**CITY OF ALAMO HEIGHTS, TEXAS**

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS**

**Year ended September 30, 2022**

	SPECIAL REVENUE				
	CONFISCATED PROPERTY	COURT SECURITY	COMMUNITY BENEFIT	LEOSE EMPLOYEE CENTER EDUCATION	COURT TECHNOLOGY
REVENUES					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	12,441	13,774	1,881	10,888
Property forfeitures	3,158	-	-	-	-
Miscellaneous	-	-	-	-	-
Total revenues	<u>3,158</u>	<u>12,441</u>	<u>13,774</u>	<u>1,881</u>	<u>10,888</u>
EXPENDITURES					
Current					
General government	-	(20,757)	-	1,639	504
Public safety	9,346	-	26,647	-	-
Planning and development	-	-	-	-	-
Capital outlay	-	28,784	-	-	16,513
Debt service:					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total expenditures	<u>9,346</u>	<u>8,027</u>	<u>26,647</u>	<u>1,639</u>	<u>17,017</u>
Excess (deficiency) of revenues over (under) expenditures	(6,188)	4,414	(12,873)	242	(6,129)
OTHER FINANCING SOURCES (USES)					
Transfer in	-	-	-	-	-
Sale of assets	-	-	-	-	-
Total other financing sources and (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	(6,188)	4,414	(12,873)	242	(6,129)
FUND BALANCES AT BEGINNING OF YEAR	<u>26,208</u>	<u>84,447</u>	<u>20,236</u>	<u>32,943</u>	<u>30,492</u>
FUND BALANCES AT END OF YEAR	<u>\$ 20,020</u>	<u>\$ 88,861</u>	<u>\$ 7,363</u>	<u>\$ 33,185</u>	<u>\$ 24,363</u>

F U N D S

COMPREHENSIVE PLAN	PRIVATE CONTRIBUTIONS	DEBT SERVICE	CAPITAL REPLACEMENT FUND	TOTAL NONMAJOR GOVERNMENTAL FUNDS
\$ -	\$ -	\$ 1,236,070	\$ -	\$ 1,236,070
85,650	-	-	-	124,634
-	-	-	-	3,158
-	20,040	14,677	-	34,717
<u>85,650</u>	<u>20,040</u>	<u>1,250,747</u>	<u>-</u>	<u>1,398,579</u>
-	25,806	-	-	7,192
-	-	-	-	35,993
122,557	-	-	-	122,557
-	-	-	472,413	517,710
-	-	850,000	-	850,000
-	-	410,783	-	410,783
<u>122,557</u>	<u>25,806</u>	<u>1,260,783</u>	<u>472,413</u>	<u>1,944,235</u>
(36,907)	(5,766)	(10,036)	(472,413)	(545,656)
310,850	-	-	334,526	645,376
-	-	-	19,550	19,550
<u>310,850</u>	<u>-</u>	<u>-</u>	<u>354,076</u>	<u>664,926</u>
273,943	(5,766)	(10,036)	(118,337)	119,270
<u>166,693</u>	<u>17,385</u>	<u>369,380</u>	<u>1,547,856</u>	<u>2,295,640</u>
<u>\$ 440,636</u>	<u>\$ 11,619</u>	<u>\$ 359,344</u>	<u>\$ 1,429,519</u>	<u>\$ 2,414,910</u>

**CITY OF ALAMO HEIGHTS, TEXAS**

**CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**

**Year Ended September 30, 2022**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
EXPENDITURES				
General government	\$ 25,000	\$ 415,000	\$ 43,410	\$ 371,590
Capital outlay		-	-	-
Bond issue cost	-	-	-	-
Total expenditures	<u>25,000</u>	<u>415,000</u>	<u>43,410</u>	<u>371,590</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(25,000)</u>	<u>(415,000)</u>	<u>(43,410)</u>	<u>(371,590)</u>
OTHER FINANCING SOURCES (USES)				
Transfer in	<u>25,000</u>	<u>415,000</u>	<u>415,000</u>	<u>-</u>
Total other financing sources (uses)	<u>25,000</u>	<u>415,000</u>	<u>415,000</u>	<u>-</u>
Net change in fund balance	<u>\$ (25,000)</u>	<u>\$ (415,000)</u>	371,590	<u>\$ (371,590)</u>
FUND BALANCE AT OCTOBER 1, 2021			<u>14,296,550</u>	
FUND BALANCE AT SEPTEMBER 30, 2022			<u>\$ 14,668,140</u>	

**CITY OF ALAMO HEIGHTS, TEXAS**

**STREET MAINTENANCE FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**

**Year Ended September 30, 2022**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUE				
Sales taxes	\$ 793,258	\$ 793,258	\$ 866,430	\$ 73,172
Miscellaneous	<u>-</u>	<u>-</u>	<u>51,403</u>	<u>51,403</u>
Total revenues	<u>793,258</u>	<u>793,258</u>	<u>917,833</u>	<u>124,575</u>
EXPENDITURES				
Capital outlay	<u>1,850,000</u>	<u>1,850,000</u>	<u>1,887,202</u>	<u>(37,202)</u>
Excess (deficiency) of revenues over (under) expenditures	(1,056,742)	(1,056,742)	(969,369)	87,373
OTHER SOURCES (USES)				
Transfer in	<u>-</u>	<u>150,000</u>	<u>150,000</u>	<u>-</u>
Net change in fund balance	<u>\$ (1,056,742)</u>	<u>\$ (906,742)</u>	(819,369)	<u>\$ 87,373</u>
FUND BALANCE AT OCTOBER 1, 2021			<u>1,425,692</u>	
FUND BALANCE AT SEPTEMBER 30, 2022			<u>\$ 606,323</u>	

**CITY OF ALAMO HEIGHTS, TEXAS**

**COMPREHENSIVE PLAN FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**

**Year ended September 30, 2022**

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL	ACTUAL	
REVENUE				
Intergovernmental	\$ -	\$ 89,150	\$ 85,650	\$ (3,500)
EXPENDITURES				
Planning and development	105,000	400,000	122,557	277,443
Total expenditures	105,000	400,000	122,557	277,443
Excess (deficiency) of revenues over (under) expenditures	(105,000)	(310,850)	(36,907)	(280,943)
OTHER SOURCES (USES)				
Transfer in	-	310,850	310,850	-
Net change in fund balance	<u>\$ (105,000)</u>	<u>\$ (105,000)</u>	273,943	<u>\$ 378,943</u>
FUND BALANCE AT OCTOBER 1, 2021			<u>166,693</u>	
FUND BALANCE AT SEPTEMBER 30, 2022			<u>\$ 440,636</u>	



**CITY OF ALAMO HEIGHTS, TEXAS**

**CAPITAL REPLACEMENT FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**

**Year ended September 30, 2022**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
EXPENDITURES				
Capital outlay	\$ 261,526	\$ 1,031,526	\$ 472,413	\$ 559,113
General government	14,000	13,000	-	13,000
Excess (deficiency) of revenues over (under) expenditures	(275,526)	(1,044,526)	(472,413)	(572,113)
OTHER SOURCES (USES)				
Sale of assets	-	-	19,550	19,550
Transfer in	334,526	334,526	334,526	-
Total other sources (uses)	334,526	334,526	354,076	19,550
Net change in fund balance	<u>\$ 59,000</u>	<u>\$ (710,000)</u>	(118,337)	<u>\$ 591,663</u>
FUND BALANCE AT OCTOBER 1, 2021			<u>1,547,856</u>	
FUND BALANCE AT SEPTEMBER 30, 2022			<u>\$ 1,429,519</u>	

**CITY OF ALAMO HEIGHTS, TEXAS**

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

**Year ended September 30, 2022**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUE				
Property taxes	\$ 1,243,864	\$ 1,243,864	\$ 1,236,070	\$ (7,794)
Miscellaneous revenue	-	-	14,677	14,677
Total revenue	<u>1,243,864</u>	<u>1,243,864</u>	<u>1,250,747</u>	<u>6,883</u>
EXPENDITURES				
Principal payment	850,000	850,000	850,000	-
Interest and fiscal charges	<u>409,983</u>	<u>409,983</u>	<u>410,783</u>	<u>(800)</u>
Total expenditures	<u>1,259,983</u>	<u>1,259,983</u>	<u>1,260,783</u>	<u>(800)</u>
Excess (deficiency) of revenues over (under) expenditures	(16,119)	(16,119)	(10,036)	(6,994)
FUND BALANCE AT OCTOBER 1, 2021	<u>369,380</u>	<u>369,380</u>	<u>369,380</u>	<u>-</u>
FUND BALANCE AT SEPTEMBER 30, 2022			<u>\$ 359,344</u>	

# CITY OF ALAMO HEIGHTS, TEXAS

## STATISTICAL SECTION

This part of the City of Alamo Heights annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

### Contents

### Tables

#### **Financial Trends**

1 through 4

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

#### **Revenue Capacity**

5 through 8

These tables contain information to help readers assess the City's most significant local revenue source – its property tax.

#### **Debt Capacity**

9 through 11

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

#### **Demographic and Economic Information**

12 through 13

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

#### **Operating Information**

14 through 16

These tables contain service and infrastructure data to help readers understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Except where noted, the information in these tables is derived from the City of Alamo Heights annual comprehensive financial reports for the relevant year. The City implemented GASB Statement 34 in 2005; tables presenting government-wide information include information beginning that year.

**CITY OF ALAMO HEIGHTS, TEXAS**

**NET POSITION, BY COMPONENT**

**LAST TEN FISCAL PERIODS**

**(ACCRUAL BASIS OF ACCOUNTING)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
GOVERNMENTAL ACTIVITIES:				
Net investment in capital assets	\$ 10,055,717	\$ 6,881,496	\$ 7,539,445	\$ 5,348,886
Restricted	544,755	581,091	349,371	369,015
Unrestricted	<u>4,478,622</u>	<u>4,971,049</u>	<u>2,800,515</u>	<u>3,541,307</u>
 Total governmental activities net position	 <u>\$ 15,079,094</u>	 <u>\$ 12,433,636</u>	 <u>\$ 10,689,331</u>	 <u>\$ 9,259,208</u>
BUSINESS-TYPE ACTIVITIES:				
Net investment in capital assets	\$ 8,132,553	\$ 8,019,228	\$ 8,174,500	\$ 7,959,240
Unrestricted	<u>3,001,697</u>	<u>2,462,898</u>	<u>1,559,023</u>	<u>1,302,354</u>
 Total business-type activities net position	 <u>\$ 11,134,250</u>	 <u>\$ 10,482,126</u>	 <u>\$ 9,733,523</u>	 <u>\$ 9,261,594</u>
PRIMARY GOVERNMENT:				
Net investment in capital assets	\$ 18,188,270	\$ 14,900,724	\$ 15,713,945	\$ 13,308,126
Restricted	544,755	581,091	349,371	369,015
Unrestricted	<u>7,480,319</u>	<u>7,433,947</u>	<u>4,359,538</u>	<u>4,843,661</u>
 Total primary government net position	 <u>\$ 26,213,344</u>	 <u>\$ 22,915,762</u>	 <u>\$ 20,422,854</u>	 <u>\$ 18,520,802</u>

Note:

\* In fiscal year September 30, 2015, the implementation of GASB Statement No. 68, “*Accounting and Financial Reporting for Pensions* – an Amendment of GASB Statement No. 27”, resulted in a significant decrease in unrestricted net position in Business-type and Governmental activities.

TABLE 1

2018	2017	2016	2015*	2014	2013
\$ 3,795,534	\$ 3,840,789	\$ 3,346,580	\$ 3,385,358	\$ 2,011,074	\$ 1,638,290
1,375,530	340,397	369,349	331,787	780,392	933,600
<u>2,593,935</u>	<u>2,143,435</u>	<u>1,728,809</u>	<u>881,015</u>	<u>6,137,390</u>	<u>5,804,824</u>
<u>\$ 7,764,999</u>	<u>\$ 6,324,621</u>	<u>\$ 5,444,738</u>	<u>\$ 4,598,160</u>	<u>\$ 8,928,856</u>	<u>\$ 8,376,714</u>
\$ 8,137,876	\$ 8,092,277	\$ 8,072,064	\$ 8,292,081	\$ 7,480,502	\$ 6,486,583
<u>976,720</u>	<u>799,592</u>	<u>748,423</u>	<u>414,360</u>	<u>1,897,524</u>	<u>2,060,818</u>
<u>\$ 9,114,596</u>	<u>\$ 8,891,869</u>	<u>\$ 8,820,487</u>	<u>\$ 8,706,441</u>	<u>\$ 9,378,026</u>	<u>\$ 8,547,401</u>
\$ 11,933,410	\$ 11,933,066	\$ 11,418,644	\$ 11,677,439	\$ 9,491,576	\$ 8,124,873
1,375,530	340,397	369,349	331,787	780,392	933,600
<u>3,570,655</u>	<u>2,943,027</u>	<u>2,477,232</u>	<u>1,295,375</u>	<u>8,034,914</u>	<u>7,865,642</u>
<u>\$ 16,879,595</u>	<u>\$ 15,216,490</u>	<u>\$ 14,265,225</u>	<u>\$ 13,304,601</u>	<u>\$ 18,306,882</u>	<u>\$ 16,924,115</u>

# CITY OF ALAMO HEIGHTS, TEXAS

## CHANGES IN NET POSITION LAST TEN FISCAL PERIODS (ACCRUAL BASIS OF ACCOUNTING)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
EXPENSES				
Governmental activities:				
General government	\$ 2,560,477	\$ 2,031,697	\$ 1,977,702	\$ 2,028,929
Public safety	5,823,134	5,529,038	5,823,235	5,933,177
Streets	1,631,039	1,264,934	1,147,982	1,411,531
Sanitation	792,239	742,085	742,724	837,197
Planning and development	541,601	555,975	480,802	423,144
Parks and recreation	477,851	477,915	494,042	344,389
Interest on debt	<u>275,238</u>	<u>276,822</u>	<u>130,050</u>	<u>129,228</u>
Total governmental activities	<u>12,101,579</u>	<u>10,878,466</u>	<u>10,796,537</u>	<u>11,107,595</u>
Business-type activities:				
Utility	<u>3,819,947</u>	<u>3,572,976</u>	<u>3,217,649</u>	<u>3,328,956</u>
Total business-type activities	<u>3,819,947</u>	<u>3,572,976</u>	<u>3,217,649</u>	<u>3,328,956</u>
Total primary government expenses	<u>15,921,526</u>	<u>14,451,442</u>	<u>14,014,186</u>	<u>14,436,551</u>
PROGRAM REVENUES				
Governmental activities:				
Charges for service				
General government	942,682	659,418	631,752	908,928
Public safety	817,832	687,896	723,564	714,163
Streets	-	-	-	-
Sanitation	362,165	362,705	364,368	363,380
Planning and development	-	854,101	750,769	959,826
Parks and recreation	-	-	-	-
Capital grants and contributions:				
General government	-	-	-	-
Operating grants and contributions:				
General government	<u>581,177</u>	<u>64,251</u>	<u>80,525</u>	<u>49,255</u>
Total governmental activities program revenues	<u>2,703,856</u>	<u>2,628,371</u>	<u>2,550,978</u>	<u>2,995,552</u>
Business-type activities:				
Charges for service				
Utility	<u>4,510,486</u>	<u>4,383,508</u>	<u>3,736,134</u>	<u>3,495,304</u>
Total business-type activities program revenues	<u>4,510,486</u>	<u>4,383,508</u>	<u>3,736,134</u>	<u>3,495,304</u>
Total primary government program revenues	<u>7,214,342</u>	<u>7,011,879</u>	<u>6,287,112</u>	<u>6,490,856</u>

TABLE 2

2018	2017	2016	2015	2014	2013
\$ 1,961,412	\$ 1,895,152	\$ 1,837,698	\$ 1,812,948	\$ 1,549,460	\$ 1,480,953
5,742,935	5,647,734	5,538,340	5,194,754	5,344,641	4,886,648
1,013,595	1,218,412	1,155,238	1,506,114	1,267,014	1,548,142
831,282	823,454	723,504	717,951	704,509	676,655
400,675	387,742	366,567	308,311	282,541	297,919
333,293	334,285	295,882	272,363	248,282	247,616
127,671	158,604	234,167	243,462	263,262	321,589
<u>10,410,863</u>	<u>10,465,383</u>	<u>10,151,396</u>	<u>10,055,903</u>	<u>9,659,709</u>	<u>9,459,522</u>
<u>3,352,294</u>	<u>3,236,496</u>	<u>3,063,239</u>	<u>3,154,421</u>	<u>2,977,031</u>	<u>2,782,642</u>
<u>3,352,294</u>	<u>3,236,496</u>	<u>3,063,239</u>	<u>3,154,421</u>	<u>2,977,031</u>	<u>2,782,642</u>
<u>13,763,157</u>	<u>13,701,879</u>	<u>13,214,635</u>	<u>13,210,324</u>	<u>12,636,740</u>	<u>12,242,164</u>
777,764	984,217	1,220,246	928,930	905,045	1,524,322
709,102	655,989	685,288	685,288	672,670	614,482
-	-	-	-	-	216,597
361,944	362,903	364,221	360,087	390,448	358,913
652,681	640,550	557,398	538,131	609,163	-
-	-	-	-	-	45,380
553,374	40,000	-	-	415,005	-
<u>49,261</u>	<u>86,395</u>	<u>68,757</u>	<u>328,437</u>	<u>48,733</u>	<u>-</u>
<u>3,104,126</u>	<u>2,770,054</u>	<u>2,895,910</u>	<u>2,840,873</u>	<u>3,041,064</u>	<u>2,759,694</u>
<u>3,523,432</u>	<u>3,378,349</u>	<u>3,223,824</u>	<u>3,084,542</u>	<u>3,203,337</u>	<u>3,507,512</u>
<u>3,523,432</u>	<u>3,378,349</u>	<u>3,223,824</u>	<u>3,084,542</u>	<u>3,203,337</u>	<u>3,507,512</u>
<u>6,627,558</u>	<u>6,148,403</u>	<u>6,119,734</u>	<u>5,925,415</u>	<u>6,244,401</u>	<u>6,267,206</u>

(continued)

**CITY OF ALAMO HEIGHTS, TEXAS**

**CHANGES IN NET POSITION (CONTINUED)  
LAST TEN FISCAL PERIODS  
(ACCRUAL BASIS OF ACCOUNTING)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Net (expense) revenues				
Governmental activities	\$ (9,397,723)	\$ (8,250,095)	\$ (8,245,559)	\$ (8,112,043)
Business-type activities	<u>690,539</u>	<u>810,532</u>	<u>518,485</u>	<u>166,348</u>
Total primary government net expenses	<u>(8,707,184)</u>	<u>(7,439,563)</u>	<u>(7,727,074)</u>	<u>(7,945,695)</u>
GOVERNMENTAL REVENUES AND OTHER CHANGES IN NET POSITION				
Governmental activities:				
Taxes				
Property taxes	7,367,499	6,892,837	6,697,396	6,596,419
Sales taxes	2,599,290	2,194,576	1,981,009	1,787,661
Other taxes	864,225	723,549	719,706	769,782
Unrestricted investment earnings	199,155	12,881	125,524	245,377
Miscellaneous	120,818	99,756	81,246	136,212
Proceeds from sale of assets	-	-	-	-
Special item	-	-	-	-
Sales of capital assets	70,952	-	-	-
Transfers	<u>70,801</u>	<u>70,801</u>	<u>70,801</u>	<u>(70,801)</u>
Total governmental activities	<u>11,292,740</u>	<u>9,994,400</u>	<u>9,675,682</u>	<u>9,464,650</u>
Business-type activities:				
Interest and investment earnings	24,258	2,512	21,268	36,803
Miscellaneous	8,128	6,360	2,977	14,648
Transfers	<u>(70,801)</u>	<u>(70,801)</u>	<u>(70,801)</u>	<u>70,801</u>
Total business-type activities	<u>(38,415)</u>	<u>(61,929)</u>	<u>(46,556)</u>	<u>122,252</u>
CHANGES IN NET POSITION				
Governmental activities	1,895,017	1,744,305	1,430,123	1,352,607
Business-type activities	<u>652,124</u>	<u>748,603</u>	<u>471,929</u>	<u>288,600</u>



TABLE 2

2018	2017	2016	2015	2014	2013
\$ (7,306,737)	\$ (7,695,329)	\$ (7,263,846)	\$ (7,215,630)	\$ (6,618,645)	\$ (6,699,828)
<u>171,138</u>	<u>141,853</u>	<u>160,585</u>	<u>(69,879)</u>	<u>226,306</u>	<u>724,870</u>
<u>(7,135,599)</u>	<u>(7,553,476)</u>	<u>(7,103,261)</u>	<u>(7,285,509)</u>	<u>(6,392,339)</u>	<u>(5,974,958)</u>
6,292,204	6,177,119	5,870,136	5,455,046	5,259,723	5,174,711
1,687,696	1,274,518	1,262,914	946,872	940,436	864,538
804,079	796,226	790,662	806,607	733,572	620,797
156,228	57,456	26,569	24,742	26,225	30,244
73,777	94,553	93,897	82,606	113,682	84,222
6,508	-	-	-	-	-
-	-	-	(56,776)	-	-
-	-	-	-	-	-
<u>66,246</u>	<u>70,471</u>	<u>66,246</u>	<u>66,246</u>	<u>59,662</u>	<u>56,518</u>
<u>9,086,738</u>	<u>8,470,343</u>	<u>8,110,424</u>	<u>7,325,343</u>	<u>7,133,300</u>	<u>6,831,030</u>
23,451	-	-	-	-	-
118,245	-	19,707	13,354	1,751	4,306
<u>(66,246)</u>	<u>(70,471)</u>	<u>(66,246)</u>	<u>(66,246)</u>	<u>(59,662)</u>	<u>(56,518)</u>
<u>75,450</u>	<u>(70,471)</u>	<u>(46,539)</u>	<u>(52,892)</u>	<u>(57,911)</u>	<u>(52,212)</u>
1,780,001	775,014	846,578	109,713	514,655	131,202
<u>246,588</u>	<u>71,382</u>	<u>114,046</u>	<u>(122,771)</u>	<u>168,395</u>	<u>672,658</u>

**CITY OF ALAMO HEIGHTS, TEXAS**

**FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL PERIODS  
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>GENERAL FUND</b>				
Non-spendable - prepaids	\$ 90,118	\$ 81,965	\$ 81,965	\$ 89,599
Unassigned	<u>6,227,944</u>	<u>5,770,612</u>	<u>5,653,691</u>	<u>5,374,977</u>
 Total general fund	 <u>\$ 6,318,062</u>	 <u>\$ 5,852,577</u>	 <u>\$ 5,735,656</u>	 <u>\$ 5,464,576</u>
 <b>ALL OTHER GOVERNMENTAL FUNDS</b>				
Restricted for:				
Confiscated property	\$ 20,020	\$ 26,208	\$ 24,289	\$ 31,411
Court security	88,861	84,447	74,665	117,145
Community programs	7,363	20,236	33,263	34,063
Police training	33,185	32,943	33,387	31,154
Court technology	24,363	30,492	25,927	24,702
Comprehensive plan	-	-	-	-
Street maintenance	-	-	-	-
Animal services	11,619	17,385	-	-
TNR foster	-	-	8,383	4,766
Debt service	359,344	369,380	149,737	125,774
Capital projects	14,668,140	14,118,268	-	-
Committed for:				
Capital replacement	659,980	1,547,856	1,299,322	1,382,447
Street maintenance	606,323	1,425,692	801,478	741,092
Comprehensive plans	440,636	166,693	150,789	82,178
Private contributions	-	-	-	-
Assigned				
Capital projects	-	178,282	178,282	1,093,256
Unassigned	-	-	-	-
Reserved	-	-	-	-
Unreserved, reported in:				
Special revenue funds	-	-	-	-
Capital project funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
 Total all other governmental funds	 <u>\$ 16,919,834</u>	 <u>\$ 18,017,882</u>	 <u>\$ 2,779,522</u>	 <u>\$ 3,667,988</u>

TABLE 3

2018	2017	2016	2015	2014	2013
\$ 89,599	\$ 85,601	\$ 86,642	\$ 78,982	\$ 87,663	\$ 86,209
<u>4,487,739</u>	<u>3,830,544</u>	<u>3,545,922</u>	<u>3,257,254</u>	<u>3,341,248</u>	<u>3,142,289</u>
<u>\$ 4,577,338</u>	<u>\$ 3,916,145</u>	<u>\$ 3,632,564</u>	<u>\$ 3,336,236</u>	<u>\$ 3,428,911</u>	<u>\$ 3,228,498</u>
\$ 26,071	\$ 10,688	\$ 11,977	\$ 12,654	\$ 31,083	\$ 27,177
114,808	106,438	97,208	86,406	121,374	112,123
25,237	65,041	96,233	110,074	101,110	100,452
31,667	32,483	31,403	30,777	32,739	30,738
11,868	15,709	27,806	18,592	19,732	34,541
-	-	9,743	9,393	17,136	23,539
1,039,019	-	9,868	-	284,795	91,605
-	-	-	-	-	-
9,336	4,687	12,034	8,035	5,834	7,917
117,524	105,351	73,077	55,856	166,589	186,690
-	-	-	-	613,859	6,315,190
1,112,340	872,058	659,640	527,378	440,692	595,448
869,536	569,536	396,763	26,763	765,000	565,000
80,077	72,114	20,000	20,000	20,000	20,000
-	-	-	-	-	-
866,083	908,077	961,694	955,423	1,050,936	1,050,936
-	-	-	-	3,426	2,042
-	-	-	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 4,303,566</u>	<u>\$ 2,762,182</u>	<u>\$ 2,407,446</u>	<u>\$ 1,861,351</u>	<u>\$ 3,674,305</u>	<u>\$ 9,163,398</u>

**CITY OF ALAMO HEIGHTS, TEXAS**

**CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL PERIODS  
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)**

	2022	2021	2020	2019
<b>REVENUES</b>				
Taxes	\$ 10,820,121	\$ 9,836,024	\$ 9,424,483	\$ 9,159,134
Licenses and permits	750,441	854,101	750,769	959,826
Intergovernmental	1,149,231	529,499	509,179	465,276
CIED revenue	-	-	-	-
Charges for services	1,254,195	1,118,478	1,084,287	1,294,874
Fines	209,383	233,214	219,708	288,131
Property forfeitures	-	-	-	-
Investment earnings	199,155	12,881	125,524	245,377
Miscellaneous	172,221	86,514	110,599	144,960
Total revenues	<u>14,554,747</u>	<u>12,670,711</u>	<u>12,224,549</u>	<u>12,557,578</u>
<b>EXPENDITURES</b>				
General government	2,370,350	1,766,333	1,684,692	1,731,575
Public safety	5,985,833	5,737,587	5,514,703	5,512,769
Streets	680,670	586,322	514,674	493,911
Sanitation	795,764	767,307	722,133	802,680
Planning and development	568,186	575,416	479,211	412,467
Parks and recreation	319,112	299,672	311,440	313,016
Capital outlay	2,527,424	258,541	2,827,622	2,181,720
Debt service:				
Principal	850,000	565,000	746,600	789,660
Interest and fiscal charges	410,783	279,928	122,786	138,921
Bond issuance cost	-	-	-	-
Total expenditures	<u>14,508,122</u>	<u>10,836,106</u>	<u>12,923,861</u>	<u>12,376,719</u>
Excess (deficiency) of revenues over (under) expenditures	<u>46,625</u>	<u>1,834,605</u>	<u>(699,312)</u>	<u>180,859</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	(1,210,376)	(1,285,831)	(1,285,329)	(1,094,409)
Transfers out	1,281,177	1,356,632	1,356,130	1,165,210
Sale of assets	19,550	25,820	-	-
Capital lease obligation	-	-	11,125	-
Bond proceeds	-	17,700,000	-	-
Bond premiums issued	-	640,434	-	-
Proceeds from insurance settlement	-	-	-	-
Payment to escrow agent	-	(4,916,379)	-	-
Total other financing sources (uses)	<u>90,351</u>	<u>13,520,676</u>	<u>81,926</u>	<u>70,801</u>
Net change in fund balances	<u>\$ 136,976</u>	<u>\$ 15,355,281</u>	<u>\$ (617,386)</u>	<u>\$ 251,660</u>
Debt service as a percentage of noncapital expenditures	10.52%	7.99%	8.61%	9.11%

TABLE 4

2018	2017	2016	2015	2014	2013
\$ 8,834,234	\$ 8,264,472	\$ 7,962,696	\$ 7,326,071	\$ 6,875,122	\$ 6,658,836
652,681	640,550	557,398	538,131	609,163	681,468
500,077	554,490	501,461	740,041	900,143	640,877
-	-	-	-	-	788,202
1,237,709	1,223,119	1,400,679	1,184,844	1,186,961	1,188,092
279,653	284,287	300,570	270,080	229,579	257,425
-	-	-	-	-	-
156,228	57,456	26,569	24,742	26,225	30,244
618,541	103,519	106,847	89,804	89,286	84,222
<u>12,279,123</u>	<u>11,127,893</u>	<u>10,856,220</u>	<u>10,173,713</u>	<u>9,916,479</u>	<u>10,329,366</u>
1,699,236	1,714,263	1,615,661	1,604,852	1,502,037	1,401,356
5,307,108	5,283,630	5,222,337	5,005,896	4,844,906	4,577,375
495,929	487,630	527,469	475,997	381,888	359,306
780,094	786,960	677,438	690,782	653,466	653,829
388,666	379,662	360,546	310,386	282,541	299,420
296,819	302,840	280,127	263,406	237,043	238,372
260,318	870,337	527,414	2,864,168	6,911,167	1,533,213
767,711	742,690	645,000	625,000	600,000	505,000
154,583	174,367	191,655	248,325	268,014	347,668
-	-	38,625	-	-	-
<u>10,150,464</u>	<u>10,742,379</u>	<u>10,086,272</u>	<u>12,088,812</u>	<u>15,681,062</u>	<u>9,915,539</u>
<u>2,128,659</u>	<u>385,514</u>	<u>769,948</u>	<u>(1,915,099)</u>	<u>(5,764,583)</u>	<u>413,827</u>
(780,254)	(830,000)	(823,082)	(797,191)	(536,008)	(706,007)
846,500	900,471	889,328	863,437	595,670	762,525
-	-	-	-	-	-
-	77,463	-	-	360,000	-
-	-	1,605,000	-	-	-
-	-	108,941	-	-	-
-	-	-	(56,776)	56,241	-
-	-	(1,707,712)	-	-	-
<u>66,246</u>	<u>147,934</u>	<u>72,475</u>	<u>9,470</u>	<u>475,903</u>	<u>56,518</u>
<u>\$ 2,194,905</u>	<u>\$ 533,448</u>	<u>\$ 842,423</u>	<u>\$ (1,905,629)</u>	<u>\$ (5,288,680)</u>	<u>\$ 470,345</u>
9.33%	9.29%	8.75%	9.47%	9.90%	10.17%

# CITY OF ALAMO HEIGHTS, TEXAS

## ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN FISCAL PERIODS

TABLE 5

	TAXABLE ASSESSED VALUE PERSONAL PROPERTY	TAXABLE ASSESSED VALUE REAL PROPERTY	TOTAL TAXABLE ASSESSED VALUE	TOTAL DIRECT TAX RATE
Year ended September 30, 2022	\$ 27,724,231	\$ 2,053,138,431	\$ 2,080,862,662	0.388051
Year ended September 30, 2021	27,566,705	1,747,497,993	1,775,064,698	0.386439
Year ended September 30, 2020	27,821,192	1,842,246,293	1,870,067,485	0.386439
Year ended September 30, 2019	27,682,663	1,799,802,432	1,827,485,095	0.386439
Year ended September 30, 2018	38,867,712	1,692,308,676	1,731,176,388	0.386439
Year ended September 30, 2017	38,406,710	1,638,595,415	1,677,002,125	0.389900
Year ended September 30, 2016	36,295,321	1,551,854,285	1,588,149,606	0.390262
Year ended September 30, 2015	34,135,262	1,421,781,934	1,455,917,196	0.390262
Year ended September 30, 2014	33,326,092	1,395,181,683	1,428,507,775	0.390262
Year ended September 30, 2013	30,592,813	1,369,899,848	1,400,492,661	0.390262

Notes:

Source: Bexar County Appraisal District

Property in the City of Alamo Heights is reassessed every year at estimated actual value. For this reason, assessed value is equal to estimated actual value. Tax rates are per \$100 of assessed value.

# CITY OF ALAMO HEIGHTS, TEXAS

## DIRECT AND OVERLAPPING PROPERTY TAX RATES LAST TEN FISCAL PERIODS

TABLE 6

FISCAL PERIOD	CITY DIRECT RATES			OVERLAPPING RATES					
	M & O	I & S	TOTAL CITY	ALAMO HEIGHTS ISD	BEXAR COUNTY	COMMUNITY COLLEGE DISTRICT	HOSPITAL	OTHER	TOTAL
2022	0.336439	0.068000	0.404439	1.1934	0.27633	0.14915	0.276235	0.04203	2.34158
2021	0.336439	0.050000	0.386439	1.1964	0.27743	0.14915	0.276235	0.04225	2.32790
2020	0.336439	0.050000	0.386439	1.1964	0.27743	0.14915	0.276235	0.04225	2.23790
2019	0.336439	0.050000	0.386439	1.1950	0.27743	0.14915	0.276235	0.04225	2.32650
2018	0.336439	0.050000	0.386439	1.2550	0.27743	0.14915	0.276235	0.04225	2.38650
2017	0.332900	0.057000	0.389900	1.1950	0.29325	0.14915	0.276235	0.03299	2.33653
2016	0.330762	0.059500	0.390262	1.1950	0.29750	0.14915	0.276235	0.03429	2.34244
2015	0.336486	0.053776	0.390262	1.1950	0.29750	0.14915	0.276235	0.04820	2.35635
2014	0.325762	0.064500	0.390262	1.2050	0.28380	0.14915	0.276235	0.04820	2.35265
2013	0.319454	0.070808	0.390262	1.2180	0.29620	0.14915	0.276235	0.04805	2.37790

Notes:

Source: Bexar County Appraisal District

Overlapping rates are those of local and county governments that apply within the City of Alamo Heights.

# CITY OF ALAMO HEIGHTS, TEXAS

## PRINCIPAL PROPERTY TAXPAYERS CURRENT PERIOD AND NINE PERIODS AGO

TABLE 7

TAXPAYERS	2022			2013		
	TAXABLE ASSESSED VALUE	RANK	PERCENTAGE OF TOTAL CITY TAXABLE ASSESSED VALUE	TAXABLE ASSESSED VALUE	RANK	PERCENTAGE OF TOTAL CITY TAXABLE ASSESSED VALUE
REIF III-5500 BROADWAY LLC	\$ 51,000,000	1	2.33%	N/A	N/A	
HEB GROCERY COMPANY LP	14,503,870	2	0.66%	12,612,160	1	0.90%
ALAMO HEIGHTS TREEHOUSE LTD	9,000,000	3	0.41%	6,450,000	3	0.46%
GLENN H HUDDLESTON	7,779,820	4	0.36%	4,190,800	7	0.30%
200 AUSTIN HWY LTD	7,027,520	5	0.32%	N/A	N/A	
CHRISTOPHER GOLDSBURY JR	6,838,000	6	0.31%	7,960,000	2	0.57%
5307 BROADWAY LTD	6,400,000	7	0.29%	N/A	N/A	
STEWART CENTER INC	6,253,000	8	0.29%	3,434,223	9	0.25%
GEORGE A GEIS	6,077,900	9	0.28%	4,891,838	6	0.35%
ATWELL PROPERTIES LTD	5,450,800	10	0.25%	N/A	N/A	
SOUTHWESTERN BELL TELEPHONE	N/A			5,663,836	4	0.40%
BARNES WILLIAM MICHAEL	N/A			5,170,960	5	0.37%
TIMOTHY DEAN WORD FAM TRUST	N/A			3,700,000	8	0.26%
TEXAS BIOMEDICAL RESEARCH INSTITUTE	N/A			3,412,460	10	0.24%
TOTAL	<u>\$ 120,330,910</u>		<u>6.28%</u>	<u>\$ 57,486,277</u>		<u>4.10%</u>

Note:

Source: Bexar County Appraisal District



**CITY OF ALAMO HEIGHTS, TEXAS**

**PROPERTY TAX LEVIES AND COLLECTIONS  
LAST TEN FISCAL PERIODS  
(IN THOUSANDS)**

TABLE 8

	TAXES LEVIED FOR THE FISCAL PERIOD		COLLECTED WITHIN THE FISCAL YEAR OF THE LEVY		COLLECTIONS IN SUBSEQUENT YEARS	TOTAL COLLECTIONS TO DATE	
			AMOUNT	PERCENTAGE		AMOUNT	PERCENTAGE
				OF LEVY			OF LEVY
2022	\$	7,365	\$	7,308	99.23%	\$	-
2021		6,867		6,826	99.4		10
2020		6,727		6,680	99.3		26
2019		6,593		6,548	99.32		28
2018		6,291		6,248	99.32		27
2017		6,160		6,115	99.27		31
2016		5,875		5,819	99.05		44
2015		5,449		5,415	99.38		21
2014		5,208		5,123	98.37		76
2013		5,122		5,089	99.36		25

Note:

Source: Bexar Appraisal District

# CITY OF ALAMO HEIGHTS, TEXAS

## RATIOS OF OUTSTANDING DEBT BY TYPE LAST TEN FISCAL PERIODS

TABLE 9

FISCAL PERIOD	GOVERNMENTAL ACTIVITIES <sup>a</sup>				BUSINESS-TYPE ACTIVITIES <sup>a</sup>				TOTAL PRIMARY GOVERNMENT	PERCENTAGE OF PERSONAL INCOME <sup>d</sup>	PER CAPITA <sup>d</sup>		
	COMBINATION TAX AND REVENUE BONDS CO's <sup>b</sup>		GENERAL OBLIGATION BONDS <sup>c</sup>		COMBINATION TAX AND REVENUE BONDS CO's <sup>b</sup>		GENERAL OBLIGATION BONDS <sup>c</sup>						
2022	-	\$	16,839,466	\$	12,443	\$	-	\$	767,268	\$	17,619,177	2.18%	2,033
2021	-		17,734,815		-		-		910,721		18,645,536	2.32	2,165
2020	-		4,909,085		-		-		1,049,175		5,958,260	0.74	692
2019	-		5,673,836		26,600		-		1,187,629		6,888,065	0.89	802
2018	-		6,401,798		111,260		-		1,321,083		7,834,141	1.22	975
2017	-		7,114,760		165,574		-		1,449,536		8,729,870	1.54	1,086
2016	490,000		7,337,722		231,544		110,000		1,462,990		9,632,256	1.65	1,160
2015	2,575,000		5,799,158		214,352		1,610,000		-		10,198,510	1.85	1,306
2014	3,010,000		5,990,332		323,894		1,715,000		-		11,039,226	2.42	1,570
2013	3,415,000		6,186,506		-		1,815,000		-		11,416,506	2.50	1,624

Notes:

- a. Details regarding the City's outstanding debt can be found in note 3 in the financial statements.
- b. The City issued \$6,300,000 of Tax and Revenue Bonds Certificates of Obligation in 2012.
- c. The City refunded \$2,850,000 of the Combination Tax and Revenue Certificates of Obligations, Series 2007 in 2016.
- d. See Table 11 for personal income and population data for the City. These ratios are calculated only using personal income and population for the year.

**CITY OF ALAMO HEIGHTS, TEXAS**

**RATIOS OF GENERAL BONDED DEBT OUTSTANDING  
LAST TEN FISCAL PERIODS**

TABLE 10

FISCAL YEAR	GENERAL OBLIGATION BONDS	LESS: AMOUNTS AVAILABLE IN DEBT SERVICE FUND	TOTAL	PERCENTAGE OF ESTIMATED ACTUAL TAXABLE VALUE OF PROPERTY	PER CAPITA
2022	\$ 16,839,466	\$ 359,344	\$ 16,480,122	0.79%	\$ 1,901
2021	17,734,815	369,380	17,365,435	0.98	2,016
2020	4,909,085	149,737	4,759,348	0.26	554
2019	5,673,836	125,774	5,548,062	0.30	690
2018	6,401,798	117,524	6,284,274	0.36	782
2017	7,114,760	105,351	7,009,409	0.41	898
2016	7,827,722	73,077	7,754,645	0.48	993
2015	8,374,158	55,856	8,318,302	0.57	1,066
2014	9,000,332	166,589	8,833,743	0.62	1,256
2013	9,601,506	186,690	9,414,816	0.67	1,339

# CITY OF ALAMO HEIGHTS, TEXAS

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT AS OF

**September 30, 2022**

TABLE 11

GOVERNMENTAL UNIT	DEBT OUTSTANDING	AS OF	ESTIMATED PERCENTAGE APPLICABLE	ESTIMATED SHARE OF OVERLAPPING DEBT
Debt repaid with property taxes				
Alamo Community College District	\$ 777,390,000 *	9/30/2022	0.97 %	\$ 7,540,683
Alamo Heights Independent School District	171,075,000 *	9/30/2022	23.76	40,647,420
Bexar County	2,015,625,000 *	9/30/2022	0.97	19,551,563
Bexar County Hospital District	1,168,200,000 *	9/30/2022	0.97	<u>11,331,540</u>
Total Overlapping Debt:				<u>79,071,206</u>
City of Alamo Heights				<u>16,851,909</u>
TOTAL DIRECT AND OVERLAPPING DEBT				<u>\$ 95,923,115</u>
TOTAL DIRECT AND OVERLAPPING DEBT % OF A.V.:				4.85%
TOTAL DIRECT AND OVERLAPPING DEBT PER CAPITA:				\$ 12,998

\* Gross Debt

The overlapping debt was received from the Municipal Advisory Council of Texas, except the Alamo Heights Independent School District which was obtained directly. Details regarding the City's outstanding debt can be found in note 3 to the current financial statements.

# CITY OF ALAMO HEIGHTS, TEXAS

## DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN FISCAL PERIODS

TABLE 12

YEAR	POPULATION	PERSONAL INCOME	PER CAPITA PERSONAL INCOME	MEDIAN AGE	EDUCATION LEVEL IN YEARS OF SCHOOLING	SCHOOL ENROLLMENT	UNEMPLOYMENT RATE
2022	8,668	\$ 807,346,188	\$ 93,141	44	74.4%	4,846	3.50%
2021	8,614	802,316,574	93,141	44	74.4	4,786	4.50
2020	8,593	800,360,613	93,141	44	74.4	4,917	7.70
2019	8,038	727,808,748	90,546	43	70.5	4,786	2.90
2018	8,038	643,562,470	80,065	44	73.6	4,808	3.10
2017	8,038	566,687,038	70,501	44	73.6	4,808	3.20
2016	7,806	550,330,806	70,501	45	71.4 *	4,808	3.80
2015	7,031	495,411,291	70,461	44	15.7	4,800	3.70
2014	7,031	456,916,566	64,986	40	15.7	4,800	4.30
2013	7,031	456,916,566	64,986	40	15.7	4,800	5.30

Notes:

\* In fiscal year 2016, City started to use percentage of persons with a bachelor's degree.

Sources: Various city departments, Alamo Heights Independent School District, and Texas Workforce Commission.

# CITY OF ALAMO HEIGHTS, TEXAS

## PRINCIPAL EMPLOYERS CURRENT PERIOD AND NINE YEARS AGO

TABLE 13

EMPLOYER	2022			2013		
	EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT (1)	EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT (2)
Lackland Air Force Base	37,097	1	3.43%	37,097	1	3.87%
Fort Sam Houston	32,000	2	2.95%	32,000	3	3.34%
United Services Automobile Assoc	18,305	3	1.69%	17,000	2	1.77%
H.E.B. Food Stores	17,079	4	1.58%	20,000	4	2.09%
City of San Antonio	13,881	5	1.28%	11,731	8	1.22%
Northside Independent School Dist	13,977	6	1.29%	12,751	5	1.33%
Randolph Air Force Base	11,068	7	1.02%	11,068	6	1.16%
Methodist Healthcare System	11,020	8	1.02%	8,000	8	0.84%
North East Independent School Dist	8,763	9	0.81%	10,522	7	1.10%
San Antonio Independent School District	7,000	10	0.65%	7,374	10	0.77%
Totals	<u>170,190</u>		<u>15.72%</u>	<u>167,543</u>		<u>17.49%</u>

### Notes:

Statistics for the San Antonio Metropolitan area are relevant to the City of Alamo Heights which is landlocked by the City of San Antonio.

Source: Economic Development Division, City of San Antonio, Texas, Greater San Antonio Chamber of Commerce, Economic Development Foundation, and San Antonio Business Journal Book of Lists.

# CITY OF ALAMO HEIGHTS, TEXAS

## FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION LAST TEN FISCAL PERIODS

TABLE 14

<u>FUNCTION/PROGRAM</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
General government										
Administration	9	8	7	7	7	7	7	8	8	9
Municipal court*	1	1	1	1	1	1	1	1	1	1
Planning and development	4	5	5	5	4	4	4	3	3	3
Public safety										
Police**	24	23	23	23	23	23	25	24	24	24
Communications center	10	10	10	10	10	10	10	10	9	9
Fire	18	18	18	18	18	18	20	20	20	20
EMS***	6	6	6	6	6	6	8	8	9	9
Public works										
Public works administration	1	1	1	1	1	1	1	1	1	1
Parks	4	4	4	4	4	4	4	4	4	4
Streets	5	5	5	5	5	5	5	4	4	4
Solid waste	10	10	10	10	10	10	10	10	10	10
Utilities	10	10	10	10	10	10	10	8	8	8
Totals	102	101	100	100	99	99	105	101	101	102

Note:

\* Municipal Court has appointed positions for two judges and a prosecutor

\*\* Police has one part-time animal care services position

\*\*\* EMS has one part-time administrative position

**CITY OF ALAMO HEIGHTS, TEXAS**

**OPERATING INDICATORS BY FUNCTION/PROGRAM  
LAST TEN FISCAL PERIODS**

FUNCTION/PROGRAM	2022	2021	2020	2019
General government				
Building permits issued	396	657	421	244
Police				
Arrests	337	255	187	368
Parking violations	532	368	223	371
Traffic violations	5,574	2,644	1,335	5,168
Fire				
Number of calls answered	1,898	1,693	1,367	1,663
Number of fire responses	820	694	484	614
Number of EMS responses	1,078	999	883	1,049
Number of inspections	318	103	160	288
Number of training classes	675	1,170	857	713
Water				
Total consumption (gallons)	546,463,001	500,734,695	652,249,000	606,513,000
Daily average consumption (gallons)	1,497,159	1,371,876	1,786,984	1,661,679
Number of service connections	3,150	3,156	3,058	3,131
Average daily use per connection	475	435	584	531
Sewer				
Total customers	2,725	2,658	2,648	2,766

Note:

Source: Various City Departments



TABLE 15

2018	2017	2016	2015	2014	2013
249	242	172	132	267	298
282	379	249	249	205	224
361	357	428	428	303	269
5,552	4,246	5,538	5,392	6,169	5,622
1,406	1,399	1,502	1,400	1,500	1,255
489	452	581	526	652	483
917	947	921	874	848	772
284	209	190	372	484	414
531	708	899	1009	752	725
579,934,834	593,338,470	660,050,100	552,095,866	644,466,602	682,036,363
1,588,863	1,625,585	1,808,356	1,512,591	1,765,662	1,868,592
3,077	3,037	3,055	3,046	2,963	2,940
516	535	592	497	596	636
2,784	2,772	2,755	2,746	2,688	2,686

# CITY OF ALAMO HEIGHTS, TEXAS

## CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM LAST TEN FISCAL PERIODS

FUNCTION/PROGRAM	2022	2021	2020	2019
Police				
Stations	1	1	1	1
Patrol units	9	8	8	8
Fire				
Stations	1	1	1	1
Training facility	2	2	2	2
Fire apparatus	2	2	2	2
EMS				
Ambulance	3	3	3	3
Sanitation				
Garbage trucks	6	6	6	6
Streets				
Streets paved (miles)	41.40	41.40	41.40	41.40
Lane miles	1,048.00	1,048.00	1,048.00	1,048.00
Parks				
Swimming pools	1	1	1	1
Baseball/softball diamonds	2	2	2	2
Animal control				
Control vehicle	2	2	1	1
Water				
Number of reservoirs	1	1	1	1
Number of pump stations	6	6	6	6
Number of water mains (miles)	44.2	44.2	44.2	44.2
Sewer				
Sanitary sewers (miles)	32.3	32	32	32

Note:

Source: City asset listing and various City departments

TABLE 16

2018	2017	2016	2015	2014	2013
1	1	1	1	1	1
7	7	7	7	7	7
1	1	1	1	1	1
2	2	2	2	2	2
2	2	2	2	2	2
3	3	3	3	3	3
6	6	6	6	6	6
41.40	41.40	41.40	40.25	40.25	40.25
1,048.00	1,048.00	1,048.00	1,018.90	1,018.90	1,018.90
1	1	1	1	1	1
2	2	2	2	2	2
1	1	1	1	1	1
1	1	1	1	1	1
6	6	6	6	6	6
44.2	44.2	44.2	44.2	44.2	44.2
32	32	32	32	32	32