



*City of Wilsonville, Oregon*

Comprehensive Annual Financial Report  
for the Fiscal Year Ended  
June 30, 2015



**CITY OF WILSONVILLE,  
OREGON**

**COMPREHENSIVE  
ANNUAL  
FINANCIAL  
REPORT**

**FOR THE FISCAL YEAR ENDED JUNE 30, 2015**

Prepared by the Finance Department  
of the City of Wilsonville

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# CITY OF WILSONVILLE, OREGON

## COMPREHENSIVE ANNUAL FINANCIAL REPORT FISCAL YEAR ENDING JUNE 30, 2015

### *Table of Contents*

#### **INTRODUCTORY SECTION**

Letter of Transmittal.....	9
Certificate of Achievement.....	15
List of Officials.....	16
City of Wilsonville Organizational Chart.....	17

#### **FINANCIAL SECTION**

Independent Auditor’s Report.....	21
Management’s Discussion and Analysis.....	23
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position.....	35
Statement of Activities.....	36
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet.....	40
Statement of Revenues, Expenditures, and Changes in Fund Balances.....	42
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities.....	46
Proprietary Funds:	
Statement of Net Position.....	48
Statement of Revenues, Expenses, and Changes in Fund Net Position.....	49
Statement of Cash Flows.....	50
Notes to Basic Financial Statements.....	53
Required Supplementary Information:	
Schedule of Net Pension Liability.....	81
Schedules of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual:	
General Fund.....	82
Transit Fund.....	83
Notes to Required Supplemental Information.....	84
Other Supplementary Information:	
Combining Statements - Nonmajor Governmental Funds:	
Combining Balance Sheets:	
Governmental Funds.....	88
Special Revenue Funds.....	89
Capital Project Funds.....	90
Combining Statements of Revenues, Expenditures and Changes in Fund Balances:	
Governmental Funds.....	92
Special Revenue Funds.....	93
Capital Project Funds.....	94

Other Supplementary Information (continued)

Budgetary Comparisons:

Schedules of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual:

Governmental Funds:

Special Revenue Funds:

Community Development .....	98
Building Inspection Fund .....	99
Road Operating.....	100
Road Maintenance Regulatory .....	101

Debt Service Funds:

Debt Service.....	102
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Urban Renewal Debt Service:

Year 2000 Plan.....	103
West Side Plan.....	104

Capital Project Funds:

Street Capital Projects .....	105
Building Capital Projects .....	106
Park Capital Projects.....	107
Street Development Charges.....	108
Park Development Charges .....	109
Urban Renewal – Year 2000 Plan:	
Capital Projects.....	110
Program Income.....	111
Urban Renewal – West Side Plan:	
Capital Projects.....	112

Proprietary Funds:

Water Operating .....	115
Water Capital Projects .....	116
Water Development Charges .....	117
Water Fund Reconciliation of Budgetary Revenues and Expenditures to GAAP .....	118
Sewer Operating .....	119
Sewer Capital Projects.....	120
Sewer Development Charges .....	121
Sewer Fund Reconciliation of Budgetary Revenues and Expenditures to GAAP .....	122
Stormwater Operating .....	123
Stormwater Capital Projects .....	124
Stormwater Development Charges.....	125
Stormwater Fund Reconciliation of Budgetary Revenues and Expenditures to GAAP .....	126
Street Lighting .....	127
Street Lighting Fund Reconciliation of Budgetary Revenues and Expenditures to GAAP .....	128
Reconciliation of Budgetary Fund Balances to GAAP Basis - Net Position .....	129
Fleet Internal Service Fund.....	130

Other Financial Schedules:

Schedule of Property Tax Transactions and Outstanding Balances (Excluding Urban Renewal Agency) .....	133
Urban Renewal Debt Service Fund - Schedule of Property Tax Transactions and Outstanding Balances.....	134

**STATISTICAL SECTION**

- Net Position by Component ..... 138
- Changes in Net Position..... 140
- Fund Balances of Governmental Funds..... 144
- Changes in Fund Balances of Governmental Funds..... 146
- Program Revenues by Function..... 148
- General Governmental Revenues – Taxes, Licenses and Permits Breakdown ..... 150
- Assessed Value of Property ..... 151
- Consolidated Tax Rates – Direct and Overlapping Governments..... 152
- Principal Taxpayers..... 153
- Property Tax Levies and Collections ..... 154
- Ratios of Outstanding Debt by Type..... 156
- Ratio of Net General Obligation Bonded Debt to Assessed Value and Net  
    General Obligation Bonded Debt Per Capita ..... 158
- Ratio of Annual Debt Service Expenditures for General Obligation Bonded Debt  
    to Total General Government Expenditures ..... 159
- Computation of Legal Debt Margin ..... 160
- Computation of Direct and Overlapping Bonded Debt – General Obligation Bonds ..... 162
- Revenue Bond Coverage
  - Sewer Fund..... 163
  - Water Fund..... 164
- Demographic Statistics ..... 166
- Top 15 Water System Customers ..... 167
- Principal Employers ..... 168
- Full-time Equivalent City Government Employees by Function/Program..... 169
- Operating Indicators by Function ..... 170
- Capital Asset Statistics by Function ..... 172

**COMPLIANCE SECTION**

- Independent Auditor’s Report Required by Oregon State Regulations ..... 175

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## INTRODUCTORY SECTION

- Letter of Transmittal
- Certificate of Achievement
- List of Officials
- City of Wilsonville Organizational Chart



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**Finance Department**  
**29799 SW Town Center Lp. E**  
**Wilsonville, OR 97070**  
**503-570-1510**

November 15, 2015

**Mayor Tim Knapp, City Councilors  
and Citizens of the City of Wilsonville, Oregon**

In accordance with ORS 297.425, we are pleased to present the Comprehensive Annual Financial Report (CAFR) of the City of Wilsonville, Oregon (the City) for the fiscal year ended June 30, 2015.

This report presents the financial position of the City as of June 30, 2015, and the results of its operations and cash flows for its proprietary fund types for the year then ended. The financial statements and supporting schedules have been prepared in accordance with the Generally Accepted Accounting Principles (GAAP) in the United States of America and meet the requirements of the standards as prescribed by the Secretary of State. We believe the data, as presented, is accurate in all material respects and presented in a manner designed to fairly set forth the financial position and results of operations of the various funds of the City.

The accuracy of the City's financial statements and the completeness and fairness of their presentation is the responsibility of City management. The City maintains a system of internal accounting controls designed to provide a reasonable assurance that assets are safeguarded against loss or unauthorized use and that the financial records can be relied upon to produce financial statements in accordance with GAAP. The concept of reasonable assurance recognizes that the cost of maintaining the system of internal accounting controls should not exceed benefits likely to be derived.

In addition to its annual audit, the City is required to undergo a single audit in conformity with the provisions of the Single Audit Act of 1996, as amended, and the U.S. Office of Management and Budget Circular A-133, Audits of State and Local Governments. Information related to the single audit, including a schedule of expenditures of federal awards, the independent auditor's report on internal controls and compliance with applicable laws and regulations, and a schedule of findings and questioned costs is included in a separately issued federal grant compliance report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A is located immediately following the report of the independent auditors, beginning on page 23.

**PROFILE OF THE GOVERNMENT**

For financial reporting purposes, the City is a primary government. Its governing Council is elected by the citizens in a general election. This report includes all organizations and activities for which the elected officials exercise financial control. The City has one blended component unit governmental entity, the Urban Renewal Agency of the City of Wilsonville. The financial statements of that entity are included in this report. The City interacts or contracts with various other governmental entities, but is not financially accountable for those entities.

The City operates under the Council-Manager form of government. Policy making and legislative authority are vested in the City Council which consists of a Mayor and four Council members. The City Council is responsible for passing ordinances, resolutions, adopting the budget, and hiring the City Manager and City Attorney among other things. The City Manager is responsible for carrying out the policies and ordinances of the Council, managing the day-to-day government operations, and appointing department heads. The Mayor and Council members are non-

partisan and serve a four-year term. These terms are staggered with two Council positions elected in November 2014 while the remaining two other Council positions plus the Mayor are up for election in 2016.

The City prepares an annual budget in accordance with the policies and priorities set forth in the City's Comprehensive Plan, City Council Goals, the needs of the community, and federal and state laws. Oregon local budget law is set out in Oregon Revised Statutes 294.305 to 294.565. The City's budget is presented by fund. Budgetary control is at the department level or at the major appropriation category if only one department exists in a fund. Ongoing review and monitoring of revenues and expenditures is performed by the Finance Department and the appropriate operating departments.

## **LOCAL ECONOMY**

The City of Wilsonville is located along Interstate 5, mid-way between the State's largest city, Portland, and the State capital, Salem. It is approximately 20 miles south of Portland and 30 miles north of Salem. The City is located in two counties – on the western edge of Clackamas County and southeastern edge Washington County. Under Oregon law, each of the state's cities and metropolitan areas has created an urban growth boundary around its perimeter. The City of Wilsonville is included as part of the Portland metropolitan area's urban growth boundary. The region, while diverse in nature, is particularly strong in the high-tech industry. Timber production and agriculture dominate economic activities outside of the urban area. The Portland area has an international airport and port facilities for ocean going vessels. The major economic activity of Salem is government, being the State capital and the county seat for Marion County, with government employment accounting for 25% of the labor force.

Unemployment in the region has trended down over the last year, as it has in the rest of the nation. The Bureau of Labor Statistics of the U.S. Department of Labor reported an unemployment rate of 5.4%, as of June 2015, for the Portland-Vancouver-Hillsboro metropolitan area, dropping from 6.3% in June of 2014. This compares to the downward trend in the unemployment rate nation-wide, which was 5.3% in June of 2015, dropping from 6.1% in June of 2014. The local price index shows signs of slight inflation; the Portland-Salem consumer price index shows prices increased about 1.3% from June of 2014 to June of 2015. This juxtaposes the nation-wide trend in the price index, which appears to holding flat, or even declining slightly, over the same period.

The City of Wilsonville has outstanding transportation accessibility and networks linking its citizens to the greater Portland area and to Salem. The City is home to its own dynamic, growing, and diversified economy. The City's mix of businesses includes established international and regional employers. In addition, the City has a large base of small businesses, in a wide range of industries.

Wilsonville is home to a number of high-tech businesses and is perfectly situated for warehouse and distribution centers as the southern gateway into the Portland metropolitan area along the Interstate 5 (I-5) corridor. Several large companies have made Wilsonville their corporate headquarters. Among the larger are Mentor Graphics and Flir Systems, Inc. Three other large companies, SYSCO, Coca-Cola Bottling Co. of the Northwest, and Rite-Aid, have selected Wilsonville for regional warehouse, bottling, and distribution centers, respectively. As can be seen in the table below that lists the top ten employers in the City, it is not dependent upon any one company for economic vitality. Currently, an estimated 15,895 people are employed at locations throughout the City. Table 1 on the next page presents the top ten employers in the City, as of July 2015.

**TABLE 1**  
**TEN LARGEST EMPLOYERS**  
(as of July 2015)

Employer	Type of Business	2014-15	
		Number of Employees	Percentage of total City employment*
Mentor Graphics Corporation	CAD software systems	960	6.0%
Stream International Inc.	Customer and technical support	881	5.5%
Xerox Corporation	Copiers and printers	706	4.4%
Sysco Portland Inc.	Warehouse & distribution center	516	3.2%
Rockwell Collins	Aerospace technology	502	3.2%
Precision Interconnect	Medical & Technical Equipment	344	2.2%
Southern Wine & Spirits	Beverage distribution	299	1.9%
Coca Cola Bottling Company	Beverage distribution	286	1.8%
Costco	Wholesale retail	286	1.8%
Flir Systems Inc.	Thermal imaging/infrared equipment	230	1.4%
		5,010	31.5%

\*Total employment for FY 2014-15 was 15,895  
Source: City of Wilsonville, Business Licenses

Another factor of Wilsonville’s economic vitality is that of population growth. Over the past ten years Wilsonville’s population growth rate has generally been greater than the State of Oregon’s growth rates. The City’s population has increased approximately 33% in that time frame, compared to the population growth state-wide, at approximately 9%. The City is expected to maintain a healthy growth rate for the foreseeable future, as home construction continues in many areas of the City. One of the newer housing developments, known as Villebois, will eventually encompass roughly 480 acres and include 2,600 residential units, retail storefronts, multiple park areas and a primary school. This development is expected to continue to fuel the City’s population growth over the next several years. Table 2 presents population growth for the City, Clackamas County, and the State.

**TABLE 2**  
**POPULATION ESTIMATES**  
(at July 1)

Year	City of Wilsonville	Percent Change	Clackamas County	Percent Change	State of Oregon	Percent Change
2005	16,510	1.60%	361,300	1.42%	3,626,938	1.34%
2006	16,885	2.27%	367,040	1.59%	3,685,206	1.61%
2007	17,405	3.08%	372,270	1.42%	3,739,359	1.47%
2008	17,940	3.07%	376,660	1.18%	3,784,182	1.20%
2009	18,020	0.45%	379,845	0.85%	3,815,775	0.83%
2010	18,095	0.42%	376,780	-0.81%	3,837,300	0.56%
2011	19,565	8.12%	378,480	0.45%	3,857,625	0.53%
2012	20,515	4.86%	381,680	0.85%	3,883,735	0.68%
2013	21,550	5.05%	386,080	1.15%	3,919,020	0.91%
2014	21,980	2.00%	391,525	1.41%	3,962,710	1.11%

Source: Population Research Center at Portland State University. Percent change is relative to the preceding year.

As a reflection of its desirability as a place to live and work, Wilsonville continues to experience a healthy degree of real estate development. The City anticipates continued residential, commercial, as well as industrial development expansion. This optimism is based on numerous factors. First, the City is strategically located along the south metro I-5 corridor and has in its boundaries some of the last major tracts of vacant land within the southern portion of the urban growth boundary. Second, the City has a sustainable long-term water supply and a multi-barrier water treatment plant. Third, the City recently completed a major upgrade and expansion of its wastewater treatment plant. Fourth, the City places an emphasis on long range planning and preparing for growth. For example, although the City continues to focus attention on improvements and developments in the City’s West Side District, it has also begun planning for the future of 500 acres east of Wilsonville (Frog Pond) for future development. Long range planning is also underway in the City’s northwest for the Basalt Creek and Coffee Creek areas. Table 3 displays expanding residential, industrial and commercial construction in terms of the number of permits. FY 2014-15 was a record-breaking year for the number of residential permits issued.

**TABLE 3  
BUILDING PERMITS**

Fiscal Year	Commercial/Industrial Construction		Residential Construction		Total New Construction
	Number of Permits	Value	Number of Permits	Value	
2005-06	243	\$ 39,317,960	214	\$ 45,687,205	\$ 85,005,165
2006-07	232	16,041,835	116	49,771,592	65,813,427
2007-08	210	41,083,420	127	22,466,225	63,549,645
2008-09	265	20,681,082	45	12,692,759	33,373,841
2009-10	179	20,455,409	47	8,346,418	28,801,827
2010-11	322	60,461,916	63	9,300,787	69,762,703
2011-12	230	33,060,819	119	46,563,447	79,624,266
2012-13	275	34,609,695	180	60,817,484	95,427,179
2013-14	79	8,949,456	57	11,166,176	20,115,632
2014-15	257	10,451,251	343	76,208,732	86,659,983

*Source: Building Department, City of Wilsonville.*

The City has faced the same real estate market instability as has much of the nation over the past several years, but has seen a rebound beginning in FY 2013-14. Real market values had declined over the fiscal years of 2009-10 to 2011-12, held steady through FY 2012-13, and have begun increasing in fiscal year 2013-14. The year-over-year increase in real market values from 2012-13 to 2013-14 was 5.6%, and 13.2% from 2013-14 to 2014-15. This improvement in Wilsonville appears to be due to the City being primed for development and it continues to be a desirable regional location to live and work. Development and new construction starts, as noted above, further highlight the desirability of living in the City of Wilsonville.

The assessed valuation within City limits has grown each year over the last ten years. Measure 50, passed in the 1990s, separated real market value from assessed value, and limited the growth of a property’s assessed value to 3% unless improvements are made. Therefore, even though real market values declined during the recession, total assessed valuation within the city did not. In recent years, new construction has added to the assessed valuation. These factors point to a relatively stable base of valuation within Wilsonville’s city limits.

The table below compares the real market value of Clackamas County to the City, and compares the real market of the City to the assessed value.

**TABLE 4**  
**REAL MARKET AND ASSESSED VALUES**  
(in millions)

Year	Clackamas County		City of Wilsonville		City of Wilsonville	
	Real Market	Percent Change	Real Market	Percent Change	Assessed Value	Percent Change
2005-06	\$ 41,229	11.7%	\$ 2,602	12.2%	\$ 1,961	6.4%
2006-07	48,638	18.0%	2,959	13.7%	2,054	4.8%
2007-08	57,193	17.6%	3,426	15.8%	2,196	6.9%
2008-09	60,008	4.9%	3,741	9.2%	2,333	6.3%
2009-10	54,458	-9.2%	3,558	-4.9%	2,461	5.5%
2010-11	48,904	-10.2%	3,121	-12.3%	2,503	1.7%
2011-12	45,749	-6.5%	2,905	-6.9%	2,551	1.9%
2012-13	44,030	-3.8%	2,918	0.4%	2,633	3.2%
2013-14	45,905	4.3%	3,081	5.6%	2,758	4.8%
2014-15	51,015	11.1%	3,488	13.2%	2,972	7.8%

*Source: Clackamas and Washington County Assessors' Offices*

For the year ahead, many national economists predict a continuing but slow economic growth. The City of Wilsonville expects to continue on a solid financial path by observing the guiding principles of vision, planning, community partnership, and financial stewardship. The City Council recently adopted an Economic Development Strategy that provides the framework and vision for future economic growth in the City. The plan was developed and vetted by an ad hoc Economic Development Strategy Task Force comprised from the business community, residents, City boards, Wilsonville Chamber of Commerce, West-Linn Wilsonville School District, Oregon Institute of Technology, Clackamas County Community College, and The Tualatin Valley Fire District. These proactive, strategic actions, along with continued financial stewardship, will position the City for future growth and development.

### **LONG-TERM FINANCIAL PLANNING**

As with any growing community, the City will continue to have an ongoing need for new or expanded streets, sewer systems, transportation alternatives, public safety measures, and cultural and recreation opportunities. Service levels are set and planned for in a manner in which costs are not allowed to exceed revenue. The City actively engages in financial planning through an annual five-year forecast process, its yearly budgetary process, and the creation of master plans for infrastructure improvements and expansions to transportation, water, sewer, stormwater and parks.

Major financial decisions are made in the context of the five-year forecast. The financial planning tool has two components; a five year financial forecast for each operating fund and five year forecast of capital project needs. The goal of the operating fund forecast is to assess the City's ability over the next five years to continue to effectively provide current service levels based on projected growth, meet goals set by Council, preserve the City's long-term fiscal health, and to ensure financial reserve levels specified in the financial policies are maintained. Capital project needs are based upon master plans, development agreements, input from applicable Commissions and Committees and Council directed improvements. The forecast serves as a tool to identify financial trends, potential shortfalls, and emerging issues so the City can proactively address them.

### **AWARDS AND ACKNOWLEDGEMENTS**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Wilsonville for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2014. The Certificate of Achievement is a prestigious national award, recognizing conformance with the highest standards for preparation of a state and local government financial report. This was the 18<sup>th</sup> consecutive year that the City has achieved this prestigious award.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report whose contents conform to program standards. The CAFR must satisfy both GAAP and applicable legal requirements.

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

The preparation of the Comprehensive Annual Financial Report was a combined effort of the dedicated staff in the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report. We also acknowledge the efforts of other departments who provided information that helped to make the report far more than a presentation of financial statements.

In closing, we acknowledge the City Council of the City of Wilsonville for their continued support and leadership.

Sincerely,



Bryan Cosgrove  
City Manager



Susan Cole  
Finance Director-





Government Finance Officers Association

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

Presented to

**City of Wilsonville  
Oregon**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**June 30, 2014**

Executive Director/CEO

**CITY OF WILSONVILLE,  
OREGON**  
*June 30, 2015*

**ELECTED OFFICIALS**

<b><u>Name</u></b>	<b><u>Position</u></b>	<b><u>Term Expires</u></b>
Tim Knapp	Mayor	December 31, 2016
Scott Starr	Council President	December 31, 2018
Julie Fitzgerald	Councilor	December 31, 2016
Susie Stevens	Councilor	December 31, 2016
Charolette Lehan	Councilor	December 31, 2018

**Principal Officials**

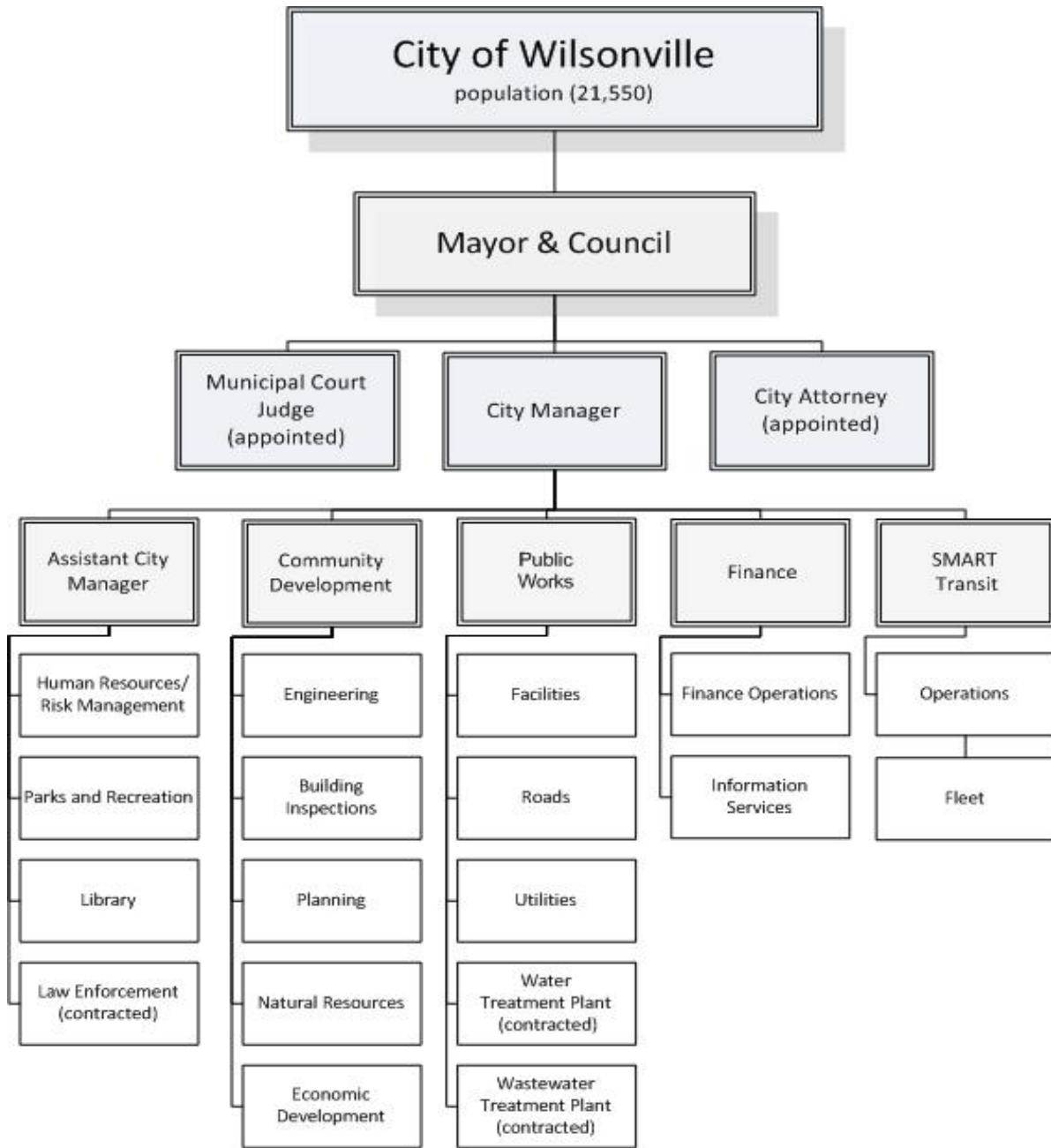
Bryan Cosgrove	City Manager
Michael E. Kohlhoff	City Attorney
Susan Cole	Finance Director
Sandra C. King	City Recorder

**Mailing Address**

29799 SW Town Center Loop, East  
Wilsonville, OR 97070-0220

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

**CITY OF WILSONVILLE, OREGON**  
**Organizational Chart**



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## FINANCIAL SECTION

- **Independent Auditor's Report**
- **Management's Discussion and Analysis**
- **Basic Financial Statements**
- **Required Supplementary Information**
- **Other Supplementary Information**
- **Budgetary Comparisons**
- **Other Financial Schedules**







## GROVE, MUELLER & SWANK, P.C.

CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS  
475 Cottage Street NE, Suite 200, Salem, Oregon 97301  
(503) 581-7788

### ***INDEPENDENT AUDITOR'S REPORT***

Honorable Mayor, Members of the City Council, and the City Manager  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, Oregon 97070

#### ***Report on the Financial Statements***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Wilsonville, Oregon (the City) as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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

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

#### ***Auditor's Responsibility***

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

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

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

#### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Wilsonville, Oregon as of June 30, 2015, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Emphasis of Matter***

As discussed in notes to the financial statements, the City adopted the accounting requirements of Governmental Accounting Standards Board Statements No. 68, Accounting and Financial Reporting for Pensions, and No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date, which resulted in the restatement of the beginning balances for the year ended June 30, 2015. Our opinion is not modified with respect to this matter.

## **Other Matters**

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (MD&A) (pages 23 through 32), the PERS trend information (page 81), and the budgetary comparison information (pages 82 through 84) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the MD&A 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 MD&A and the PERS trend information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

### **Other Supplementary Information**

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

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

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

## **Other Reporting Required by Government Auditing Standards and Other Legal and Regulatory Requirements**


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

In accordance with *Government Auditing Standards*, we have also issued our report dated November 30, 2015, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

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

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated November 30, 2015, on our consideration of the City's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

**GROVE, MUELLER & SWANK, P.C.**  
**CERTIFIED PUBLIC ACCOUNTANTS**

By:   
Ryan T. Pasquarella, A Shareholder  
November 30, 2015



**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

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As management of The City of Wilsonville, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Wilsonville for the fiscal year ended June 30, 2015. We encourage readers to consider this information presented here in conjunction with the additional information that we have furnished in our letter of transmittal, which can be found on pages 9-14 of this report.

### **FINANCIAL HIGHLIGHTS**

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows by \$359.7 million (net position). Of this amount, \$48.4 million represents unrestricted net position, which may be used to meet the City's obligations to citizens and creditors.
- The City's net position increased \$15.1 million in governmental activities and \$11.6 million in business type activities for a total increase of \$26.7 million.
- The City's total debt outstanding decreased \$6.7 million or 7.9% during the current fiscal year. No additional long-term debt was acquired during the fiscal year.
- For its governmental activities, the City received \$22.6 million in tax revenue, up approximately \$1.8 million (or 8.6%) over the prior year. General purpose property taxes increased \$0.4 million while property taxes for debt service increased \$1.0 million. Other tax revenue increased \$0.4 million.
- For its business-type activities, the City recognized \$26.9 million in total revenue including \$17.5 million in charges for services (up 11.0% over prior year) and \$9.4 million in capital contributions (a 5.9% decrease from prior year).
- At the close of the current fiscal year, the City's governmental funds report a combined fund balance of \$48.1 million, a \$0.9 million increase over the prior fiscal year. Of the total fund balance reported, \$45.6 million is considered nonspendable, restricted, committed or assigned. The remaining \$2.5 million is available for spending at the government's discretion.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The following discussion and analysis is intended to serve as an introduction to the City of Wilsonville's basic financial statements. The City of Wilsonville's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required supplementary information, combining statements and budgetary schedules which follow the financial section. Additionally, there are a variety of statistical tables and special reports from our independent certified public accountants as required by Oregon law.

**Government-wide Financial Statements (full accrual).** The *government-wide financial statements* are designed to provide readers with a broad overview of the City of Wilsonville's finances, in a manner similar to a private-sector business.

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

The *statement of activities* presents information showing how the City of Wilsonville'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 (e.g., uncollected taxes and earned but unused vacation leave).

Both of these government-wide financial statements distinguish functions of the City of Wilsonville that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

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to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Wilsonville include general government, public safety, transportation, public works, culture and recreation, and community development. The business-type activities of the City of Wilsonville include sewer, water, stormwater, and street lighting.

The government-wide financial statements include not only the City of Wilsonville itself (known as the primary government), but also a legal separate urban renewal agency. The urban renewal agency, although legally separate, functions for all practical purposes as a department of the City of Wilsonville, and therefore has been included as an integral part of the primary government.

The government-wide financial statements can be found on pages 35-37 of this report.

**Fund Financial Statements.** 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 of Wilsonville, 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 of Wilsonville can be divided into two categories: governmental funds and proprietary funds.

- **Governmental funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements are reported using an accounting method called modified accrual, which focuses on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year. The government funds statements provide a detailed short-term view to cash, the governmental fund operations and the basic services it provides. These statements may be useful in assessing a government's near-term financing requirements. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to describe the relationship (or differences) between governmental activities (reported in the government-wide Statement of Net Position and the Statement of Activities) and that which is reported in the governmental funds.

The City maintains 17 individual governmental funds as of June 30, 2015, including those of the urban renewal component unit. Five of these funds (General Fund, Transit Fund, Urban Renewal Year 2000 Plan Debt Service Fund, Urban Renewal Year West Side Plan Debt Service Fund, and Year 2000 Capital Projects Fund) are considered to be major funds and reported separately in the statement of revenues, expenditures, and changes in fund balances. The remaining 12 governmental funds are aggregated into a single column presentation. Individual fund data for each of the non-major funds is provided in the combining statements elsewhere in this report. The City adopts an annual budget for all its funds. Budgetary comparisons schedules are provided to demonstrate compliance with the budget.

- **Proprietary funds.** The City of Wilsonville maintains two different types of business activity funds – enterprise funds and an internal service fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City's enterprise funds charge fees to customers to help cover the costs of certain services provided. The City's water, sewer, stormwater and street lighting systems are reported as enterprise funds. The City's Fleet Fund is reported as an internal service fund, in which the principal operating revenues are from other organizational units within the City.

**Notes to the financial statements.** The notes provide additional information that is essential to the full understanding of the City's financial statements. The notes begin on page 53.

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

**Government-wide Overall Financial Analysis**

Net position serves as a useful indicator of a government's financial position especially when viewed over multiple periods of time. In the case of the City, assets exceed liabilities by \$359.7 million at the close of the most recent fiscal year. This represents a \$26.7 million increase over the prior fiscal year. The overall increase is \$7.0 million more than the prior years' growth of \$19.7 million. The following table reflects a summary of Net Position compared to the prior fiscal year.

**TABLE 1 - NET POSITION - AS OF JUNE 30**  
(in millions)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2015	2014	2015	2014	2015	2014
<b>Assets</b>						
Current and other assets	\$ 55.7	\$ 52.2	\$ 33.5	\$ 29.7	\$ 89.2	\$ 81.9
Capital assets	221.5	213.7	136.5	133.8	358.0	347.5
<b>Total assets</b>	<b>277.2</b>	<b>265.9</b>	<b>170.0</b>	<b>163.5</b>	<b>447.2</b>	<b>429.4</b>
<b>Deferred Outflows of Resources</b>						
Pension outflow	0.9	-	0.1	-	1.0	-
Deferred charge on refunding	-	-	0.3	0.4	0.3	0.4
<b>Total deferred outflow of resources</b>	<b>0.9</b>	<b>-</b>	<b>0.4</b>	<b>0.4</b>	<b>1.3</b>	<b>0.4</b>
<b>Liabilities</b>						
Other liabilities	3.2	3.2	1.5	2.7	4.7	5.9
Noncurrent liabilities	33.2	36.2	45.9	49.7	79.1	85.9
<b>Total liabilities</b>	<b>36.4</b>	<b>39.4</b>	<b>47.4</b>	<b>52.4</b>	<b>83.8</b>	<b>91.8</b>
<b>Deferred Inflows of Resources</b>						
Pension inflow	4.7	-	0.3	-	5.0	-
<b>Net position</b>						
Net investment in capital assets	190.5	182.6	90.9	84.5	281.4	267.1
Restricted	18.6	16.0	11.3	9.1	29.9	25.1
Unrestricted	27.9	27.9	20.5	17.8	48.4	45.7
<b>Total net position</b>	<b>\$ 237.0</b>	<b>\$ 226.5</b>	<b>\$ 122.7</b>	<b>\$ 111.4</b>	<b>\$ 359.7</b>	<b>\$ 337.9</b>

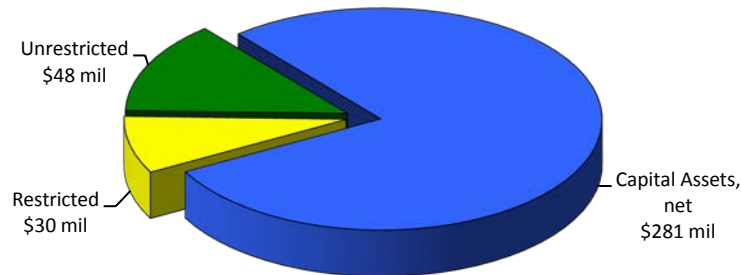
The increase in net position is attributed to contributions from developers for infrastructure (water, sewer, stormwater and streets), system development charges and to a lesser extent operations. Also impacting the City's net position, the City implemented two significant accounting standards issued by the Government Accounting Standards Board (GASB) relating to pension activity (GASB Statements 68 and 71). With the new reporting change, as a contributing member to the multi-employer, Oregon Public Employee Retirement System (OPERS), the City is allocated by OPERS its proportionate share of the OPERS net pension asset, deferred outflows of resources, deferred inflows of resources, and pension expense.

In order to implement the new pension statements, a prior period restatement was made to the City's July 1, 2014 net position. This prior period adjustment decreased the City's net position by \$4.9 million from \$337.9 million to \$333.0 and reflects the reporting of: 1) net pension liabilities of \$5.8 million, and deferred outflows of resources of \$0.9 million.

The City's total net position of \$359.7 million consists of three parts. The largest portion of the City's net position, at \$281.4 million (or 78%), is invested in capital assets (e.g. land, building, equipment and streets) and reported net of related outstanding debt. The City uses these capital assets to provide services to its citizens; thus, they do not represent resources available for future spending. Restricted net position totals \$29.9 million (or 8%) and represents cash and investments that are legally restricted for capital expansion or debt service. Finally, the remaining \$48.4 million (or 13%) is unrestricted meaning it is available for meeting the City's ongoing obligations. The following chart displays the three components of net position as of June 30, 2015.

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

**CHART 1**  
**CITY OF WILSONVILLE – NET POSITION FOR FISCAL YEARS ENDING JUNE 30, 2015**  
(in millions)



**Statement of Activities**

As indicated in Table 2 below, total net position of the City increased by \$26.7 million, or 3.5% more than the prior year net position balance. Descriptions of significant activities follow the table below.

**TABLE 2 - STATEMENTS OF ACTIVITIES**  
**FOR FISCAL YEARS ENDING JUNE 30**  
(in millions)

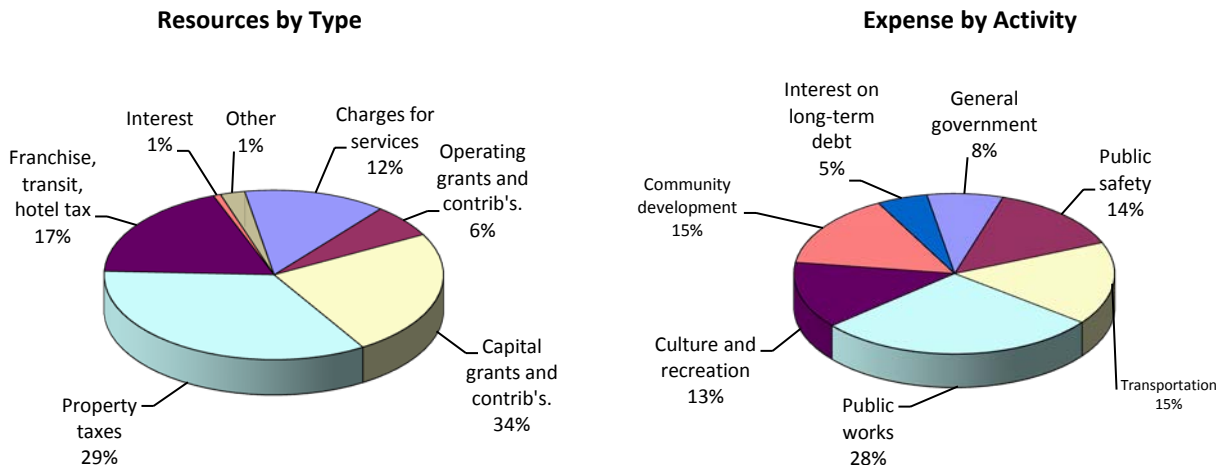
	Governmental Activities		Business-type Activities		Total Primary Government	
	2015	2014	2015	2014	2015	2014
<b>Revenues</b>						
Program revenues:						
Charges for services	\$ 5.8	\$ 5.4	\$ 17.5	\$ 15.8	\$ 23.3	\$ 21.2
Operating grants and contributions	2.7	2.6	-	-	2.7	2.6
Capital grants and contributions	10.3	15.5	9.4	8.3	19.7	23.8
General revenues:						
Property taxes	14.7	13.3	-	-	14.7	13.3
Franchise, transit, hotel tax	7.9	7.5	-	-	7.9	7.5
Interest	0.3	0.3	0.1	0.2	0.4	0.5
Other	1.0	0.5	0.1	0.1	1.1	0.6
<b>Total revenues</b>	<b>42.7</b>	<b>45.1</b>	<b>27.1</b>	<b>24.4</b>	<b>69.8</b>	<b>69.5</b>
<b>Expenses</b>						
Governmental activities:						
General government	2.0	2.8	-	-	2.0	2.8
Public safety	3.8	3.9	-	-	3.8	3.9
Transportation	4.6	5.0	-	-	4.6	5.0
Public works	7.8	10.2	-	-	7.8	10.2
Culture and recreation	3.7	3.8	-	-	3.7	3.8
Community development	4.1	4.7	-	-	4.1	4.7
Interest on long-term debt	1.4	1.6	-	-	1.4	1.6
Business-type activities:						
Water	-	-	6.5	9.2	6.5	9.2
Sewer	-	-	6.9	5.4	6.9	5.4
Stormwater	-	-	1.9	2.9	1.9	2.9
Street lighting	-	-	0.4	0.3	0.4	0.3
<b>Total expenses</b>	<b>27.4</b>	<b>32.0</b>	<b>15.7</b>	<b>17.8</b>	<b>43.1</b>	<b>49.8</b>
Increase in net position before transfers	15.3	13.1	11.4	6.6	26.7	19.7
Transfers	(0.2)	(1.8)	0.2	1.8	-	-
<b>Increase in net position</b>	<b>15.1</b>	<b>11.3</b>	<b>11.6</b>	<b>8.4</b>	<b>26.7</b>	<b>19.7</b>
<b>Beginning net position</b>	<b>226.5</b>	<b>215.2</b>	<b>111.4</b>	<b>103.0</b>	<b>337.9</b>	<b>318.2</b>
<b>Prior period restatement</b>	<b>(4.6)</b>	<b>-</b>	<b>(0.3)</b>	<b>-</b>	<b>(4.9)</b>	<b>-</b>
<b>Ending net position</b>	<b>\$ 237.0</b>	<b>\$ 226.5</b>	<b>\$ 122.7</b>	<b>\$ 111.4</b>	<b>\$ 359.7</b>	<b>\$ 337.9</b>

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

**Governmental activities** – The total change in net position for governmental activities is \$15.1 million, which is \$3.8 million (34.8%) above prior year increase of \$11.2 million. The \$3.8 million increase is the net result of the following variances:

- Charges for services - increased 7.7% (\$0.4 million) over prior year, in large part the result of increased engineering, planning, and building inspection revenue in the Community Development program.
- Capital grants and contributions – decreased 34% (\$5.2 million) over prior year due to a reduction in developer contributions which were up in the prior year.
- Operating grants and contributions – increased 2.9% (\$0.1 million), the result of an increase in the county contribution to the library.
- General revenues – increased 10% (\$2.2 million) over prior year, driven by increases in tax revenue due to increases in assessed values, an improving economy, and new construction. Increases in franchise, transit, and hotel taxes also contributed to the increase.
- Total governmental activity expense - decreased \$4.7 million or 15% in the current year largely the result of implementing GASB 68 which resulted in a credit to pension expense of \$3.0 million, with remaining decrease the result of the reduction in expenses from non-capitalized construction in progress expenses in the prior year.
- Transfers – decreased \$1.6 million out of the governmental activities from a one-time capital transfer of capital assets in the prior year.

**CHART 2**  
**GOVERNMENTAL ACTIVITIES REVENUES AND EXPENSES**  
**FOR FISCAL YEAR ENDING JUNE 30, 2015**



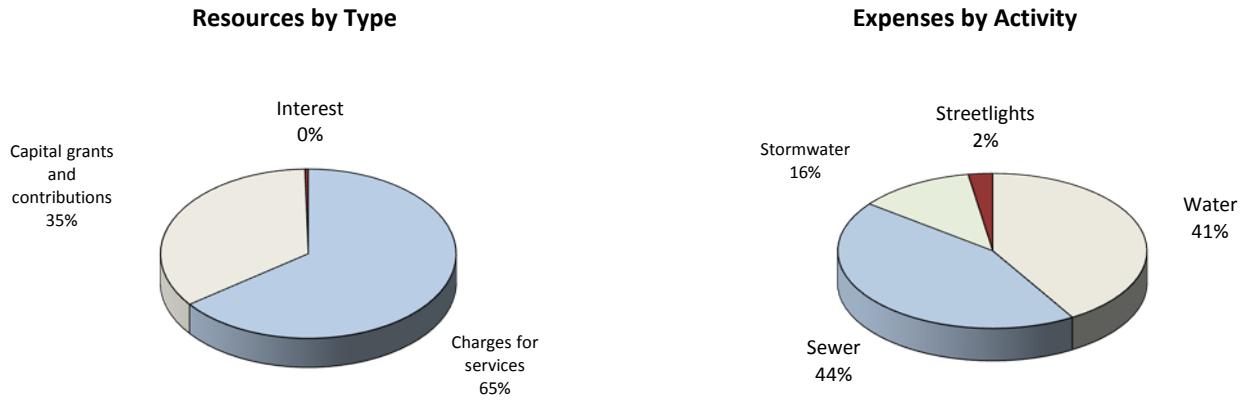
*\*Public safety includes law enforcement and municipal court. The City does not provide fire service.*

**Business-type activities** – Business-type activities generated an \$11.6 million increase to the City's total net position. This increase is up 38% (or \$3.2 million) from last year's gain. Financial highlights include:

- Operating revenue across all funds increased \$1.7 million (or 10.7%) while operating expenses remained relatively flat, rising \$0.2 million (or 1.4%), partly mitigated by GASB 68 implementation which resulted in a credit to pension expense of \$83,833.
- Non-operating expenses dropped \$2.3 million (57.8%) due to \$2.2 million in dispositions of capital assets in the prior year and less than \$15,000 in the current year.

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

**CHART 3**  
**BUSINESS-TYPE ACTIVITIES REVENUES AND EXPENSES**  
**FOR FISCAL YEAR ENDING JUNE 30, 2015**



**FUND FINANCIAL ANALYSIS**

***Governmental Funds***

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

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$48.1 million, an increase of \$0.9 million over the prior year. Approximately, 5.2% (\$2.5 million) of the ending fund balance constitutes unassigned fund balance, with remaining amounts either assigned (\$21.7million), committed (\$5.4 million), restricted (\$18.3 million), or in a non-spendable form (\$0.1 million). Assigned amounts are intended for specific purposes as expressed by the City. Restricted amounts are constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), while committed amounts are constrained to specific purposes by the City itself. The City's five major government funds are analyzed below.

The General Fund is the chief operating fund for the City. At the end of the current year, unassigned fund balance of the general fund was \$2.6 million, while total fund balance reached \$15.3 million. Total fund balance increased \$0.4 million during the fiscal year, compared to a \$0.1 million increase in the prior year. Operating revenues were up 5.83% over prior year which outpaced the growth of operating expenses by almost 1%. A reduction in transfers out, including one-time General Fund funded capital improvement projects in the previous year, were responsible for the rest of the overall year over year increase.

The Transit Fund records the activity of the City's bus system and transportation alternatives programs. The primary resource is a payroll tax on local businesses which provided revenues of \$4.6 million, up 5.9% (or \$0.3 million) from prior year taxes. Operating expenses were up roughly 12% (or \$0.7 million) mainly the result of increased spending on capital outlay bus purchases. The ending fund balance closed the year at \$2.6 million, up \$0.1 million from prior year.

The Year 2000 Debt Service Fund accounts for the debt service of Year 2000's Urban Renewal District. The primary revenue source is from the incremental property revenue generated within the district and provided \$4.2 million dollars in revenue. The ending fund balance of \$3.9 million will be used for the repayment of future debt.

The Westside Debt Service Fund accounts for the debt service of the Westside's Urban Renewal District. The primary revenue source is from the incremental property revenue generated within the district and provided \$3.4 million dollars in revenue. The ending fund balance of \$4.5 million will be used for the repayment of future debt.

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

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The Year 2000 Plan Capital Projects Fund accounts for the construction or reconstruction of capital projects within the boundaries of the Year 2000 Urban Renewal District. Capital expenditures increased \$2.8 million over prior year due to the construction of Canyon Creek Parkway, a major north-south roadway connector in the City. The ending fund balance closed the year at \$1.6 million, down 56% from prior year.

***Proprietary Funds***

The Water Fund ended the year with a \$5.7 million increase in net position. Operating revenues exceeded operating and non-operating expenses by \$1.4 million contributing 24.6% of that increase. Additional amounts from capital contributions from developers were responsible for the remaining 75.4%. The fund was also subject to a prior period reduction of Net Position adjustment of \$150,881 due to the implementation of GASB 68 and ended the year with a \$51.4 million fund balance.

The Sewer Fund bases its charges on water consumption for commercial, industrial and multifamily customers and winter average usage for residential customers. Operating revenue is used to pay for wastewater treatment plant improvements, debt service and operating costs. The Sewer Fund ended the year with a \$3.6 million increase in net position. Operating revenues exceeded operating and non-operating expense by \$0.9 million, contributing 25% of that increase. Additional amounts from capital and non-capital contributions from developers were responsible for the remaining 75%. The fund was also subject to a prior period adjustment due to the implementation of GASB 68 which reduced prior year net position by \$95,880, ending the fiscal year with a \$43.8 million fund balance.

The Stormwater Fund ended the year with a \$1.8 million increase in net position. Operating expenses exceeded operating and non-operating revenue by \$0.4 million. A series of rate increases were approved by Council during the year which will ensure future revenue will cover operating and capital needs. Mitigating current year losses were capital contributions from developers which brought in \$2.2 million. The fund was also subject to a prior period adjustment due to the implementation of GASB 68 which reduced prior year net position by \$82,249, ending the fiscal year with a \$23.8 million fund balance.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The budgetary statement for the General Fund, page 82, shows the original budget, final budget, actual revenues, expenditures and transfers in and out for the fiscal year ended June 30, 2015. Five budgetary adjustments were approved by Council during the fiscal year. Inter-fund transfers out were increased \$803,878 and material and services budget line items increased \$110,000. The increases in expenditures were partially offset by increases in revenues. Specifically, inter-fund transfers for capital project overhead increased \$40,802. The difference between expenses and revenues were funded through contingency.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

***Capital Assets***

Capital assets comprise 80% of all City assets. Of that total, infrastructure is the largest component of both governmental and business-type activities. Infrastructure includes road improvements, sidewalks, stormwater systems, sewer lines, and water lines. Within governmental activities, the second largest component is land for buildings, parks, and roadways. Within business-type activities, the second largest component is for water treatment and wastewater treatment plants. Additional information about the City's capital assets and depreciation can be found in the Notes on pages 64-66.

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

**TABLE 3 – CAPITAL ASSETS NET OF DEPRECIATION, AT FISCAL YEARS-END JUNE 30**  
(in millions)

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total Primary Government</u>	
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
Land	\$ 87.5	\$ 86.0	\$ 1.8	\$ 1.8	\$ 89.3	\$ 87.8
Intangibles	6.8	3.9	4.9	3.8	11.7	7.7
Buildings and improvements	19.6	20.0	30.8	31.7	50.4	51.7
Land improvements	6.2	7.5	25.4	26.2	31.6	33.7
Machinery and equipment	4.8	3.0	6.9	8.1	11.7	11.1
Infrastructure	87.3	89.6	65.5	61.4	152.8	151.0
Construction in progress	9.3	3.7	1.1	0.8	10.4	4.5
Total	<u>\$ 221.5</u>	<u>\$ 213.7</u>	<u>\$ 136.4</u>	<u>\$ 133.8</u>	<u>\$ 357.9</u>	<u>\$ 347.5</u>

Significant capital asset additions for governmental and business-type activities for the current fiscal year include:

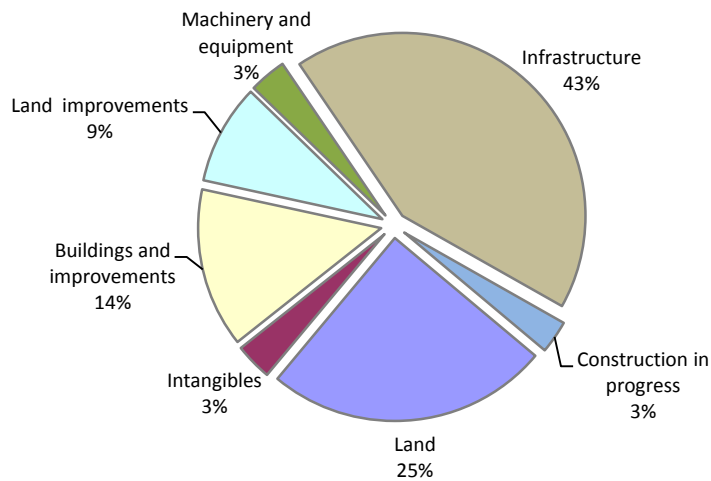
**Governmental activities**

- Various contributed land, easements, sidewalks and road improvements \$5.0 million
- Future parkland property purchase , \$1.0 million
- Future road infrastructure property (Frog Pond), \$500,000
- Upgraded traffic signals, \$143,000

**Business-type activities**

- Various contributed land, easements, sewer, water, and stormwater lines \$10.2 million
- Wastewater Treatment Plant upgrade, \$426,000
- Park Place stormwater improvements, \$111,000

**CHART 4 - CAPITAL ASSETS – TOTAL**  
AS OF JUNE 30, 2015



**DEBT OUTSTANDING**

At year-end, the City had \$77.4 million in debt outstanding compared to \$84.1 million in the prior year. Of this balance, \$5.7 million is due on amortizing debt within one year. Additional information can be found in the Notes on pages 66-71.



**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

**TABLE 4 - OUTSTANDING DEBT AT FISCAL YEARS-END**  
(in millions)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2015	2014	2015	2014	2015	2014
Full faith and credit bonds:						
General obligation bonds	\$ 0.4	\$ 0.7	\$ -	\$ -	\$ 0.4	\$ 0.7
Revenue backed	-	-	39.8	42.7	39.8	42.7
Tax increment bonds	32.2	34.9	-	-	32.2	34.9
Revenue debt:						
Revenue bonds	-	-	5.0	5.8	5.0	5.8
Total	<u>\$ 32.6</u>	<u>\$ 35.6</u>	<u>\$ 44.8</u>	<u>\$ 48.5</u>	<u>\$ 77.4</u>	<u>\$ 84.1</u>

During the fiscal year ended June 30, 2015 all scheduled debt payments were met. Governmental activities outstanding debt decreased by \$3.0 million during the current fiscal year due to annual principal payments. Business-type activities outstanding debt decreased \$3.7 million during the current fiscal year due to annual principal payments.

Moody's Investors Service, Inc. has rated the City's general obligation debt at Aa2 and water revenue bond at Aa3. Both of these ratings reflect the new Global Rating Scale. The tax increment debt is privately placed and has not been rated. Under Oregon Revised Statutes, general obligation debt issues are limited to 3% of the real market value of all taxable property within the City's boundaries. The \$0.4 million in general obligation debt applicable to this limit is well below the \$82.7 million limitation.

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

The 2015-16 Budget, including ending fund balances of \$58,145,437 and inter-fund transfers of \$24,384,462 was approved by the City Council on June 1, 2015 in the total amount of \$137,738,836. The City has an operating budget of \$35,408,871 and a capital projects budget of \$13,970,223. As reflected in the relatively large capital project's budget, the City is growing and is dedicated to investing in its infrastructure. The operating budget is allocated across six City program areas: Public Works, Transportation, Policy and Administration, Community Development, Public Safety<sup>1</sup>, and Community Services. The budget reflects the City Council's priority on existing programs to ensure that the City is able to maintain high quality services to the public. The following economic factors were considered in developing the 2015-16 fiscal year budget.

Property taxes are a prime resource for the General Fund. Property taxes are derived by applying property tax rates to assessed value. Both property tax rates and growth in assessed valuations are limited by two important state-wide, voter approved measures that passed in the 1990s. The first is referred to as Measure 5, and introduced a limit on property tax rates. For the General Government category of tax rates, the limit is \$10 per \$1,000 of real market value. The second is referred to as Measure 50, and resulted in limiting the growth of assessed valuation to 3% per year, and fixed property tax rates permanently. One consequence of Measure 50 is separating a property's assessed value from its market value for taxing purposes. While market value of a property can be volatile, the assessed value generally grows at 3%. Because market values within the City of Wilsonville have largely remained above assessed values, property tax revenue has remained stable.

Measure 50 resulted in permanent taxing rates, unless voters approve a local option levy or a bond levy. The City's permanent tax rate is \$2.5206 per \$1,000 of assessed valuation, and has one outstanding voter-approved bond levy that is slated to be paid in full in FY 2015-16, and therefore will be removed from property taxes the following year. Taxes from the permanent rate are recorded in the General Fund as discretionary revenues to support General Fund programs such as Public Safety, Library, and Parks and Recreation. The bond levy is collected for outstanding general obligation bonds.

<sup>1</sup> Public Safety includes Law Enforcement and Municipal Court. Fire Service is provided by Tualatin Valley Fire and Rescue, which is a separate special district.

**CITY OF WILSONVILLE, OREGON**  
**Management's Discussion and Analysis**  
*For the Year Ended June 30, 2015*

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The State of Oregon does not have a sales tax, thus the City is not subject to swings in revenue during periods of economic volatility related to consumer spending. Nor is the City's General Fund dependent upon income taxes as a resource, thus it is not directly affected by the volatility in employment rates.

Franchise fees and privilege taxes are the second largest revenue source for the General Fund and have proven to be largely stable. These fees are charged to various utility companies for use of public right-of-way based upon a percentage of net sales within city limits. Over the past year a positive trend has been noticed in franchise tax revenue. The increase in franchise taxes is due primarily to an upswing in the economy and population growth within the city.

Intergovernmental revenues originate from state and county shared revenues. The state shared revenues include alcoholic beverage and cigarette excise taxes, and others. The revenues are allocated by various formulas, but utilize a per capita rate. Increases in next year's budget reflect the continued growth in population.

The City's building department is anticipating over 168 single family homes to be permitted in the Villebois area as well as over 240 multi-family units. Revenues earned by the inspection and permit fees for the Building Fund are restricted by state statute; however activity reflects growth in the community that will eventually be reflected in the assessed value of the tax rolls and increased utility revenues.

The City's public transit system is funded by a payroll tax paid by Wilsonville businesses and is based on total payroll or self-employment income. Payroll taxes continue to increase as the local economy grows with new businesses relocating to the City. Transit taxes are estimated to exceed \$4.5 million in the next budget year.

Utility rates are reviewed regularly and adjusted by the City Council when necessary to ensure charges are sufficient to finance all related operating, capital outlay, debt service expenses, and operating reserves, as such:

- Water rates are scheduled to increase 2.25% per year for three years, beginning in January 1, 2015.
- Sewer rates increased 10% on January 1, 2014 with no additional increases scheduled. That increase has provided the revenues to pay for wastewater treatment plant improvements, debt service and operating costs.
- Stormwater rates are scheduled to increase annually over the next 6 years. Stormwater rates increased 2.9% on July 1, 2014, increased another 32.4% on April, 1 2015 and are scheduled to increase on January 1, 2016 by 24.46%.
- Street lighting rates have been held steady for many years, last adjusted in July 1998, and have provided a stable financing source adequate to cover related operating and capital needs.

Uncertainties about future economic changes and financial impacts are common to all cities. To deal with the swings in the economy and to plan for future capital expansion, the City routinely puts aside resources. At June 30, 2015 the amount of assets set aside in governmental activities total \$48.1 million. Fund balances reserved as non-spendable, restricted, committed or assigned total \$45.6 million, and \$2.5 million is provided for ongoing operations of the City. Within the business-type activities \$11.3 million is set aside for future construction and equipment replacement programs.

## **REQUEST FOR INFORMATION**

The City's financial statements are designed to present users (citizens, taxpayers, customers, investors, and creditors) with a general overview of the City's finances and to demonstrate the City's accountability. If you have questions about the report or need additional financial information, please contact the City's Finance Director at 29799 SW Town Center Loop E, Wilsonville, Oregon 97070, or via email to [cole@ci.wilsonville.or.us](mailto:cole@ci.wilsonville.or.us). Financial information for current and prior years is also available at [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us).

**BASIC  
FINANCIAL  
STATEMENTS**

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**CITY OF WILSONVILLE, OREGON**

**Statement of Net Position**

June 30, 2015

	<b>Governmental</b>	<b>Business-Type</b>	
	<b>Activities</b>	<b>Activities</b>	<b>Total</b>
	<hr/>	<hr/>	<hr/>
<b>ASSETS</b>			
Cash and investments	\$ 42,654,837	\$ 18,810,220	\$ 61,465,057
Receivables (net of allowances for uncollectibles)	3,654,336	2,223,685	5,878,021
Inventories	-	73,064	73,064
Prepays	90,266	580	90,846
Restricted cash and investments	6,889,852	11,297,463	18,187,315
Net pension asset	2,409,447	174,232	2,583,679
Notes receivable	-	929,912	929,912
Capital assets:			
Land, non-depreciable assets, and construction in progress	103,648,519	7,917,002	111,565,521
Building, improvements, and other capital assets (net of accumulated depreciation)	117,919,047	128,558,553	246,477,600
Total assets	<hr/>	<hr/>	<hr/>
	277,266,304	169,984,711	447,251,015
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension outflow	897,799	69,284	967,083
Deferred charge on refunding	-	294,741	294,741
Total deferred outflow of resources	<hr/>	<hr/>	<hr/>
	897,799	364,025	1,261,824
<b>LIABILITIES</b>			
Accounts payable	1,207,829	1,171,879	2,379,708
Other accrued liabilities	1,508,850	28,849	1,537,699
Unearned revenue	382,960	13,264	396,224
Deposits	22,200	15,970	38,170
Interest payable	117,701	137,238	254,939
Noncurrent liabilities:			
Due within one year	2,161,608	3,866,445	6,028,053
Due in more than one year	31,042,512	42,076,097	73,118,609
Total liabilities	<hr/>	<hr/>	<hr/>
	36,443,660	47,309,742	83,753,402
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension inflow	<hr/>	<hr/>	<hr/>
	4,729,941	342,033	5,071,974
<b>NET POSITION</b>			
Net investment in capital assets	190,498,824	90,879,589	281,378,413
Restricted for:			
Capital projects	9,605,408	11,297,463	20,902,871
Debt service	8,994,914	-	8,994,914
Unrestricted	27,891,356	20,519,909	48,411,265
Total net position	<hr/>	<hr/>	<hr/>
	\$ 236,990,502	\$ 122,696,961	\$ 359,687,463

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

**CITY OF WILSONVILLE, OREGON**

**Statement of Activities**

*For the year ended June 30, 2015*

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Governmental activities:</b>				
General government	\$ 2,092,293	\$ 781,845	\$ 10,090	\$ -
Public safety	3,766,895	325,135	-	-
Transportation	4,579,693	605,178	279,813	1,349,129
Public works	7,796,401	685,471	1,271,741	7,398,635
Culture and recreation	3,697,116	223,759	1,161,565	1,546,597
Community development	4,066,015	3,149,667	1,000	-
Interest on long-term debt	1,363,650	-	-	-
<b>Total governmental activities</b>	<b>27,362,063</b>	<b>5,771,055</b>	<b>2,724,209</b>	<b>10,294,361</b>
<b>Business-type activities:</b>				
Water	6,468,041	7,743,119	31,203	3,690,363
Sewer	6,924,783	7,752,314	-	2,941,948
Stormwater	1,928,310	1,557,938	-	2,233,416
Street lighting	388,565	447,388	-	496,183
<b>Total business-type activities</b>	<b>15,709,699</b>	<b>17,500,759</b>	<b>31,203</b>	<b>9,361,910</b>
<b>Total government</b>	<b>\$ 43,071,762</b>	<b>\$ 23,271,814</b>	<b>\$ 2,755,412</b>	<b>\$ 19,656,271</b>

General revenues:  
 Property taxes, levied for general purposes  
 Property taxes, levied for debt service  
 Franchise, transit and hotel taxes  
 Investment revenue  
 Other revenues  
 Subtotal general revenues  
 Transfers  
 Total general revenues and transfers  
 Change in net position  
 Net position--beginning  
 Prior period restatement  
 Net position--ending

Continued on page 37.

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

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

<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
\$ (1,300,358)	\$ -	\$ (1,300,358)
(3,441,760)	-	(3,441,760)
(2,345,573)	-	(2,345,573)
1,559,446	-	1,559,446
(765,195)	-	(765,195)
(915,348)	-	(915,348)
(1,363,650)	-	(1,363,650)
<u>(8,572,438)</u>	<u>-</u>	<u>(8,572,438)</u>
-	4,996,644	4,996,644
-	3,769,479	3,769,479
-	1,863,044	1,863,044
-	555,006	555,006
-	11,184,173	11,184,173
<u>(8,572,438)</u>	<u>11,184,173</u>	<u>2,611,735</u>
5,819,519	-	5,819,519
8,903,324	-	8,903,324
7,918,080	-	7,918,080
269,137	103,623	372,760
970,257	91,255	1,061,512
<u>23,880,317</u>	<u>194,878</u>	<u>24,075,195</u>
<u>(243,120)</u>	<u>243,120</u>	<u>-</u>
<u>23,637,197</u>	<u>437,998</u>	<u>24,075,195</u>
15,064,759	11,622,171	26,686,930
226,475,584	111,403,800	337,879,384
(4,549,841)	(329,010)	(4,878,851)
<u>\$ 236,990,502</u>	<u>\$ 122,696,961</u>	<u>\$ 359,687,463</u>

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## **FUND FINANCIAL STATEMENTS**

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### **Major Governmental Funds**

Funds whose revenues, expenditures/expenses, assets, or liabilities (excluding extraordinary items) are at least 10 percent of corresponding totals for all governmental or enterprise funds and at least 5 percent of the aggregate amount for all governmental and enterprise funds for the same item. Additional funds may be reported as a major fund if the City's officials believe that fund is particularly important to financial statement users.

#### **General Fund**

Accounts for the financial operations of the City not accounted for in any other fund. Principal sources of revenue are property taxes, licenses and permits, state and county shared revenue, and charges for administrative services from other funds. Primary expenditures are for culture and recreation, general government, and police protection.

#### **Transit Fund**

Accounts for payroll taxes collected from the local business community and used to fund the City's mass transit program.

#### **Urban Renewal - Year 2000 Plan Debt Service Fund**

Accounts for the collection of tax increment (property tax) revenues and the payment of principal and interest on outstanding debt associated with the Year 2000 Plan Urban Renewal District.

#### **Urban Renewal - West Side Plan Debt Service Fund**

Accounts for the collection of tax increment (property tax) revenues and the payment of principal and interest on outstanding debt associated with the West Side Urban Renewal District.

#### **Urban Renewal - Year 2000 Plan Capital Projects**

Accounts for the construction or reconstruction of capital projects within the boundaries of the Year 2000 Urban Renewal District. These improvement are paid from the issuance of debt and revenues from property taxes and interest earnings.

**CITY OF WILSONVILLE, OREGON**

**Governmental Funds**

**Balance Sheet**

*June 30, 2015*

	<u>General</u>	<u>Special Revenue Transit</u>	<u>Debt Service Urban Renewal Year 2000 Plan</u>
<b>ASSETS</b>			
Cash and investments	\$ 14,611,107	\$ 1,203,357	\$ 2,271,768
Receivables:			
Interest	75,328	-	2,964
Accounts	690,018	1,502,322	-
Property taxes	350,230	-	277,193
Due from other funds	204,000	-	-
Prepays	90,266	-	-
Restricted cash and investments	226,188	-	1,603,025
<b>Total assets</b>	<b><u>\$ 16,247,137</u></b>	<b><u>\$ 2,705,679</u></b>	<b><u>\$ 4,154,950</u></b>
<b>LIABILITIES</b>			
Accounts payable	\$ 280,081	\$ 39,418	\$ -
Other accrued liabilities	223,964	81,187	-
Deposits	22,200	-	-
Due to other funds	-	-	-
Unearned revenue	131,087	-	-
Development charge payable	-	-	-
<b>Total liabilities</b>	<b><u>657,332</u></b>	<b><u>120,605</u></b>	<b><u>-</u></b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue - property taxes	308,267	-	245,044
<b>FUND BALANCES</b>			
Nonspendable	90,266	-	-
Restricted	180,464	-	3,909,906
Committed	4,119,000	990,000	-
Assigned	8,304,112	1,595,074	-
Unassigned	2,587,696	-	-
<b>Total fund balances</b>	<b><u>15,281,538</u></b>	<b><u>2,585,074</u></b>	<b><u>3,909,906</u></b>
Total liabilities, deferred inflows of resources and fund balances	<b><u>\$ 16,247,137</u></b>	<b><u>\$ 2,705,679</u></b>	<b><u>\$ 4,154,950</u></b>

Continued on page 41.

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

<u>Debt Service</u>	<u>Capital Projects</u>	<u>Other</u>	<u>Total</u>
<u>Urban Renewal</u>	<u>Urban Renewal</u>	<u>Governmental</u>	<u>Governmental</u>
<u>West Side Plan</u>	<u>Year 2000 Plan</u>	<u>Funds</u>	
\$ -	\$ 1,537,820	\$ 21,665,309	\$ 41,289,361
1,880	-	32,153	112,325
-	-	470,752	2,663,092
219,125	-	20,709	867,257
-	-	-	204,000
-	-	-	90,266
4,512,990	45,834	501,815	6,889,852
<u>\$ 4,733,995</u>	<u>\$ 1,583,654</u>	<u>\$ 22,690,738</u>	<u>\$ 52,116,153</u>
\$ -	\$ 3,492	\$ 838,672	\$ 1,161,663
-	-	262,477	567,628
-	-	-	22,200
-	-	204,000	204,000
-	-	251,873	382,960
-	-	927,526	927,526
-	3,492	2,484,548	3,265,977
191,550	-	17,901	762,762
-	-	20,709	110,975
4,542,445	-	9,672,767	18,305,582
-	-	314,000	5,423,000
-	1,580,162	10,249,717	21,729,065
-	-	(68,904)	2,518,792
<u>4,542,445</u>	<u>1,580,162</u>	<u>20,188,289</u>	<u>48,087,414</u>
<u>\$ 4,733,995</u>	<u>\$ 1,583,654</u>	<u>\$ 22,690,738</u>	<u>\$ 52,116,153</u>

**CITY OF WILSONVILLE, OREGON**  
**Reconciliation of Total Governmental Fund Balances**  
**to Net Assets of Governmental Activities**  
*For the year ending June 30, 2015*

Total fund balances - governmental funds	\$	48,087,414
 <i>Amounts reported for governmental activities in the Statement of Net Position are different because:</i>		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds, net of accumulated depreciation of \$6,545,020		221,017,717
Other long-term assets are not available to pay for current-period expenditures and therefore are deferred in the funds:		
Net pension asset		2,318,787
Property taxes earned but unavailable		762,761
Deferred outflows of resources		863,729
Accrued compensated absences are not due and payable in the current period and therefore are not reported in the funds		(591,290)
Internal service funds are used by management to charge the costs of fleet management to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the Statement of Net Position		1,781,054
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:		
Notes and bonds		(32,580,000)
Interest on long-term debt		(117,701)
Deferred inflows of resources		(4,551,969)
Net Position of Governmental Activities	<u>\$</u>	<u>236,990,502</u>

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

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**CITY OF WILSONVILLE, OREGON**  
**Governmental Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
*For the year ending June 30, 2015*

	<u>Special Revenue</u>		<u>Debt Service</u>
	<u>General</u>	<u>Transit</u>	<u>Urban Renewal Year 2000 Plan</u>
<b>REVENUES</b>			
Taxes	\$ 9,127,690	\$ 4,597,118	\$ 4,316,798
Intergovernmental	1,779,443	1,628,942	-
Licenses and permits	191,985	-	-
Charges for services	547,972	248,995	-
System development fees	-	-	-
Fines and forfeitures	244,535	-	-
Investment revenue	77,751	21,521	28,662
Other revenues	188,351	18,831	101
Total revenues	<u>12,157,727</u>	<u>6,515,407</u>	<u>4,345,561</u>
<b>EXPENDITURES</b>			
Current operating:			
General government	2,246,838	439,929	-
Public safety	3,800,732	-	-
Transportation	-	4,583,528	-
Public works	785,300	18,893	-
Culture and recreation	3,652,486	-	-
Community development	-	-	-
Debt service:			
Principal	-	-	1,535,000
Interest	-	-	341,700
Capital outlay	243,218	1,354,869	-
Total expenditures	<u>10,728,574</u>	<u>6,397,219</u>	<u>1,876,700</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,429,153</u>	<u>118,188</u>	<u>2,468,861</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	56,000	-	-
Transfers out	(1,125,860)	(12,402)	(2,000,000)
Sale of capital assets	-	7,430	-
Total other financing sources (uses)	<u>(1,069,860)</u>	<u>(4,972)</u>	<u>(2,000,000)</u>
Net change in fund balance	359,293	113,216	468,861
Fund balances--beginning	14,922,245	2,471,858	3,441,045
Fund balances--ending	<u>\$ 15,281,538</u>	<u>\$ 2,585,074</u>	<u>\$ 3,909,906</u>

Continued on page 45.

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

<b>Debt Service</b>	<b>Capital Projects</b>	<b>Other</b>	<b>Total</b>
<b>Urban Renewal</b>	<b>Urban Renewal</b>	<b>Governmental</b>	<b>Governmental</b>
<b>West Side Plan</b>	<b>Year 2000 Plan</b>	<b>Funds</b>	<b>Funds</b>
\$ 4,168,142	\$ -	\$ 393,239	\$ 22,602,987
-	-	1,671,139	5,079,524
-	-	2,419,278	2,611,263
-	-	1,456,506	2,253,473
-	-	3,509,264	3,509,264
-	-	-	244,535
22,488	7,911	103,383	261,716
-	-	556,137	763,420
<u>4,190,630</u>	<u>7,911</u>	<u>10,108,946</u>	<u>37,326,182</u>
-	-	612,087	3,298,854
-	-	-	3,800,732
-	-	-	4,583,528
-	-	890,711	1,694,904
-	-	-	3,652,486
-	580,738	4,442,871	5,023,609
1,140,000	-	340,000	3,015,000
1,070,564	-	33,360	1,445,624
-	3,420,438	5,380,161	10,398,686
<u>2,210,564</u>	<u>4,001,176</u>	<u>11,699,190</u>	<u>36,913,423</u>
<u>1,980,066</u>	<u>(3,993,265)</u>	<u>(1,590,244)</u>	<u>412,759</u>
-	2,000,000	8,613,422	10,669,422
(1,000,000)	-	(6,055,887)	(10,194,149)
-	-	-	7,430
<u>(1,000,000)</u>	<u>2,000,000</u>	<u>2,557,535</u>	<u>482,703</u>
980,066	(1,993,265)	967,291	895,462
3,562,379	3,573,427	19,220,998	47,191,952
<u>\$ 4,542,445</u>	<u>\$ 1,580,162</u>	<u>\$ 20,188,289</u>	<u>\$ 48,087,414</u>

**CITY OF WILSONVILLE, OREGON**  
**Reconciliation of the Statement of Revenues,**  
**Expenditures, and Changes in Fund Balances of Governmental Funds to the**  
**Statement of Activities**  
*For the year ending June 30, 2015*

Net change in fund balances-total governmental funds \$ 895,462

*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 capital outlay exceeded depreciation in the current period.

Expenditures for capital assets	\$ 9,067,780	
Less current year depreciation	<u>(6,545,020)</u>	2,522,760

The net effect of various miscellaneous transactions involving capital assets is to increase net position as follows:

Contributions from outside parties	4,989,759	
Capitalized overhead costs	1,024,415	
Loss on disposition of capital assets	(13,546)	
Transfers to/from business-type activities	<u>(715,992)</u>	5,284,636

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Property taxes		37,934
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Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. This is the amount by which proceeds exceeded repayments.

Bond and loan proceeds		
Principal payments		3,015,000

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.

Interest		81,974
Compensated absences		(63,168)
Pension expense		3,009,193

An internal service fund is used by management to charge the costs of fleet management to individual funds. The net revenue of certain activities of the internal service fund is reported with governmental activities.

280,968

Change in Net Position of Governmental Activities		<u>\$ 15,064,759</u>
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The notes to the financial statements are an integral part of this statement.



## **FUND FINANCIAL STATEMENTS**

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### **Proprietary Funds**

The City of Wilsonville utilizes five Proprietary Funds made up of four Enterprise Funds and one Governmental Activities Internal Service Fund.

**Enterprise Funds** - These funds are entirely or predominantly self-supported through user charges to external customers. City funds are used to account for acquisition, operation, and maintenance of water, sewer, stormwater facilities, and streetlights. Funds included are:

- ***Water***
- ***Sewer***
- ***Stormwater***
- ***Street Lighting***

For budgetary purposes (see budget schedules in the Other Supplemental Information section), the Water, Sewer, and Stormwater funds are accounted for in the following separate funds:

- ***Water***
  - Water Operating
  - Water Capital Projects
  - Water Development Charges
- ***Sewer***
  - Sewer Operating
  - Sewer Capital Projects
  - Sewer Development Charges
- ***Stormwater***
  - Stormwater Operating
  - Stormwater Capital Projects
  - Stormwater Development Charges

For generally accepted accounting principles purposes, these aforementioned funds and the Street Lighting Fund are consolidated and included as four separate Enterprise Funds.

**Internal Service Fund** - This fund accounts for those activities and services furnished internally to other organizational units within the City on a cost reimbursement basis. Charges are made to the various departments to support these activities. The City's sole internal service fund is:

- ***Fleet***

**CITY OF WILSONVILLE, OREGON**

**Proprietary Funds**

**Statement of Net Position**

*June 30, 2015*

	<b>Business-type Activities - Enterprise Funds</b>					<b>Governmental</b>
	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Street Lighting</b>	<b>Totals</b>	<b>Activities</b>
						<b>Fleet Internal Service Fund</b>
<b>ASSETS</b>						
Current assets:						
Cash and investments	\$ 7,253,119	\$ 10,168,763	\$ 430,949	\$ 942,259	\$ 18,795,090	\$ 1,365,476
Interest receivable	18,739	38,686	-	-	57,425	1,556
Customer receivable, net	872,334	680,402	179,201	42,019	1,773,956	-
Other receivables	325,632	66,672	-	-	392,304	10,106
Inventories	73,064	-	-	-	73,064	-
Prepays	580	-	-	-	580	-
<b>Total current assets</b>	<b>8,543,468</b>	<b>10,954,523</b>	<b>610,150</b>	<b>984,278</b>	<b>21,092,419</b>	<b>1,377,138</b>
Noncurrent assets:						
Restricted cash and investments	2,320,294	7,518,487	1,473,812	-	11,312,593	-
Net Pension Asset	79,901	50,775	43,556	-	174,232	90,660
Notes receivable	927,526	2,386	-	-	929,912	-
Capital assets, net	49,175,163	62,699,870	21,899,518	2,701,004	136,475,555	549,849
<b>Total noncurrent assets</b>	<b>52,502,884</b>	<b>70,271,518</b>	<b>23,416,886</b>	<b>2,701,004</b>	<b>148,892,292</b>	<b>640,509</b>
<b>Total assets</b>	<b>61,046,352</b>	<b>81,226,041</b>	<b>24,027,036</b>	<b>3,685,282</b>	<b>169,984,711</b>	<b>2,017,647</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>						
Pension outflow	33,393	19,190	16,701	-	69,284	34,070
Deferred charge on refunding	294,741	-	-	-	294,741	-
<b>Total deferred outflows</b>	<b>328,134</b>	<b>19,190</b>	<b>16,701</b>	<b>-</b>	<b>364,025</b>	<b>34,070</b>
<b>LIABILITIES</b>						
Current liabilities:						
Accounts payable	651,354	399,959	96,014	24,552	1,171,879	46,166
Accrued compensated absences	11,876	7,117	2,452	-	21,445	10,751
Other accrued liabilities	13,851	7,836	7,162	-	28,849	13,696
Unearned revenue	13,264	-	-	-	13,264	-
Deposits	15,970	-	-	-	15,970	-
Interest payable	29,534	107,704	-	-	137,238	-
Bonded debt - current	1,535,000	2,310,000	-	-	3,845,000	-
<b>Total current liabilities</b>	<b>2,270,849</b>	<b>2,832,616</b>	<b>105,628</b>	<b>24,552</b>	<b>5,233,645</b>	<b>70,613</b>
Noncurrent liabilities:						
Compensated absences	14,366	11,775	4,249	-	30,390	22,078
Bonded debt	7,511,955	34,533,752	-	-	42,045,707	-
<b>Total noncurrent liabilities</b>	<b>7,526,321</b>	<b>34,545,527</b>	<b>4,249</b>	<b>-</b>	<b>42,076,097</b>	<b>22,078</b>
<b>Total liabilities</b>	<b>9,797,170</b>	<b>37,378,143</b>	<b>109,877</b>	<b>24,552</b>	<b>47,309,742</b>	<b>92,691</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Pension inflow	156,853	99,675	85,505	-	342,033	177,972
<b>NET POSITION</b>						
Net investment in capital assets	40,422,949	25,856,118	21,899,518	2,701,004	90,879,589	549,849
Restricted for capital projects	2,320,294	7,518,487	1,473,812	-	11,312,593	-
Unrestricted	8,677,220	10,392,808	475,025	959,726	20,504,779	1,231,205
<b>Total net position</b>	<b>\$ 51,420,463</b>	<b>\$ 43,767,413</b>	<b>\$ 23,848,355</b>	<b>\$ 3,660,730</b>	<b>\$ 122,696,961</b>	<b>\$ 1,781,054</b>

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

**CITY OF WILSONVILLE, OREGON**  
**Proprietary Funds**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
*For the year ended June 30, 2015*

	<b>Business-type Activities - Enterprise Funds</b>					<b>Governmental</b>
	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Street Lighting</b>	<b>Totals</b>	<b>Activities Fleet Internal Service Fund</b>
<b>OPERATING REVENUES:</b>						
Intergovernmental	\$ 31,203	\$ -	\$ -	\$ -	\$ 31,203	\$ -
Charges for services	7,743,119	7,752,314	1,557,938	447,388	17,500,759	1,287,780
Other revenues	28,965	62,290	-	-	91,255	573
Total operating revenues	<u>7,803,287</u>	<u>7,814,604</u>	<u>1,557,938</u>	<u>447,388</u>	<u>17,623,217</u>	<u>1,288,353</u>
<b>OPERATING EXPENSES:</b>						
Personal services	377,363	197,035	196,381	-	770,779	396,681
Support services	515,307	524,986	256,033	-	1,296,326	-
Contractual services	1,583,126	2,060,807	86,731	-	3,730,664	-
Utilities	504,963	351,336	2,083	299,284	1,157,666	66,576
Repairs and maintenance	285,609	75,063	183,787	-	544,459	34,782
Other operating expenses	1,063,881	518,107	148,946	3,031	1,733,965	450,893
Depreciation	1,666,128	1,921,634	1,053,611	86,250	4,727,623	87,705
Total operating expenses	<u>5,996,377</u>	<u>5,648,968</u>	<u>1,927,572</u>	<u>388,565</u>	<u>13,961,482</u>	<u>1,036,637</u>
Operating income (loss)	<u>1,806,910</u>	<u>2,165,636</u>	<u>(369,634)</u>	<u>58,823</u>	<u>3,661,735</u>	<u>251,716</u>
<b>NONOPERATING REVENUES (EXPENSES):</b>						
Investment revenue	36,332	54,894	7,849	4,548	103,623	7,497
Interest expense	(455,290)	(1,343,511)	-	-	(1,798,801)	-
Amortization of bond premium (discount)	(2,609)	67,696	-	-	65,087	-
Disposition of capital assets	(13,765)	-	(738)	-	(14,503)	24,155
Total nonoperating revenues (expenses)	<u>(435,332)</u>	<u>(1,220,921)</u>	<u>7,111</u>	<u>4,548</u>	<u>(1,644,594)</u>	<u>31,652</u>
Net income (loss) before contributions and transfers	1,371,578	944,715	(362,523)	63,371	2,017,141	283,368
Capital contributions - infrastructure	2,436,225	1,156,790	1,846,224	496,183	5,935,422	-
Capital contributions - grants and fees	1,970,130	1,785,158	387,192	-	4,142,480	-
Transfers out	(54,634)	(307,601)	(23,717)	(86,920)	(472,872)	(2,400)
Change in net position	5,723,299	3,579,062	1,847,176	472,634	11,622,171	280,968
Net position--beginning	45,848,045	40,284,231	22,083,428	3,188,096	111,403,800	1,671,281
Prior period restatement	(150,881)	(95,880)	(82,249)	-	(329,010)	(171,195)
Net position--ending	<u>\$ 51,420,463</u>	<u>\$ 43,767,413</u>	<u>\$ 23,848,355</u>	<u>\$ 3,660,730</u>	<u>\$ 122,696,961</u>	<u>\$ 1,781,054</u>

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

**CITY OF WILSONVILLE, OREGON**

**Proprietary Funds**

**Statement of Cash Flows**

*For the year ended June 30, 2015*

	<b>Business-type Activities - Enterprise Funds</b>					<b>Governmental</b>
	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>	<b>Street Lighting</b>	<b>Totals</b>	<b>Activities</b>
						<b>Fleet Internal Service Fund</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
Receipts from customers	\$ 6,983,477	\$ 7,686,864	1,511,387	\$ 446,047	\$ 16,627,775	\$ 1,277,674
Payments to suppliers	(3,202,126)	(4,584,547)	(400,778)	(299,438)	(8,486,889)	(562,182)
Payments to employees	(481,526)	(266,899)	(250,359)	-	(998,784)	(515,892)
Internal activity--payments for services	(515,307)	(524,986)	(256,033)	-	(1,296,326)	-
Other receipts	60,168	62,290	-	-	122,458	573
Net cash provided by operating activities	<u>2,844,686</u>	<u>2,372,722</u>	<u>604,217</u>	<u>146,609</u>	<u>5,968,234</u>	<u>200,173</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>						
Transfers to other funds	(54,634)	(307,601)	(23,717)	(86,920)	(472,872)	(2,400)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>						
Proceeds from the sale of capital assets	-	-	-	-	-	24,155
Capital contributions - grants and fees	1,970,130	1,785,158	387,192	-	4,142,480	-
Purchases of capital assets	(435,629)	(789,575)	(280,281)	-	(1,505,485)	(101,077)
Principal paid on capital debt	(1,480,000)	(2,250,000)	-	-	(3,730,000)	-
Interest paid on capital debt	(398,955)	(1,338,206)	-	-	(1,737,161)	-
Net cash used by capital and related financing activities	<u>(344,454)</u>	<u>(2,592,623)</u>	<u>106,911</u>	<u>-</u>	<u>(2,830,166)</u>	<u>(76,922)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>						
Interest received	29,270	76,652	7,849	4,548	118,319	9,188
Net increase (decrease) in cash and investments	2,474,868	(450,850)	695,260	64,237	2,783,515	130,039
Balances--beginning of the year	7,098,545	18,138,100	1,209,501	878,022	27,324,168	1,235,437
Balances--end of the year	<u>\$ 9,573,413</u>	<u>\$ 17,687,250</u>	<u>\$ 1,904,761</u>	<u>\$ 942,259</u>	<u>\$ 30,107,683</u>	<u>\$ 1,365,476</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>						
Operating income (loss)	\$ 1,806,910	\$ 2,165,636	\$ (369,634)	\$ 58,823	\$ 3,661,735	\$ 251,716
Adjustments to reconcile operating income to net cash provided by operating activities:						
Cash flows reported in other categories:						
Depreciation expense	1,666,128	1,921,634	1,053,611	86,250	4,727,623	87,705
Pension expense	(107,322)	(66,170)	(57,001)	-	(230,493)	(117,953)
Change in assets and liabilities:						
Receivables, net	(750,167)	(65,449)	(46,551)	(1,341)	(863,508)	(10,106)
Prepaid assets	1,503	583	-	-	2,086	-
Inventories	(9,475)	-	-	-	(9,475)	-
Accounts payable	249,169	(436,685)	19,314	2,877	(165,325)	(9,526)
Accrued compensated absences	3,159	(3,694)	3,023	-	2,488	(1,258)
Other accrued liabilities	1,110	(1,143,133)	1,455	-	(1,140,568)	(405)
Deferred revenue	(18,314)	-	-	-	(18,314)	-
Deposits	1,985	-	-	-	1,985	-
Net cash provided (used) by operating activities	<u>\$ 2,844,686</u>	<u>\$ 2,372,722</u>	<u>\$ 604,217</u>	<u>\$ 146,609</u>	<u>\$ 5,968,234</u>	<u>\$ 200,173</u>
Noncash capital contribution activities:						
Capital assets from governmental funds	\$ 715,992	\$ -	\$ -	\$ -	\$ 715,992	\$ -
Capital assets from developers	2,436,225	1,156,790	1,846,224	496,183	5,935,422	-

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

**NOTES TO  
BASIC FINANCIAL STATEMENTS**

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**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). GAAP statements include all relevant Governmental Accounting Standards Board (GASB) pronouncements. The financial statements have incorporated all applicable GASB pronouncements.

***Reporting Entity***

The City of Wilsonville, Oregon is a municipal corporation, incorporated in 1968. The City operates under a Council-City Manager form of government. The governing body consists of four elected council members and a mayor. The mayor and council members are each elected to serve a four-year term. The City Manager administers policies and coordinates the activities of the City. The heads of the various departments, formed to provide various services, are under the direct supervision of the City Manager.

The accompanying financial statements present the City and its component unit (Urban Renewal Agency), an entity for which the City is considered to be financially responsible for.

***Blended Component Unit***

The City has included the financial operations of its Urban Renewal Agency as a blended component unit in the basic financial statements. The Agency is a legally separate entity which is governed by a board comprised of the members of the City Council as stipulated by the Agency's bylaws. The City Council has the ability to impose its will on the Agency as determined on the basis of budget adoption, taxing authority, and funding for the Agency. Complete financial statements for the Agency can be obtained from the Finance Director of the City, 29799 SW Town Center Loop E., Wilsonville, OR 97070-0220, or can be viewed at the City's web page: <http://www.ci.wilsonville.or.us>.

***Basic Financial Statements***

Basic financial statements are presented at both the government-wide and fund financial level. Both levels of statements categorize primary activities as either governmental or business-type. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

Government-wide financial statements display information about the reporting government as a whole. For the most part, the effect of interfund activity has been removed from these statements. These statements focus on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. These aggregated statements consist of the Statement of Net Position and the Statement of Activities.

The Statement of Net Position presents all the assets, liabilities and deferred inflows and outflows of the City with the difference reported as net position.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or program is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or program. 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 program, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund financial statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary, or fiduciary. Currently, the City has governmental and proprietary type funds. Major individual governmental funds, major individual enterprise funds, and the internal service fund are reported as separate columns in the fund financial statements. Non-major funds are consolidated into a single column within each fund type in the financial section of the basic financial statements and are detailed in the supplemental information.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule include charges between the City's business-type activities/ enterprise funds, as well as some special revenue funds, and the General Fund. The City allocates charges as reimbursement for services provided by the General Fund in support of those functions based on levels of service provided. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. These charges are included in direct program expenses.

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

***Basis of Presentation***

The financial transactions of the City are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund equity, revenues, and expenditures/expenses. The various funds are reported by generic classification within the financial statements.

There are stated minimum criteria for the determination of major funds: percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category, or the governmental and enterprise funds combined. The City electively added funds as major funds, those funds which either had debt outstanding or specific community focus. Non-major funds are combined in a column in the fund financial statements and detailed in the combining section.

The City reports the following major governmental funds:

- ***General Fund***  
Accounts for all the financial operations of the City except those required to be accounted for in another fund. Principal sources of revenue are property taxes, franchise fees, licenses, state and county shared revenues, and charges for administrative services from other funds. Primary expenditures are for general government, police protection, and culture and recreation.
- ***Transit Fund***  
Accounts for payroll taxes collected from the local business community, federal transit grants and use of these resources to operate the City's mass transit program.
- ***Urban Renewal Year 2000 Plan Debt Service Fund***  
Accounts for the payment of principal and interest on Urban Renewal Year 2000 Plan Bonds. Resources are provided from tax increment proceeds and interest earnings.
- ***Urban Renewal West Side Plan Debt Service Fund***  
Accounts for the payment of principal and interest on Urban Renewal Year 2000 Plan Bonds. Resources are provided from tax increment proceeds and interest earnings.
- ***Urban Renewal Year 2000 Capital Projects Fund***  
Accounts for financial resources used for the acquisition or construction of major capital facilities for Urban Renewal Year 2000 Capital Projects. Resources are provided from bond proceeds.

Additionally, the City reports non-major funds within the governmental fund type.

- ***Special Revenue Funds***  
Used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.
- ***Debt Service Funds***  
Used to account for debt service appropriations for the payment of principal and interest on general obligation bonds.
- ***Capital Projects Funds***  
Accounts for financial resources used for the acquisition or construction of major capital facilities (other than those financed by Proprietary Funds).

The City reports each of its five proprietary funds as major funds. The proprietary funds include four enterprise funds and one internal service fund. The enterprise funds are used to account for the acquisition, operation, and maintenance of water, sewer, stormwater and street lighting facilities. The City reports its Fleet Fund as an Internal Service Fund. Internal service funds account for those activities and services furnished internally to other organizational units within the City on a cost reimbursement basis. Charges are made to the various departments to support these activities. The City's sole internal service fund is for fleet services.



**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

The City reports the following proprietary funds:

- *Water Fund*  
Water Operating Fund (budgetary basis financial statements only)  
Water Capital Projects Fund (budgetary basis financial statements only)  
Water Development Charges Fund (budgetary basis financial statements only)
- *Sewer Fund*  
Sewer Operating Fund (budgetary basis financial statements only)  
Sewer Capital Projects Fund (budgetary basis financial statements only)  
Sewer Development Charges Fund (budgetary basis financial statements only)
- *Stormwater Fund*  
Stormwater Operating Fund (budgetary basis financial statements only)  
Stormwater Capital Projects Water Fund (budgetary basis financial statements only)  
Stormwater Development Charges Fund (budgetary basis financial statements only)
- *Street Lighting Fund*  
Street Lighting Fund
- *Fleet Fund*  
Fleet Fund

***Measurement Focus and Basis of Accounting***

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus.

Government-wide financial statements and proprietary funds financial statements are presented on a full accrual basis of accounting with an economic resource measurement focus. An economic resource focus concentrates on an entity or fund's net position. All transactions and events that affect the total economic resources (net position) during the period are reported. An economic resources measurement focus is inextricably connected with full accrual accounting. Under the full accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred regardless of the timing of related cash inflows and outflows.

Governmental funds financial statements are presented on a modified accrual basis of accounting with a current financial resource measurement focus. This focus concentrates on the fund's resources available for spending currently or in the near future. Only transactions and events affecting the fund's current financial resources during the period are reported. Similar to the connection between an economic resource measurement focus and full accrual accounting, a current financial resource measurement focus is inseparable from a modified accrual basis of accounting. Under modified accrual accounting, revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Property taxes, franchise fees, licenses and permits, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered susceptible to accrual as revenue of the current period. All other revenues are considered to be measurable and available only when cash is received by the City.

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

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

Similar to the way its revenues are recorded, governmental funds only record those expenditures that affect current financial resources. Principal and interest on general long-term debt are recorded as fund liabilities only when due or when amounts have been accumulated in the debt service fund for payments to be made early in the following year. Vested compensated absences are recorded as expenditures only to the extent that they are expected to be liquidated with expendable financial resources, such as, any unused reimbursable leave outstanding at the time of an employee's resignation or retirement. However, in the government-wide financial statements, with a full accrual basis of accounting, all expenditures affecting the economic resource status of the government are recognized. Thus, the expense and related accrued liability for long-term portions of debt and compensated absences are included.

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements, reconciliation is provided to explain the differences between the governmental fund statements and the governmental column of the government-wide presentation. This reconciliation is part of the financial statements.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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 City's Water, Sewer, Stormwater, and Street Lighting Funds are charges to customers for sales and services. The Water, Sewer, and Stormwater Funds also recognize fees intended to recover the cost of connecting new customers to the City's utility systems as operating revenue. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and overheads and depreciation on capital assets including the amortization of intangible assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Internal Service funds also distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services to other organizational units within the City. The principal operating revenues of the City's Fleet Fund are payment for services rendered to maintain both vehicles and motorized equipment. Operating expenses for the Fleet Fund include the cost of fuel, supplies and parts to maintain the City's assets, and the administrative expenses, overheads and depreciation on capital assets including the amortization of intangible assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

***Assets, Liabilities, and Equity***

**Cash and Investments**

Cash and cash equivalents include cash on hand, demand deposits, short-term investments with original or remaining maturities of three months or less when purchased, and cash and investments in the City-wide investment pool. Investments, including equity in pooled cash and investments are stated at fair value.

**Receivables and Payables**

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

Recorded property taxes receivable that are collected within 60 days after year-end are considered measurable and available and, therefore, are recognized as revenue. The remaining balance is recorded as a deferred inflow of resource because it is not deemed available to finance operations of the current period. An allowance for doubtful accounts is not deemed necessary, as uncollectible taxes become a lien on the property. Property taxes are levied and become a lien on July 1. Collection dates are November 15, February 15, and May 15 following the lien date. Discounts are allowed if the amount due is received by November 15 or February 15. Taxes unpaid and outstanding on May 16 are considered delinquent.

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

Receivables of the enterprise funds are recognized as revenue when earned, including services provided but not billed. Receivables in governmental and enterprise funds are stated net of any allowance for uncollectible accounts.

**Inventories and Prepaids**

Inventories of materials and supplies in the enterprise funds are stated at cost on a first-in, first-out basis and charged to expenses as used. Prepaids in the governmental funds are stated at cost and charged to expenditures in the period consumed.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, pathways, streetlights, etc.) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are charged to expenditures as purchased in the governmental fund statements and capitalized in the proprietary fund statements. Capital assets are recorded at historical cost or estimated historical cost. Donated assets are recorded at estimated fair market value as of the date of the donation.

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

Depreciation on exhaustible assets, including intangible assets with definite useful lives, is recorded as an allocated expense in the Statement of Activities with accumulated depreciation reflected in the Statement of Net Position. Depreciation is calculated using the straight-line method over the following estimated useful lives:

<b><u>Asset</u></b>	<b><u>Years</u></b>
Buildings and improvements	25-40
Improvements other than buildings	10-20
Machinery and equipment	5-15
Vehicles	5-10
Utility systems	25-50
Infrastructure	20-40
Software	5-10

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

**Accrued Compensated Absences and Sick Pay**

Accumulated vested vacation pay is accrued as it is earned. For governmental funds, a liability for these amounts is reported only when it has matured, for example, when an employee resigns or retires. The non-current portion (the amount estimated to be used in subsequent fiscal years) is maintained separately and represents a reconciling item between the fund-level and government-wide presentations. Only the current portion is reported in the governmental funds, and is calculated based on historical trends. In business-type/enterprise and internal service funds, both the current and long-term liabilities are recorded.

Sick leave pay, which does not vest, is recognized in all funds when leave is taken.

**Long-Term Debt**

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are recognized in the year incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts as well as bond issuance costs during the current period. The face amount of debt issued is reported as other financing sources while

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Deferred Outflows/Inflows of Resources**

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

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

**Net Position Flow Assumption**

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

**Fund Balance Flow Assumptions**

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

**Fund Balance**

In the fund financial statements, the fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. These fund balance categories are:

- *Nonspendable*: Includes resources that are either in a nonspendable form or legally or contractually required to be maintained intact. Resources in nonspendable form include inventories, prepaids and deposits, and assets held for resale.
- *Restricted*: Includes resources that are restricted by external creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation.
- *Committed*: Includes amounts that can only be used for the specific purposes as adopted by a resolution of the City Council. Commitments may be established, modified, or rescinded by similar resolution.
- *Assigned*: Represents amounts that reflect the City’s intended use of resources. Authority to classify portion of fund balance as assigned is explicitly granted to the City Council, City Manager, and the Finance Director as part of the yearly budget resolution passed and approved by the City of Wilsonville, City Council.
- *Unassigned*: Total fund balance in the General Fund in excess of nonspendable, restricted, committed, and assigned balance. This classification is also used to report any deficit fund balance amounts in other governmental funds.

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

June 30, 2015

Fund balance by classification for the year ended June 30, 2015 is as follows:

Fund balances	General	Transit	Urban Renewal Year 2000 Plan Debt Service	Urban Renewal West Side Plan Debt Service	Urban Renewal Year 2000 Capital Projects	Other Governmental Funds	Total Governmental
<b>Nonspendable:</b>							
Prepays	\$ 90,266	\$ -	\$ -	\$ -	\$ -	\$ 20,709	\$ 110,975
<b>Restricted:</b>							
Bond covenants	-	-	1,873,738	2,221,248	-	-	4,094,986
Capital projects	-	-	-	-	-	9,605,408	9,605,408
Debt service	-	-	2,036,168	2,321,197	-	67,359	4,424,724
PEG Communication	180,464	-	-	-	-	-	180,464
Total Restricted	180,464	-	3,909,906	4,542,445	-	9,672,767	18,305,582
<b>Committed:</b>							
Unanticipated future needs	4,119,000	990,000	-	-	-	314,000	5,423,000
<b>Assigned:</b>							
Computer, software, fiber	932,950	-	-	-	-	500,000	1,432,950
Emergency management	225,000	-	-	-	-	-	225,000
Facilities and park improvements	1,387,400	-	-	-	-	-	1,387,400
Planning support - Coffee Creek	2,058,762	-	-	-	-	-	2,058,762
Interfund loans - infrastructure	1,700,000	-	-	-	-	-	1,700,000
Capital projects	-	-	-	-	1,580,162	2,998,033	4,578,195
Street maintenance and improve	-	-	-	-	-	1,901,411	1,901,411
Capital asset needs - buses	-	951,082	-	-	-	-	951,082
Operational support	2,000,000	643,992	-	-	-	4,850,273	7,494,265
Total Assigned	8,304,112	1,595,074	-	-	1,580,162	10,249,717	21,729,065
<b>Unassigned</b>	2,587,696	-	-	-	-	(68,904)	2,518,792
	<u>\$ 15,281,538</u>	<u>\$ 2,585,074</u>	<u>\$ 3,909,906</u>	<u>\$ 4,542,445</u>	<u>\$ 1,580,162</u>	<u>\$ 20,188,289</u>	<u>\$ 48,087,414</u>

**Net Pension Liability**

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

**Use of Estimates**

In preparing the City's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**CITY OF WILSONVILLE, OREGON**

**Notes to Basic Financial Statements**

*June 30, 2015*

**2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

***Budgetary Information***

Annual budgets for all funds are adopted on a basis consistent with Oregon Revised Statutes (ORS 294 – Local Budget Law). The process under which the budget is adopted is described in the following paragraphs.

Each April, the City Manager submits a proposed budget to the Budget Committee (consisting of the City Council and an equal number of citizens of the City). The City is required to budget all funds. The City’s budget is prepared for each fund on the modified accrual basis of accounting with Proprietary Fund types adjusted for year-end accrued compensated absences. For all fund types, inter-fund loans are budgeted as sources and uses in accordance with state budget laws. Estimated receipts and expenditures are budgeted for by fund and object. Information on the past two years’ actual revenues and expenditures and current-year estimates are included in the budget document.

The Budget Committee conducts public hearings for the purpose of obtaining citizens’ comments and then approves a budget and submits it to the City Council for final adoption. The approved expenditures for each fund may not be increased by more than 10% by Council without returning to the Budget Committee for a second approval. After the Council adopts the budget and certifies the total of ad valorem taxes to be levied, no additional tax levy may be made for that fiscal year.

The City Council legally adopts the budget by resolution before July 1, as per ORS 294.456. The program level is the legal level of budgetary control. The budget is adopted and monitored at the program level for each fund as displayed below.

<b><u>General Fund</u></b>			
Administration	Finance	Information Services	Geographical Information Services
Legal	Human Resources	Public Works Administration	Building Maintenance
Parks Maintenance	Parks and Recreation	Senior Programs	Library
Law Enforcement	Municipal Court	Transfers to Other Funds	Contingency
<b><u>Building Inspection Fund</u></b>			
Building Inspection	Finance	Transfers to Other Funds	Contingency
<b><u>Community Development Fund</u></b>			
CD Administration	Engineering	Planning	Natural Resources/Stormwater Mgmt
Transfers to Other Funds	Contingency		
<b><u>Transit Fund</u></b>			
Transit	Finance	Human Resources & Risk Management	Building Maintenance
Road Operating	Transfers to Other Funds	Contingency	
<b><u>Road Operating Fund</u></b>			
Road Operating	Human Resources & Risk Management	Transfers to Other Funds	Contingency
<b><u>Road Maintenance Fund</u></b>			
Transfer to Other Funds	Contingency		
<b><u>Water Operating Fund</u></b>			
Water Distributions and Sales	Water Treatment	Finance	Human Resources & Risk Management
Debt Service	Transfers to Other Funds	Contingency	
<b><u>Sewer Operating Fund</u></b>			
Sewer Collection	Sewer Treatment	Sewer Pretreatment	Finance
Human Resources & Risk Management	Debt Service	Transfers to Other Funds	Contingency
<b><u>Street Lighting Operating Fund</u></b>			
Street Lighting	Transfers to Other Funds	Contingency	
<b><u>Stormwater Fund</u></b>			
Natural Resources/Stormwater Mgmt	Stormwater Maintenance	Finance	Human Resources & Risk Management
Transfers to Other Funds	Contingency		
<b><u>Fleet Service Fund</u></b>			
Fleet	Human Resources & Risk Management	Transfers to Other Funds	Contingency
<b><u>Debt Service Fund</u></b>			
Debt Service	Contingency		
<b><u>Water, Sewer, Street, Stormwater, Building and Parks Capital Projects Fund</u></b>			
Capital Projects	Transfers to Other Funds	Contingency	
<b><u>Water, Sewer, Street, Stormwater and Parks Development Charges</u></b>			
Materials & Services	Transfers to Other Funds	Contingency	

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

The City Council may change the budget throughout the year by transferring appropriations between levels of control and by adopting supplemental budgets as authorized by Oregon Revised Statutes. Unexpected additional resources may be added to the budget through the use of a supplemental budget. A supplemental budget requires hearings before the public, publications in newspapers, and approval by the City Council. Expenditure appropriations may not be legally over-expended except in the case of grant receipts that could not be reasonably estimated at the time the budget was adopted and for debt service on new debt issued during the budget year. During the fiscal year ended June 30, 2015, City Council approved five supplemental budget resolutions that increased expenditure appropriations. The Urban Renewal Agency Board approved three supplemental resolutions during the fiscal year.

***Excess of Expenditures over Appropriations***

According to Oregon statute, the budget is monitored at the level of adopted appropriation. A fund that has identifiable programs are adopted and monitored at the program level. Funds that do not have identifiable programs are monitored at the major category level. The below listed programs and/or funds had expenditures in excess of adopted appropriations. The over expenditures were all funded through available fund balances.

Governmental Funds:	
Transit Fund	
Finance	\$ 23
Street Lighting Fund	
Street Lighting	14,695

***Deficit Fund Equity***

The Urban Renewal West Side Plan Capital Projects Fund had a deficit fund balance of \$68,903 as of June 30, 2015. The deficit is primarily due to a liability owed the City's Water Development Charges Fund. It arises out of an agreement between the City and the Urban Renewal District to promote fire safety with the installation of fire sprinkler systems within all residential units in the Villebois sub-division. To mitigate some of the cost on developers, the Urban Renewal District subsidizes a portion of the water system development charge. The credit will eventually be paid by the West Side District to the Water Development Charges fund once urban renewal funds are available.

**3. DETAILED NOTES ON ALL FUNDS**

***Pooled Deposits and Investments***

The City maintains a cash management pool for its cash and investments in which each fund participates. Interest earnings are distributed monthly based on average daily balances.

Cash and investments are comprised of the following at June 30, 2015

Petty cash	\$ 1,270
Deposits with financial institutions	2,973,850
Investments:	
Commercial paper and corporate bonds	\$ 20,278,434
US agency/State of Oregon obligations	11,593,813
Local government investment pool	44,805,005
Total Investments	76,677,252
Total pooled cash and investments	\$ 79,652,372

Cash and investments are reflected on the combined balance sheet as follows:

Cash and investments	\$ 59,044,725
Restricted assets - cash and investments	20,607,647
	\$ 79,652,372

The City participates in the State of Oregon Local Investment Pool (LGIP or Pool) which is an open-ended, no-load diversified portfolio created under ORS 294.805 to 294.895 and is not registered with the U.S. Securities and Exchange Commission as an investment company. The State Treasurer is the investment officer for the Pool and is responsible for all funds in the Pool. These funds must be invested and managed, like that of a prudent investor, exercising reasonable care, skill, and caution. Investments in the fund are further governed by portfolio guidelines issued by the

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

Oregon Short-term Funds Board, which establish diversification percentages and specify the types and maturities of investments. The Oregon Audits Division of the Secretary of State's Office audits the Pool annually. The Division's report on the Pool as of and for the year ended June 30, 2015 was unmodified and may be obtained at the Oregon State Treasury, 350 Winter St. NE, Ste 100, Salem, OR 97310.

The City's position in pool at June 30, 2015 is stated at cost which approximates fair value.

**Deposits**

The City's cash is pooled with the Urban Renewal Agency's cash. For deposits in excess of federal depository insurance (currently limited to balances less than \$250,000) Oregon Revised Statute 295 requires a multiple financial institution collateral pool for balances in excess of FDIC insurance. As a result, all balances over the \$250,000 FDIC limit are collateralized. At June 30, 2015, the deposits with various financial institutions had a book value of \$2,973,850 and a bank value of \$4,008,485. Of these deposits, \$500,000 was covered by federal depository insurance.

**Cash and Investments**

The City's investment policy specifies various goals and procedures that enhance opportunities for a prudent and systematic approach to investment-related activities. The City has delegated investment responsibilities to the Finance Director, who is primarily responsible for implementing the investment policy. The investment risk as outlined by the City's investment policy and Oregon Revised Statutes authorize the Finance Director to invest primarily in general obligations of the US Government and its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements, bankers' acceptances, high ranking corporate indebtedness, and the State of Oregon Local Government Investment Pool (LGIP).

**Credit Risk**

As required by the City's investment policy, which adheres to the State of Oregon statutes, at the time of purchase all investments were rated A1 through AAA by the Moody's Investor Services or Standard and Poor's reporting agencies. Due to recent downgrades by the rating agencies, however, some of the investments are now rated lower than when originally purchased. The State of Oregon Local Government Investment Pool is not rated.

At June 30, 2015, the City's investments were rated as follows:

	<b>Commercial Paper And Corporate Bonds</b>	<b>Municiple and US Agency Corporations</b>	<b>Local Govt Investment Pool</b>
AAA	\$ -	\$ 9,035,440	\$ -
AA3	4,256,237	-	-
AA2	3,526,550	-	-
AA1	-	553,219	-
A3	3,031,480	-	-
A2	2,525,385	1,554,330	-
A1	6,273,534	450,824	-
BAA1	665,248	-	-
Unrated	-	-	44,805,005
	<u>\$ 20,278,434</u>	<u>\$ 11,593,813</u>	<u>\$ 44,805,005</u>



**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

June 30, 2015

**Concentration of Credit Risk**

The City's investment policy, as it relates to investing outside of the LGIP, does not allow for an investment in any single corporate entity and its affiliates or subsidiaries that is in excess of five percent of the City's total investments (ORS 294.035). Additionally at the time of the purchase, the policy requires the maximum investments in aggregate for all commercial paper and corporate bonds to be limited to 35% of the total investment portfolio.

**Interest Rate Risk**

The City's investment policy explicitly limits investment maturities as a means of managing its exposure to fair value loss arising from increasing interest rates. For commercial paper and corporate bonds, the maximum maturity is 18 months. The City intends to hold all investment until maturity.

Using the segmented time distribution method, investments maturities as of June 30, 2015 are as follows:

	<u>Less than 6 Months</u>	<u>6-12 Months</u>	<u>12-18 Months</u>	<u>Total</u>
Commercial Paper and Corporate Bonds	\$ 8,447,077	\$ 7,784,502	\$ 4,046,855	\$ 20,278,434
Municiple and US Agency Corporations	3,000,293	4,058,493	4,535,027	11,593,813
Local Govt Investment Pool	44,805,005	-	-	44,805,005
	<u>\$ 56,252,375</u>	<u>\$ 11,842,995</u>	<u>\$ 8,581,882</u>	<u>\$ 76,677,252</u>

**RECEIVABLES**

Receivables as of year-end for the City's individual major funds and non-major funds in the aggregate, net of applicable allowances for uncollectible accounts are as follows:

	<u>Interest</u>	<u>Accounts</u>	<u>Taxes</u>	<u>Other</u>	<u>Notes</u>	<u>Total</u>
General Fund	\$ 75,328	\$ 690,018	\$ 350,230	\$ -	\$ -	\$ 1,115,576
Transit Fund	-	1,502,322	-	-	-	1,502,322
Urban Renewal Year 2000 Debt Service	2,964	-	277,193	-	-	280,157
Urban Renewal West Side Debt Service	1,880	-	219,125	-	-	221,005
Other non-major governmental funds	32,153	470,752	20,709	-	-	523,614
Water	18,739	872,334	-	325,632	927,526	2,144,231
Sewer	38,686	680,402	-	66,672	2,386	788,146
Stormwater	-	179,201	-	-	-	179,201
Street Lighting	-	42,019	-	-	-	42,019
Fleet Internal Service Fund	1,556	-	-	10,106	-	11,662
Total by receivable	<u>\$ 171,306</u>	<u>\$ 4,437,048</u>	<u>\$ 867,257</u>	<u>\$ 402,410</u>	<u>\$ 929,912</u>	<u>\$ 6,807,933</u>

**Uncollectible Receivables**

Receivables of the City's activities are reported net of uncollectible amounts. Total uncollectible amounts related to receivables of the current period are as follows:

	<u>Governmental Activities</u>	<u>Business-type Activities</u>
Water sales	\$ -	\$ 72,006
Sewer sales	-	53,932
Street light fees	-	4,836
Stormwater fees	-	12,952
Road maintenance fees	9,887	-
Total allowance for uncollectibles	<u>\$ 9,887</u>	<u>\$ 143,726</u>

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

June 30, 2015

**Unavailable/Unearned Revenues**

Governmental funds, under the modified accrual basis of accounting, accrue deferred revenue for revenue amounts unearned or unavailable. Government-wide reporting, as well as in proprietary funds, uses full accrual account and report only unearned revenue. Unavailable revenue (deferred inflows) results in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Unearned revenue result in connection with resources that have been received, but not yet earned.

At the end of the current fiscal year, the various components of unavailable (deferred inflow) and unearned revenue in the governmental funds were as follows:

	<u>Deferred Inflow</u>	<u>Unearned</u>
Delinquent property taxes receivable:		
General Fund	\$ 308,267	\$ -
Debt Service Fund	17,901	-
Urban Renewal Year 2000 Plan Debt Service Fund	245,044	-
Urban Renewal West Side Plan Debt Service Fund	191,550	-
Cash collected prior to meeting revenue recognition:		
Operations (General Fund)	-	131,087
Operations (Building Inspection Fund)	-	251,873
Total	<u>\$ 762,762</u>	<u>\$ 382,960</u>

The sole component of unearned revenue in the proprietary funds existed in the Water Fund for \$13,264 for the on-account payments made by customers to be used as payment on future utility bills.

**Capital Assets**

Capital asset activity for governmental activities, including the internal service Fleet Fund, for the year ended June 30, 2015 was as follows:

<u>Description</u>	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Land	\$ 86,050,200	\$ 1,517,030	\$ -	\$ 87,567,230
Works of art	551,988	-	-	551,988
Easements	2,982,133	3,157,231	-	6,139,364
Construction In Progress	<u>3,785,902</u>	<u>8,300,060</u>	<u>(2,696,025)</u>	<u>9,389,937</u>
Total non-depreciable	<u>93,370,223</u>	<u>12,974,321</u>	<u>(2,696,025)</u>	<u>103,648,519</u>
Buildings & improvements	26,318,496	413,817	-	26,732,313
Land improvement	10,447,564	100,510	(1,069,638)	9,478,436
Machinery & equipment	2,940,294	793,447	(83,282)	3,650,459
Vehicles	4,240,241	1,430,641	(199,593)	5,471,289
Software	461,528	39,084	-	500,612
Infrastructure	<u>182,910,670</u>	<u>2,488,731</u>	<u>-</u>	<u>185,399,401</u>
Total depreciable	<u>227,318,793</u>	<u>5,266,230</u>	<u>(1,352,513)</u>	<u>231,232,509</u>
Accumulated depreciation				
Buildings & improvements	(6,349,487)	(755,241)	-	(7,104,728)
Land improvement	(2,882,942)	(393,287)	-	(3,276,229)
Machinery & equipment	(2,005,870)	(323,494)	65,141	(2,264,223)
Vehicles	(2,072,412)	(369,951)	196,341	(2,246,022)
Software	(243,562)	(40,163)	-	(283,725)
Infrastructure	<u>(93,387,944)</u>	<u>(4,750,589)</u>	<u>-</u>	<u>(98,138,533)</u>
Total accumulated depreciation	<u>(106,942,217)</u>	<u>(6,632,725)</u>	<u>261,482</u>	<u>(113,313,462)</u>
Governmental activities capital assets, net	<u>\$ 213,746,799</u>	<u>\$ 11,607,826</u>	<u>\$ (3,787,056)</u>	<u>\$ 221,567,566</u>

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

June 30, 2015

Changes in capital assets per the previous table are net of transfers between functional programs. Total depreciation expense includes amortization of intangible assets. Depreciation expense was charged to functions as follows:

General government	\$ 88,792
Public safety	6,583
Transportation	525,782
Public works	5,537,700
Culture and recreation	468,235
Community development	5,633
Total depreciation for governmental activities	<u>\$ 6,632,725</u>

The capital asset ending balance of \$221,567,566, as noted on prior page, less related debt of \$32,580,000, plus unspent bond proceeds of \$1,511,258 is equal to the net position amount invested in capital assets of \$190,498,824 as displayed on the Statement of Net Position.

Capital asset activity for business-type activities for the year ended June 30, 2015 was as follows:

<u>Description</u>	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Land	\$ 1,812,159	\$ -	\$ -	\$ 1,812,159
Easements	3,783,563	1,158,590	-	4,942,153
Construction In Progress	716,264	446,427	-	1,162,691
Total non-depreciable	<u>6,311,986</u>	<u>1,605,017</u>	<u>-</u>	<u>7,917,002</u>
Buildings & improvements	41,344,628	-	(2)	41,344,626
Land improvement	26,394,629	36,678	(294,396)	26,136,911
Machinery & equipment	9,140,090	72,180	(909,100)	8,303,170
Vehicles	13,367	-	(273)	13,094
Software	9,400	-	-	9,400
Infrastructure	114,869,952	6,916,301	-	121,786,253
Total depreciable	<u>191,772,066</u>	<u>7,025,159</u>	<u>(1,203,771)</u>	<u>197,593,454</u>
Accumulated depreciation				
Buildings & improvements	(9,550,966)	(1,036,428)	-	(10,587,394)
Land improvement	(161,049)	(537,911)	-	(698,960)
Machinery & equipment	(1,086,546)	(333,598)	-	(1,420,144)
Vehicles	(8,536)	(1,338)	-	(9,874)
Software	(3,783)	(940)	-	(4,723)
Infrastructure	<u>(53,496,398)</u>	<u>(2,817,408)</u>	<u>-</u>	<u>(56,313,806)</u>
Total accumulated depreciation	<u>(64,307,278)</u>	<u>(4,727,623)</u>	<u>-</u>	<u>(69,034,902)</u>
Business type activities, net	<u>\$ 133,776,774</u>	<u>\$ 3,902,553</u>	<u>\$ (1,203,771)</u>	<u>\$ 136,475,554</u>

Total depreciation expense includes amortization of intangible assets. Depreciation expense for business-type activities is charged to functions as follows:

Depreciation expense for business-type activities is charged to functions as follows:	
Water	\$ 1,666,128
Sewer	1,921,634
Stormwater	1,053,611
Street lighting	86,250
Total depreciation for business-type activities	<u>\$ 4,727,623</u>

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

The capital asset ending balance of \$136,475,554, as noted on the prior age, less related debt of \$44,780,000, and less \$1,110,707 from unamortized bond premiums/discount, plus \$294,741 from unamortized bond defeasement, is equal to the net position amount invested in capital assets of \$90,879,589 as displayed on the Statement of Net Position.

***Interfund Transfers, Receivables and Payables***

The interfund transfer activity for fiscal year ended June 30, 2015 is as follows:

	<b>Transfers From Other Fund</b>	<b>Transfers To Other Funds</b>
Governmental Funds:		
General Fund	\$ 56,000	\$ 1,125,860
Transit Fund	-	12,402
Urban Renewal Year 2000 Debt Service Fund	-	2,000,000
Urban Renewal West Side Debt Service Fund	-	1,000,000
Other Governmental Funds	10,613,422	6,055,887
Total Governmental Funds	10,669,422	10,194,150
Proprietary Funds:		
Enterprise Funds:		
Water Fund	-	54,634
Sewer Fund	-	307,601
Stormwater Fund	-	23,717
Streetlight Fund	-	86,920
Total Enterprise Funds	-	472,872
Fleet Internal Service Fund	-	2,400
Total Proprietary Funds	-	475,272
Total transfer activity	\$ 10,669,422	\$ 10,669,422

Interfund transfers are used to pay administrative services, contribute toward the cost of capital projects, and provide operational resources.

On the Statement of Activities, interfund transfer amounts also include capital asset transfers between governmental activities and business-type activities. The \$243,120 transfer amount listed on the Statement of Activities includes \$715,992 in capital asset transfers from governmental activities to business-type activities, net the \$472,872 in other interfund transfers from enterprise fund, business-type activities to governmental activities, as detailed in the chart above. On the Proprietary Fund Statement of Revenues, Expenses, and changes in Net Position, the \$715,992 in capital assets transferred in are reported as part of capital contributions in the enterprise funds.

In May 2015, the General Fund loaned \$2,000,000 to the Urban Renewal Year 2000 CIP Fund and \$1,000,000 to the Urban Renewal Westside CIP Fund. The loan was paid back from proceeds in the respective Urban Renewal Year 2000 Debt Service and West Side Debt Service Funds. This overnight funding strategy enabled the Urban Renewal CIP Funds to access property tax revenues for construction projects that will begin in early FY2015-16.

***Due From/To Other Funds***

The \$204,000 amount payable to the General Fund from the Parks Capital Projects Fund is a working capital loan. The balance is scheduled to be collected in FY2016.

***Long-Term Obligations***

In the following tables, long-term debt information is presented separately with respect to governmental and business-type activities. The following table presents current year changes in those obligations and the current portions due for each issue. The internal service Fleet Fund predominately serves the governmental funds. Accordingly, at year end, \$32,829 of the total Fleet Fund's compensated absences is included in the table presented on the following page. Also, for the governmental activities, claims and judgments, and compensated absences are generally liquidated within each operating fund.

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

June 30, 2015

**Government-Type Activities**

	Balance			Balance	Due In
	July 1, 2014	Increase	Decrease	June 30, 2015	Subsequent Year
<b>GOVERNMENTAL ACTIVITIES</b>					
Compensated absences	\$ 562,210	\$ 605,005	\$ (543,095)	\$ 624,120	\$ 301,608
General Obligation Bonds					
Series 2001	695,000	-	(340,000)	355,000	355,000
Tax Increment					
Urban Renewal, Year 2000 District					
Series 2005 Bonds	1,230,000	-	(1,230,000)	-	-
Series 2010 Bonds	6,810,000	-	(305,000)	6,505,000	315,000
Urban Renewal, West Side District					
Series 2009 Bonds	8,180,000	-	(395,000)	7,785,000	415,000
Series 2011 Long-Term	4,490,000	-	(185,000)	4,305,000	190,000
Series 2012 Long-Term	7,415,000	-	(305,000)	7,110,000	320,000
Series 2013 Long-Term	6,775,000	-	(255,000)	6,520,000	265,000
Total Notes and Bonds	35,595,000	-	(3,015,000)	32,580,000	1,860,000
Total Governmental Activities	\$ 36,157,210	\$ 605,005	\$ (3,558,095)	\$ 33,204,120	\$ 2,161,608

**General Obligation Bonds**

General obligation bonds are direct obligations and pledge full faith and credit of the City. The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities.

The City issued \$4,000,000 of General Obligation bonds dated July 1, 2001 to finance the expansion of the City's public library. Interest rates on the bonds range from 4.00 to 4.80% and the final maturity date is January 1, 2016. The outstanding balance on these bonds at June 30, 2015 is \$355,000.

Annual debt service requirements to maturity for general obligation bonds are as follows:

Year Ending June 30,	Principal	Interest
2016	\$ 355,000	\$ 17,040
Totals	\$ 355,000	\$ 17,040

**Urban Renewal Tax Increment**

*Year 2000 Plan District, Series 2010*

In December 2010, the City issued Urban Renewal revenue bonds with an interest rate of 4.35% in the total amount of \$8,000,000. The final maturity will be in June 2025. The principal balance outstanding on the bonds at June 30, 2015 is \$6,505,000.

Year Ending June 30,	Principal	Interest
2016	\$ 315,000	\$ 276,463
2017	330,000	263,075
2018	345,000	249,050
2019	360,000	234,388
2020	370,000	219,088
2021-2025	4,785,000	844,475
Totals	\$ 6,505,000	\$ 2,086,538

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

*West Side District-Series 2009*

In February 2009, the City issued Urban Renewal revenue bonds for the Urban Renewal West Side District. The issue, in the amount of \$10,000,000, carries an interest rate of 4.9%. The final maturity will be December 2023. The balance outstanding as of June 30, 2015 is \$7,785,000.

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 415,000	\$ 371,298
2017	435,000	350,473
2018	455,000	326,668
2019	475,000	305,883
2020	500,000	281,996
2021-2024	5,505,000	784,859
Totals	<u>\$ 7,785,000</u>	<u>\$ 2,421,177</u>

*West Side District-Series 2011*

In June 2011, the Agency converted a short-term, interest only line of credit to long-term debt. The issue, in the amount of \$5,000,000, carries an interest rate of 4.65%. The final maturity will be June 2026. The balance outstanding at June 30, 2015 is \$4,305,000.

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 190,000	\$ 189,420
2017	200,000	181,060
2018	210,000	172,260
2019	220,000	163,020
2020	225,000	153,340
2021-2025	1,290,000	608,740
2026	1,970,000	86,680
Totals	<u>\$ 4,305,000</u>	<u>\$ 1,554,520</u>

*West Side District-Series 2012*

In June 2012, the Agency converted a short-term, interest only line of credit to long-term debt. The issue, in the amount of \$8,000,000, carries an interest rate of 3.40%. The final maturity will be June 2027. The balance outstanding at June 30, 2015 is \$7,110,000.

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 320,000	\$ 234,630
2017	330,000	224,070
2018	340,000	213,180
2019	350,000	201,960
2020	360,000	190,410
2021-2025	1,995,000	765,105
2026-2028	3,415,000	210,870
Totals	<u>\$ 7,110,000</u>	<u>\$ 2,040,225</u>

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

*West Side District-Series 2013*

In June 2013, the Agency converted a short-term, interest only line of credit to long-term debt. The issue, in the amount of \$7,000,000, carries an interest rate of 3.499%. The final maturity will be June 2028. The balance outstanding at June 30, 2015 is \$6,520,000.

<b>Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>
2016	\$ 265,000	\$ 228,200
2017	275,000	218,925
2018	285,000	209,300
2019	295,000	199,325
2020	305,000	189,000
2021-2025	1,700,000	776,825
2026-2028	3,395,000	316,575
<b>Totals</b>	<b>\$ 6,520,000</b>	<b>\$ 2,138,150</b>

**Business-Type Activities**

	<b>Balance July 1, 2014</b>	<b>Increase</b>	<b>Decrease</b>	<b>Balance June 30, 2015</b>	<b>Due In Subsequent Year</b>
<b>BUSINESS-TYPE ACTIVITIES</b>					
Compensated absences	\$ 49,347	\$ 47,063	\$ (44,575)	\$ 51,835	\$ 21,445
Water Revenue Bonds					
Series 2006	5,830,000	-	(880,000)	4,950,000	915,000
Full Faith and Credit Bonds					
Water Series 2007	4,710,000	-	(600,000)	4,110,000	620,000
Sewer Series 2006	1,240,000	-	(605,000)	635,000	635,000
Sewer Series 2011	36,730,000	-	(1,645,000)	35,085,000	1,675,000
Total Notes and Bonds	48,510,000	-	(3,730,000)	44,780,000	3,845,000
Total Business-type Activities	<u>\$ 48,559,347</u>	<u>\$ 47,063</u>	<u>\$ (3,774,575)</u>	44,831,835	<u>\$ 3,866,445</u>
				Unamortized bond premium	1,110,707
				Due in current year	(3,866,445)
				Total noncurrent liabilities	<u>\$ 42,076,097</u>

**Revenue Bonds**

*Water System Revenue Refunding Bonds, Series 2006*

In April 2006 \$9,325,000 was issued to advance refund a portion of the Series 2000 Water System Revenue Bonds. The interest rates range from 3.50% to 4.00%. Final maturity is June 1, 2020. Water operating revenues and a portion of water system development charges are pledged to repay the debt. At June 30, 2015 the outstanding balance is \$4,950,000.

<b>Year Ending June 30,</b>	<b>Principal</b>	<b>Interest</b>
2016	\$ 915,000	\$ 196,170
2017	950,000	161,400
2018	990,000	123,400
2019	1,025,000	83,800
2020	1,070,000	42,800
<b>Totals</b>	<b>\$ 4,950,000</b>	<b>\$ 607,570</b>

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

**Full Faith and Credit Bonds**

*Full Faith and Credit Revenue Refunding Bonds, Series 2007*

In December 2007 the City issued \$7,875,000 to refinance a debt issued in 2000. The original debt was used to construct a water treatment plant facility. The current debt interest rate is 3.85%. Final maturity is December 1, 2020. The outstanding balance at June 30, 2015 is \$4,110,000. The full faith and credit of the City is pledged, however management intends to repay the debt from water operating revenues.

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 620,000	\$ 146,300
2017	650,000	121,853
2018	670,000	96,443
2019	695,000	70,166
2020	725,000	42,831
2021	750,000	14,438
Totals	<u>\$ 4,110,000</u>	<u>\$ 492,030</u>

*Oregon Local Governments Full Faith and Credit Obligations, (Sewer) Series 2006*

In April 2006 the City issued \$5,295,000 to refinance a debt issued in 1996. The original debt was used to construct a wastewater treatment facility. The current debt interest rates range from 4.00% to 4.25%. Final maturity is December 1, 2015. The outstanding balance at June 30, 2015 is \$635,000. The full faith and credit of the City is pledged, however management intends to repay the debt from sewer operating revenues.

Annual debt service requirements to maturity for full faith and credit bonds are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 635,000	\$ 13,494
Totals	<u>\$ 635,000</u>	<u>\$ 13,494</u>

*Full Faith and Credit Revenue Refunding Bonds, Series 2011*

In December 2011 the City issued \$38,940,000 to finance the Waste Water Treatment Plant rehabilitation project. The current debt interest rate is 3.45%. Final maturity is December 1, 2031. The outstanding balance at June 30, 2015 is \$35,085,000. The full faith and credit of the City is pledged, however management intends to repay the debt from water operating revenues.

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 1,675,000	\$ 1,265,463
2017	1,725,000	1,215,213
2018	1,780,000	1,163,463
2019	1,850,000	1,092,263
2020	1,925,000	1,018,263
2021-2025	10,670,000	4,040,800
2026-2030	12,630,000	2,079,610
2031	2,830,000	113,200
Totals	<u>\$ 35,085,000</u>	<u>\$ 11,988,275</u>



**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

**Restricted Assets**

The balances of the restricted cash and investment accounts are as follows:

	<u>Governmental</u>	<u>Business-type</u>
<b>Debt service reserves:</b>		
Urban Renewal (Yr 2000 Plan) - 2005 Issue	\$ 1,000,000	\$ -
Urban Renewal (Yr 2000 Plan) - 2010 B of A	603,025	-
Urban Renewal (West Side Plan) - 2009 Issue	796,835	-
Urban Renewal (West Side Plan) - 2011 Issue	373,920	-
Urban Renewal (West Side Plan) - 2012 Issue	549,848	-
Urban Renewal (West Side Plan) - 2013 Issue	497,300	-
<b>System development charges:</b>		
Water	-	2,256,787
Sewer	-	7,497,962
Stormwater	-	1,473,812
<b>Oregon Dept of Transportation Cash Accounts:</b>		
Account #11033: Barber Street and Kinsman Rd		
Water SDC	-	48,377
Sewer SDC	-	20,525
Street SDC	122,530	-
UR Westside CIP	221,328	-
UR Westside Debt	2,295,087	-
Account #11034: I-5 & Wilsonville Rd		
Urban Renewal CIP (Year 2000 Plan)	45,384	-
<b>Deposits:</b>		
CD Fund -Villebois Parks	148,920	-
CD Fund -CD Deposits	9,037	-
General Fund-Parks Reservation Deposits	22,200	-
Water Fund-Deposits	-	15,930
<b>Grants and contributions:</b>		
General Fund - Donations	23,784	-
General Fund - PEG Fees	120,886	-
Community Development - inspection program	2,464,170	-
	<u>\$ 9,294,254</u>	<u>\$ 11,313,393</u>

**4. OTHER INFORMATION**

***Risk Management***

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is a member of CIS Employee Benefits, a public entity risk pool currently operating a common risk management and insurance program. The City pays an annual premium to CIS Employee Benefits for insurance coverage. Based on the experience of the City and CIS Employee Benefits, the City may be liable for an additional premium of up to approximately 20% of its initial premium or it may receive a refund. The City has never had to pay an additional premium. Predetermined limits and deductible amounts are stated in the policy.

***Subsequent Events***

Management has evaluated subsequent events through November 15, 2015, the date on which the financial statements were available to be issued. In July 2015, the Westside Urban Renewal District issued \$5,000,000 in long-term debt for the construction of capital projects.

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

June 30, 2015

**Contingent Liabilities**

The City is contingently liable with respect to lawsuits and other claims incidental to the ordinary course of its operations. Management intends to vigorously contest these matters and does not believe their ultimate resolution will have a material effect upon the City's financial position, results of operations, or cash flows.

**Property Tax Limitation**

The State of Oregon has a constitutional limit on property taxes for governmental operations. Under the limitation, tax revenue is separated into those for public schools and those for local governments other than public schools. The limitation specifies a maximum rate for all local government operations of \$10.00 per \$1,000 of real market value, while schools are similarly limited to a \$5.00 maximum rate. Local government taxes in the City currently do not exceed the \$10.00 rate limit; however, this limitation may affect the availability of future tax revenues for the City.

In May 1997, voters approved Measure 50 which rolled back assessed values to 90% of 1995-96 and limits future increases of taxable assessed values to 3% per year except for major improvements. Tax rates are now fixed and not subject to change. Voters may approve local initiatives above the fixed rate provided a majority approves at either (1) a general election in an even numbered year, or (2) at any other election in which at least 50% of registered voters cast a ballot.

**Pension Plan**

The City Oregon Public Employees Retirement System (OPERS) is a cost-sharing multiple employer defined benefit plan. Qualified employees of the City are provided with pensions through OPERS. Employees hired before August 29, 2003 belong to the Tier One/Tier Two Retirement Benefit Program (established pursuant to ORS Chapter 238), while employees hired on or after August 29, 2003 belong to the OPSRP Pension Program (established pursuant to ORS Chapter 238A). OPERS issues a publicly available financial report that can be obtained at [http://www.oregon.gov/pers/pages/section/financial\\_reports/financials.aspx](http://www.oregon.gov/pers/pages/section/financial_reports/financials.aspx).

Benefits provided under ORS Chapter 238 – Tier One/ Tier Two

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

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police and fire members). General service employees may retire after reaching age 55. Police and fire members are eligible after reaching age 50. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Police and fire member benefits are reduced if retirement occurs prior to age 55 with fewer than 25 years of service. Tier Two members are eligible for full benefits at age 60. The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.

*Death Benefits:* Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met: the member was employed by a PERS employer at the time of death; the member died within 120 days after termination of PERS-covered employment; the member died as a result of injury sustained while employed in a PERS-covered job, or; the member was on an official leave of absence from a PERS-covered job at the time of death.

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

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

*Benefit Changes After Retirement:* Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations due to changes in the market value of equity investments. Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes. Under current law, the cap on the COLA in fiscal year 2015 and beyond will vary based on 1.25 percent on the first \$60,000 of annual benefit and 0.15 percent on annual benefits above \$60,000.

Benefits provided under Chapter 238A - OPSRP Pension Program (OPSRP DB)

This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age: General service: 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

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

*Death Benefits:* Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse receives for life 50 percent of the pension that would otherwise have been paid to the deceased member.

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

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

Contributions

PERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the PERS Defined Benefit Plan and the Other Postemployment Benefit Plans.

Employer contribution rates during the period were based on the December 31, 2011 actuarial valuation as subsequently modified by 2013 legislated changes in benefit provisions. The City contribution rates in effect for the fiscal year ended June 30, 2015 were 12.24 for Tier One/Two members and 10.56 percent for OPSRP general service members. City contributions for the year ended June 30, 2015 were \$1,020,487, excluding amounts to fund employer specific liabilities.

Members of PERS are required to contribute 6% of their salary covered under the plan, which is invested in the OPSRP Individual Account Program. The employer is allowed to pay any or all of the employees' contribution in addition to the required employer's contribution. The City has elected to contribute all of the 6% contribution, for a total of \$533,225, on behalf of the employees.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows

At June 30, 2015, the City reported an asset of \$2,583,679 for its proportionate share of the OPERS net pension asset. The net pension asset was measured by OPERS as of June 30, 2014, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2012 rolled forward to June 30, 2014. The City's proportion of the net pension asset was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. At June 30, 2014, the City's proportion was 0.1140%, which is unchanged from its proportion measured as of June 30, 2013.

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

The Oregon Supreme Court (Court) ruled on April 30, 2015 that certain provisions of Senate Bill (SB) 861, signed into law in October 2013, were unconstitutional. SB 861 included provisions that limited post-retirement COLA on benefits accrued prior to the signing of the law. The Court ruled that benefits could be modified prospectively, but not retrospectively. As a result, those who retired before the bills were passed will continue to receive a COLA tied to the Consumer Price Index that normally results in a 2% increase annually. OPERS' members who have accrued benefits before and after the effective dates of the 2013 legislation will have a blended COLA rate when they retire. This is a change in benefit terms subsequent to the measurement date of June 30, 2014, and has not been included in the net pension asset/liability proportionate shares calculated by OPERS.

For the year ended June 30, 2015, the City recognized pension expense of \$(2,390,557). At June 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on investments	\$ -	\$ 4,985,456
Changes in proportion and differences between employer contributions and proportionate share of	-	86,518
Contributions subsequent to the measurement date	967,083	-
<b>Total</b>	<b>\$ 967,083</b>	<b>\$ 5,071,974</b>

Deferred outflows of resources related to pensions of \$967,083 resulting from the City's contributions subsequent to the measurement date will be recognized as either a reduction of the net pension liability or an increase in the net pension asset in the year ended June 30, 2016. Other amounts reported as deferred inflows of resources related to pensions will be recognized in the pension expense as follows:

Year Ending	Amount
June 30:	
2016	\$ 1,265,172
2017	1,265,172
2018	1,265,172
2019	1,265,172
2020	11,286
Total	<b>\$ 5,071,974</b>

**Actuarial Methods and Assumptions:**

The employer contribution rates effective July 1, 2013, through June 30, 2015, were set by OPERS using the projected unit credit actuarial cost method. For the Tier One/Tier Two component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years. For the OPSRP Pension Program component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (a) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (b) an

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

Valuation Date	December 31, 2012 rolled forward to June 30, 2014.
Experience Study Report	2012, published September 18, 2013
Actuarial cost method	Entry Age Normal
Amortization method	Amortized as a level percentage of payroll as layered amortization bases over a closed period; Tier One/Tier Two UAL is amortized over 20 years and OPSRP pension UAL is amortized over 16 years.
Asset valuation method	Market value of assets
Actuarial assumptions:	
Inflation rate	2.75 percent
Investment rate of return	7.75 percent
Projected salary increases	3.75 percent overall payroll growth; salaries for individuals are assumed to grow at 3.75 percent plus assumed rates of merit/longevity increases based on service
Mortality	Healthy retirees and beneficiaries:  RP-2000 Sex-distinct, generational per Scale AA, with collar adjustments and set-backs as described in the valuation.  Active members:  Mortality rates are a percentage of healthy retiree rates that vary by group, as described in the valuation.  Disabled retirees:  Mortality rates are a percentage (65% for males, 90% for females) of the RP-2000 static combined disabled mortality sex-distinct table.

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2012 Experience Study which reviewed experience for the four-year period ending on December 31, 2012.

Discount Rate

The discount rate used to measure the total pension liability was 7.75 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

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

The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.75, as well as what the City's proportionate share of the net pension liability (asset) would be if it were

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

calculated using a discount rate that is 1-percentage-point lower (6.75%) or 1-percentage-point higher (8.75%) than the current rate:

	1% Decrease (6.75%)	Current Discount Rate (7.75%)	1% Increase (8.75%)
City's proportionate share of the net pension liability (asset)	(\$5,471,301)	(\$2,583,679)	\$9,396,305

Long-Term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in July 2013 the PERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

Asset Class	Target	Compound Annual Return (Geometric)
Core Fixed Income	7.20%	4.50%
Short-Term Bonds	8.00	3.70
Intermediate-Term Bonds	3.00	4.10
High Yield Bonds	1.80	6.66
Large Cap US Equities	11.65	7.20
Mid Cap US Equities	3.88	7.30
Small Cap US Equities	2.27	7.45
Developed Foreign Equities	14.21	6.90
Emerging Foreign Equities	5.49	7.40
Private Equity	20.00	8.26
Opportunity Funds/Absolute Return	5.00	6.01
Real Estate (Property)	13.75	6.51
Real Estate (REITS)	2.50	6.76
Commodities	1.25	6.07
Assumed Inflation - Mean		2.75

**Money Purchase Retirement Plan**

The City provides a money purchase retirement plan and trust created under Internal Revenue Code Section 414(h) for the benefit of eligible employees. Under the plan, the City contributes 3% of the employee's compensation into the trust. Eligible employees are those who have worked at least six months, are not covered by a collective bargaining agreement, and are not municipal court judges. At June 30, 2015, 57 participants were active in the plan including 46 active participants that are fully vested interest. Total assets, including non-active participants, held by the trust were \$1,230,045 including \$1,130,868 for fully vested participants. Participant's interests in the plan vest ratably over a five-year period. Benefits commence within a reasonable time after termination of employment.

**CITY OF WILSONVILLE, OREGON**  
**Notes to Basic Financial Statements**

*June 30, 2015*

***Deferred Compensation Plans***

The City has three deferred compensation trust plans created in accordance with Internal Revenue Code Section 457. The trusts hold assets for the exclusive benefit of plan participants and their beneficiaries.

***Other Post-Employment Benefits (OPEB)***

**City Healthcare Plan**

Plan Description: As required by ORS 243.303, the City provides retirees the same group health and dental insurance as provided to current employees from the date of retirement to the age of 65 when retirees and spouses typically become eligible for Medicare. The City, however, does not pay directly for any portion of its retiree's health care or life insurance coverages.

The City's defined benefit postemployment healthcare plan is administered by City County Insurance Services (CIS), an agent multiple-employer healthcare provider. All medical or dental coverages offered by the City to its employees and retirees are community rated. CIS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by writing to CIS, 1212 Court Street NE, Salem, OR 97301, or by accessing the CIS website at [www.cisoregon.org](http://www.cisoregon.org).

The City implemented GASB 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pension* prospectively beginning in fiscal year June 30, 2009. GASB 45 paragraph 13.a.(2) offers an exemption from measuring an implicit subsidy under certain conditions for employers participating in community rated health care coverages. A qualified independent review, completed in August 2011, has determined that the City's health care coverages are community rated and a GASB 45 valuation is not required based on this exemption.

**Retirement Health Insurance Account Plan**

Plan Description The City contributes to the Oregon Public Employees Retirement Systems' (OPERS) Retiree Health Insurance Account (RHIA), a cost-sharing multiple-employer defined benefit post-employment healthcare plan administered by the Oregon Public Employees Retirement Board (OPERB). RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums of eligible retirees. The plan, which was established under Oregon Revised Statutes 238.420, provides a payment of up to \$60 per month towards the costs of health insurance for eligible PERS retirees. RHIA post-employment benefits are set by state statute. A comprehensive annual financial report of the funds administered by the OPERB may be obtained by writing to Oregon Public Employees Retirement System, P.O. Box 23700, Tigard, OR 97281-3700 or by accessing the PERS web site at [www.oregon.gov/PERS/](http://www.oregon.gov/PERS/).

Funding Policy Participating employers are contractually required to contribute at a rate assessed bi-annually by the OPERB, currently 0.59% of annual covered payroll for Tier 1/Tier 2, and .49% for OPSRP. The OPERB sets the employer contribution rate based on the annual required contribution of the employers (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) of the plan over a period not to exceed thirty years. The City's contributions to PERS' RHIA for the year ended June 30, 2015, was \$47,958, which equaled the required contributions for that year.

***Encumbrance Accounting***

All year end outstanding encumbrances lapse at year-end and are reappropriated as required to the subsequent year.

***GASB Pronouncements Implemented***

GASB Statement No. 68 "Accounting and Reporting for Pension Plans—an amendment of GASB Statement No. 27." The statement establishes accounting and financial reporting requirements related to pensions provided by governments. The statement is effective for fiscal year ended June 15, 2015.

GASB Statement No. 71, "Pension Transition for Contributions Made Subsequent to the Measurement Date." This statement amends transition provisions of GASB Statement No. 68, establishes accounting and financial reporting standards for recognition of contributions made between the measurement date of the net pension liability and implementation of GASB Statement No. 68. The statement is effective for fiscal year ended June 15, 2015.

**CITY OF WILSONVILLE, OREGON**

**Notes to Basic Financial Statements**

*June 30, 2015*

***Change in Accounting Principle***

Net position as of July 1, 2014, has been restated as follows for the implementation of GASB Statement No. 68, as amended by GASB Statement No 71

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
Net Position as previously reported at June 30, 2014	\$ 226,475,584	\$ 111,403,800	\$ 337,879,384
<b>Prior Period Restatement:</b>			
Net Pension Liability - Measurement date June 30, 2014	(5,424,485)	(392,258)	(5,816,743)
<b>Deferred outflows:</b>			
City contributions made during fiscal year 2014	874,644	63,248	937,892
Total prior period adjustment	<u>(4,549,841)</u>	<u>(329,010)</u>	<u>(4,878,851)</u>
Net Position as restated, July 1, 2014	<u>\$ 221,925,743</u>	<u>\$ 111,074,790</u>	<u>\$ 333,000,533</u>



**REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF WILSONVILLE, OREGON**  
**Required Supplemental Pension Information**  
*For the year ended June 30, 2015*

**Schedule of the City's Proportionate Share of the Net Pension Liability (Asset)**  
 Oregone Public Employees Retirement System  
 Last Two Fiscal Years

	<u>2015</u>	<u>2014</u>
City's proportion of the net pension liability (asset)	0.1140%	0.1140%
City's proportionate share of the net pension liability (asset)	\$ (2,583,680)	\$ 5,816,743
City covered-employee payroll	8,784,354	8,598,801
City's proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	-29.41%	67.65%

<sup>1</sup> 10-year trend information required by GASB Statement 68 will be presented prospectively.

**Schedule of the the City's Contributions**  
 Oregone Public Employees Retirement System  
 Last Two Fiscal Years

	<u>2015</u>	<u>2014</u>
Contractually required contributions	\$ 967,083	\$ 937,892
Contributions in relation to the contractually required contribution	<u>(967,083)</u>	<u>(937,892)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>
City's coevered-employee payroll	\$ 8,784,354	\$ 8,598,801
Contributions as a percentage of covered-employee payroll	11.01%	10.91%

<sup>1</sup> 10-year trend information required by GASB Statement 68 will be presented prospectively.

**CITY OF WILSONVILLE, OREGON**  
**General Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u> <u>Budgetary</u> <u>Basis</u>	<u>Variance With</u> <u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Taxes	\$ 8,806,600	\$ 8,806,600	\$ 9,127,690	\$ 321,090
Intergovernmental	1,679,879	1,679,879	1,779,443	99,564
Licenses and permits	161,300	161,300	191,985	30,685
Charges for services	523,100	523,100	547,972	24,872
Fines and forfeitures	310,000	310,000	244,535	(65,465)
Investment revenue	109,000	109,000	77,751	(31,249)
Other revenues	154,000	154,000	188,351	34,351
Total revenues	<u>11,743,879</u>	<u>11,743,879</u>	<u>12,157,727</u>	<u>413,848</u>
<b>EXPENDITURES</b>				
Administration	1,432,967	1,502,967	1,210,341	292,626
Finance	1,307,150	1,307,150	1,161,026	146,124
Information Systems	634,763	634,763	609,997	24,766
Geographic Informatin Systems	229,549	229,549	195,312	34,237
Legal	500,750	500,750	472,356	28,394
Human Resources	604,777	644,777	601,315	43,462
Law Enforcement	3,968,859	3,968,859	3,644,644	324,215
Municipal Court	196,601	196,601	156,088	40,513
Public Works Administration	447,183	447,183	400,267	46,916
Building Maintenance	851,533	851,533	822,190	29,343
Parks Maintenance	1,309,165	1,309,165	1,194,875	114,290
Parks & Recreation General Services	635,699	635,699	578,121	57,578
Parks & Recreation Senior Programs	488,823	488,823	471,086	17,737
Library	1,686,597	1,686,597	1,595,214	91,383
Contingency	9,359,602	8,486,526	-	8,486,526
Total expenditures	<u>23,654,018</u>	<u>22,890,942</u>	<u>13,112,832</u>	<u>9,778,110</u>
Deficiency of revenues under expenditures	<u>(11,910,139)</u>	<u>(11,147,063)</u>	<u>(955,105)</u>	<u>10,191,958</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Proceeds of interagency loan	-	3,000,000	3,000,000	-
Payment of interagency loan	-	(3,000,000)	(3,000,000)	-
Transfers in	2,659,849	2,700,651	2,440,258	(260,393)
Transfers out	(674,850)	(1,478,728)	(1,125,860)	352,868
Total other financing sources (uses)	<u>1,984,999</u>	<u>1,221,923</u>	<u>1,314,398</u>	<u>92,475</u>
Net change in fund balances	(9,925,140)	(9,925,140)	359,293	10,284,433
Fund balances--beginning	<u>14,044,140</u>	<u>14,044,140</u>	<u>14,922,245</u>	<u>878,105</u>
Fund balances--ending	<u>\$ 4,119,000</u>	<u>\$ 4,119,000</u>	<u>\$ 15,281,538</u>	<u>\$ 11,162,538</u>

**CITY OF WILSONVILLE, OREGON**  
**Transit Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Taxes	\$ 4,524,000	\$ 4,524,000	\$ 4,597,118	\$ 73,118
Intergovernmental	1,958,542	1,958,542	1,628,942	(329,600)
Charges for services	218,000	218,000	248,995	30,995
Investment revenue	26,200	26,200	21,521	(4,679)
Other revenues	13,000	13,000	18,831	5,831
Total revenues	<u>6,739,742</u>	<u>6,739,742</u>	<u>6,515,407</u>	<u>(224,335)</u>
<b>EXPENDITURES</b>				
Finance	5,200	5,200	5,223	(23)
Human Resources	2,100	2,100	2,096	4
Transit	6,413,315	6,413,315	5,894,381	518,934
Facilities	3,060	3,060	241	2,819
Road Operating	21,805	21,805	18,652	3,153
Contingency	993,301	993,301	-	993,301
Total expenditures	<u>7,438,781</u>	<u>7,438,781</u>	<u>5,920,593</u>	<u>1,518,188</u>
Excess (deficiency) of revenues over (under) expenditures	(699,039)	(699,039)	594,814	1,293,853
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(497,635)	(497,635)	(489,028)	8,607
Sale of capital assets	-	-	7,430	7,430
Total other financing sources (uses)	<u>(497,635)</u>	<u>(497,635)</u>	<u>(481,598)</u>	<u>16,037</u>
Net change in fund balances	(1,196,674)	(1,196,674)	113,216	1,309,890
Fund balances--beginning	<u>2,186,674</u>	<u>2,186,674</u>	<u>2,471,858</u>	<u>285,184</u>
Fund balances--ending	<u>\$ 990,000</u>	<u>\$ 990,000</u>	<u>\$ 2,585,074</u>	<u>\$ 1,595,074</u>

**CITY OF WILSONVILLE, OREGON**  
**Notes to Required Supplemental Information**  
*For the year ended June 30, 2015*

**1. Budget to GAAP Reconciliation**

Sections of Oregon Revised Statements (Oregon Budget Law) require most transactions be budgeted on the modified accrual basis of accounting. However, there are certain transactions where statutory budget requirements conflict with generally accepted accounting principles (GAAP).

The following discusses the differences between the budget basis and GAAP basis of accounting for the General Fund and the Transit Fund.

	<b>General Fund</b>	<b>Transit Fund</b>
Net change in fund balance - budget basis	\$ 359,293	\$ 113,216
 <i>Budgeted resources not qualifying as revenues or other financing sources under GAAP:</i>		
Indirect and other cost reimbursements received are reported as revenues or other financing sources on a budget basis. Such receipts are reclassified as a reduction of expenditures on a GAAP basis.	(2,384,259)	476,626
 <i>Budgeted expenditures not qualifying as expenditures or other financing uses under GAAP:</i>		
Indirect and other costs reimbursed are reported as expenditures on a budget basis. Such disbursements are reclassified as a reduction of revenues and other financing sources on a GAAP basis.	2,384,259	(476,626)
Net change in fund balance - GAAP basis	\$ 359,293	\$ 113,216

## **OTHER SUPPLEMENTARY INFORMATION**

- **Combining Statements - Nonmajor  
Governmental Funds**
- **Budgetary Comparison Schedules**
- **Other Financial Schedules**







# COMBINING STATEMENTS

## Non-Major Governmental Funds

### Special Revenue Funds

Special revenue funds are used to account for specific revenues that are restricted to expenditure for particular purposes.

#### ***Building Inspections***

Accounts for the administrative and enforcement of building codes.

#### ***Community Development***

Accounts for activities related to civil engineering, planning, urban renewal management, stormwater management and natural resources.

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

Accounts for revenues from gasoline tax apportionments from the State of Oregon that are used for the repair and maintenance associated with streets.

#### ***Road Maintenance Regulatory***

Accounts for a special fee on commercial and residential dwellings to be used for major road repairs and reconstruction.

### Debt Service Fund

Debt service funds are used to account for the debt sold to finance designated street and utility improvements and/or major projects.

#### ***Debt Service***

Accounts for the accumulation of resources and payment of principal and interest on general obligation, local improvement, and other long-term debt.

### Capital Project Funds

Capital project funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

#### ***Street Capital Projects***

Accounts for the construction or reconstruction of streets, sidewalks and bike-paths that are paid from issuance of debt, system development charges, grants, and interest earnings.

#### ***Building Projects***

Accounts for acquisition and development and redevelopment of public facilities. Improvements are paid from grants, interfund transfers, and issuance of debt.

#### ***Park Projects***

Accounts for acquisition and development of parks and open spaces that are paid from system development charges, donations, grants, and transfers from operating funds.

#### ***Street Development Charges***

Accounts for collection of system development charges from new residential and commercial construction. Proceeds are used to pay for parks infrastructure expansion.

#### ***Park Development Charges***

Accounts for collection of system development charges from new residential and commercial construction. Proceeds are used to pay for parks infrastructure expansion.

#### ***Urban Renewal - Year 2000 Plan Program Income***

Accounts for the less restricted, non bond proceed, income related to the Year 2000 Urban Renewal District. Includes revenue such as reimbursements, loan repayments, and land sales.

#### ***Urban Renewal West Side Plan Capital Projects Fund***

Accounts for acquisition, construction, and improvements within the district that are financed from the issuance of debt and interest earnings.

**CITY OF WILSONVILLE, OREGON**

**Nonmajor Governmental Funds**

**Combining Balance Sheet**

*June 30, 2015*

	<b>Combined Nonmajor Special Revenue Funds</b>	<b>Debt Service Fund</b>	<b>Combined Nonmajor Capital Projects Funds</b>	<b>Total Nonmajor Governmental Funds</b>
<b>ASSETS</b>				
Cash and investments	\$ 8,339,180	\$ 85,025	\$ 13,241,104	\$ 21,665,309
Receivables:				
Interest	13,947	235	17,971	32,153
Accounts	181,519	-	289,233	470,752
Property tax	-	20,709	-	20,709
Restricted cash and investments	157,957	-	343,858	501,815
Total assets	<u>\$ 8,692,603</u>	<u>\$ 105,969</u>	<u>\$ 13,892,166</u>	<u>\$ 22,690,738</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 642,796	\$ -	\$ 195,876	\$ 838,672
Other accrued liabilities	232,250	-	30,227	262,477
Due to other funds	-	-	204,000	204,000
Unearned revenue	251,873	-	-	251,873
Development charge payable	-	-	927,526	927,526
Total liabilities	<u>1,126,919</u>	<u>-</u>	<u>1,357,629</u>	<u>2,484,548</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenue - property taxes	-	17,901	-	17,901
<b>FUND BALANCES</b>				
Nonspendable	-	20,709	-	20,709
Restricted	-	67,359	9,605,408	9,672,767
Committed	314,000	-	-	314,000
Assigned	7,251,684	-	2,998,033	10,249,717
Total fund balances	<u>7,565,684</u>	<u>88,068</u>	<u>12,534,537</u>	<u>20,188,289</u>
Total liabilities and fund balances	<u>\$ 8,692,603</u>	<u>\$ 105,969</u>	<u>\$ 13,892,166</u>	<u>\$ 22,690,738</u>

**CITY OF WILSONVILLE, OREGON**

**Nonmajor Special Revenue Funds**

**Combining Balance Sheet**

*June 30, 2015*

	<b>Building Inspection</b>	<b>Community Development</b>	<b>Road Operating</b>	<b>Road Maintenance Regulatory</b>	<b>Total</b>
<b>ASSETS</b>					
Cash and investments	\$ 3,674,866	\$ 2,708,515	\$ 1,282,239	\$ 673,560	\$ 8,339,180
Receivables:					
Interest	9,650	4,297	-	-	13,947
Accounts	150	-	118,957	62,412	181,519
Restricted cash and investments	-	157,957	-	-	157,957
<b>Total assets</b>	<b>\$ 3,684,666</b>	<b>\$ 2,870,769</b>	<b>\$ 1,401,196</b>	<b>\$ 735,972</b>	<b>\$ 8,692,603</b>
<b>LIABILITIES</b>					
Accounts payable	\$ 475,227	\$ 99,255	\$ 68,314	\$ -	\$ 642,796
Other accrued liabilities	32,271	191,536	8,443	-	232,250
Unearned revenue	251,873	-	-	-	251,873
<b>Total liabilities</b>	<b>759,371</b>	<b>290,791</b>	<b>76,757</b>	<b>-</b>	<b>1,126,919</b>
<b>FUND BALANCES</b>					
Committed	155,000	-	159,000	-	314,000
Assigned	2,770,295	2,579,978	1,165,439	735,972	7,251,684
<b>Total fund balances</b>	<b>2,925,295</b>	<b>2,579,978</b>	<b>1,324,439</b>	<b>735,972</b>	<b>7,565,684</b>
<b>Total liabilities and fund balances</b>	<b>\$ 3,684,666</b>	<b>\$ 2,870,769</b>	<b>\$ 1,401,196</b>	<b>\$ 735,972</b>	<b>\$ 8,692,603</b>

**CITY OF WILSONVILLE, OREGON**

**Nonmajor Capital Project Funds**

**Combining Balance Sheet**

*June 30, 2015*

	<b>Street Capital Projects</b>	<b>Building Projects</b>	<b>Park Projects</b>	<b>Street Development Charges</b>
<b>ASSETS</b>				
Cash and investments	\$ 1,094,171	\$ 217,906	\$ 213	\$ 5,329,471
Receivables:				
Interest	280	-	-	9,080
Accounts	9,233	-	280,000	-
Restricted cash and investments	-	-	-	122,530
Total assets	<u>\$ 1,103,684</u>	<u>\$ 217,906</u>	<u>\$ 280,213</u>	<u>\$ 5,461,081</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 134,621	\$ 7,362	\$ 18,805	\$ -
Other accrued liabilities	3,571	26,656	-	-
Due to other funds	-	-	204,000	-
Development charge payable	-	-	-	-
Total liabilities	<u>138,192</u>	<u>34,018</u>	<u>222,805</u>	<u>-</u>
<b>FUND BALANCES</b>				
Restricted	-	-	-	5,461,081
Assigned	965,492	183,888	57,408	-
Unassigned	-	-	-	-
Total fund balances	<u>965,492</u>	<u>183,888</u>	<u>57,408</u>	<u>5,461,081</u>
Total liabilities and fund balances	<u>\$ 1,103,684</u>	<u>\$ 217,906</u>	<u>\$ 280,213</u>	<u>\$ 5,461,081</u>

Continued on page 91.

<b>Park Development Charges</b>	<b>Urban Renewal West Side Capital Projects</b>	<b>Urban Renewal Year 2000 Program Income</b>	<b>Total</b>
\$ 4,136,282	\$ 650,659	\$ 1,812,402	\$ 13,241,104
8,045	-	566	17,971
-	-	-	289,233
-	221,328	-	343,858
<u>\$ 4,144,327</u>	<u>\$ 871,987</u>	<u>\$ 1,812,968</u>	<u>\$ 13,892,166</u>
\$ -	\$ 13,365	\$ 21,723	\$ 195,876
-	-	-	30,227
-	-	-	204,000
-	927,526	-	927,526
<u>-</u>	<u>940,891</u>	<u>21,723</u>	<u>1,357,629</u>
4,144,327	-	-	9,605,408
-	-	1,791,245	2,998,033
-	(68,904)	-	(68,904)
<u>4,144,327</u>	<u>(68,904)</u>	<u>1,791,245</u>	<u>12,534,537</u>
<u>\$ 4,144,327</u>	<u>\$ 871,987</u>	<u>\$ 1,812,968</u>	<u>\$ 13,892,166</u>

**CITY OF WILSONVILLE, OREGON**  
**Nonmajor Governmental Funds**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances**  
*For the year ended June 30, 2015*

	<b>Combined Nonmajor Special Funds</b>	<b>Debt Service Fund</b>	<b>Combined Nonmajor Capital Project Funds</b>	<b>Total Nonmajor Governmental Funds</b>
<b>REVENUES</b>				
Taxes	\$ -	\$ 393,239	\$ -	\$ 393,239
Intergovernmental	1,268,758	-	402,381	1,671,139
Licenses and permits	2,375,527	-	43,751	2,419,278
Charges for services	1,456,506	-	-	1,456,506
System development fees	-	-	3,509,264	3,509,264
Investment revenue	29,738	1,590	72,055	103,383
Other revenues	6,635	-	549,502	556,137
Total revenues	<u>5,137,164</u>	<u>394,829</u>	<u>4,576,953</u>	<u>10,108,946</u>
<b>EXPENDITURES</b>				
Current operating:				
General government	505,704	-	106,383	612,087
Public works	890,711	-	-	890,711
Community development	2,364,380	-	2,078,491	4,442,871
Debt service:				
Principal	-	340,000	-	340,000
Interest	-	33,360	-	33,360
Capital outlay	32,080	-	5,348,081	5,380,161
Total expenditures	<u>3,792,875</u>	<u>373,360</u>	<u>7,532,955</u>	<u>11,699,190</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,344,289</u>	<u>21,469</u>	<u>(2,956,002)</u>	<u>(1,590,244)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	2,700,170	-	5,913,252	8,613,422
Transfers out	(3,428,463)	-	(2,627,424)	(6,055,887)
Total other financing sources (uses)	<u>(728,293)</u>	<u>-</u>	<u>3,285,828</u>	<u>2,557,535</u>
Net change in fund balances	615,996	21,469	329,826	967,291
Fund balances--beginning	<u>6,949,688</u>	<u>66,599</u>	<u>12,204,711</u>	<u>19,220,998</u>
Fund balances--ending	<u>\$ 7,565,684</u>	<u>\$ 88,068</u>	<u>\$ 12,534,537</u>	<u>\$ 20,188,289</u>

**CITY OF WILSONVILLE, OREGON**  
**Nonmajor Special Revenue Funds**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances**  
*For the year ended June 30, 2015*

	<b>Building Inspections</b>	<b>Community Development</b>	<b>Road Operating</b>	<b>Road Maintenance Regulatory</b>	<b>Total</b>
<b>REVENUES</b>					
Intergovernmental	\$ -	\$ 1,000	\$ 1,267,758	\$ -	\$ 1,268,758
Licenses and permits	1,340,604	1,034,923	-	-	2,375,527
Charges for services	-	774,135	-	682,371	1,456,506
Investment revenue	9,356	11,454	6,364	2,564	29,738
Other revenues	-	1,112	5,523	-	6,635
<b>Total revenues</b>	<b>1,349,960</b>	<b>1,822,624</b>	<b>1,279,645</b>	<b>684,935</b>	<b>5,137,164</b>
<b>EXPENDITURES</b>					
Current operating:					
General government	104,815	318,822	82,067	-	505,704
Public works	-	40,536	850,175	-	890,711
Community development	768,340	1,596,040	-	-	2,364,380
Capital outlay	12,480	19,600	-	-	32,080
<b>Total expenditures</b>	<b>885,635</b>	<b>1,974,998</b>	<b>932,242</b>	<b>-</b>	<b>3,792,875</b>
Excess (deficiency) of revenues over (under) expenditures	464,325	(152,374)	347,403	684,935	1,344,289
<b>OTHER FINANCING USES</b>					
Transfers in	2,464,170	236,000	-	-	2,700,170
Transfers out	(3,200)	(2,478,570)	(241,447)	(705,246)	(3,428,463)
<b>Net change in fund balances</b>	<b>2,925,295</b>	<b>(2,394,944)</b>	<b>105,956</b>	<b>(20,311)</b>	<b>615,996</b>
Fund balances--beginning	-	4,974,922	1,218,483	756,283	6,949,688
<b>Fund balances--ending</b>	<b>\$ 2,925,295</b>	<b>\$ 2,579,978</b>	<b>\$ 1,324,439</b>	<b>\$ 735,972</b>	<b>\$ 7,565,684</b>

**CITY OF WILSONVILLE, OREGON**  
**Nonmajor Capital Projects Funds**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances**  
*For the year ended June 30, 2015*

	<b>Street Capital Projects</b>	<b>Building Projects</b>	<b>Park Projects</b>	<b>Street Development Charges</b>
<b>REVENUES</b>				
Intergovernmental	\$ 88,733	\$ 33,648	\$ 280,000	\$ -
Licenses and permits	-	-	49	43,702
System development fees	-	-	-	2,242,668
Investment revenue	5,441	1,078	-	25,938
Other revenues	-	-	-	150,308
Total revenues	<u>94,174</u>	<u>34,726</u>	<u>280,049</u>	<u>2,462,616</u>
<b>EXPENDITURES</b>				
Current operating:				
General government	56,926	-	26,757	15,354
Community development	537,947	18,331	170,547	-
Capital outlay	2,617,583	453,214	1,436,543	-
Total expenditures	<u>3,212,456</u>	<u>471,545</u>	<u>1,633,847</u>	<u>15,354</u>
Excess (deficiencies) of revenues over (under) expenditures	<u>(3,118,282)</u>	<u>(436,819)</u>	<u>(1,353,798)</u>	<u>2,447,262</u>
<b>OTHER FINANCING</b>				
<b>SOURCES (USES)</b>				
Transfers in	3,123,723	437,897	1,351,632	-
Transfers out	-	-	-	(1,466,420)
Total other financing sources (uses)	<u>3,123,723</u>	<u>437,897</u>	<u>1,351,632</u>	<u>(1,466,420)</u>
Net change in fund balances	5,441	1,078	(2,166)	980,842
Fund balances--beginning	960,051	182,810	59,574	4,480,239
Fund balances--ending	<u>\$ 965,492</u>	<u>\$ 183,888</u>	<u>\$ 57,408</u>	<u>\$ 5,461,081</u>

Continued on page 95.



<b>Park Development Charges</b>	<b>Urban Renewal West Side Projects</b>	<b>Urban Renewal Year 2000 Program Income</b>	<b>Total</b>
\$ -	\$ -	\$ -	\$ 402,381
-	-	-	43,751
1,266,596	-	-	3,509,264
26,378	3,733	9,487	72,055
-	-	399,194	549,502
<u>1,292,974</u>	<u>3,733</u>	<u>408,681</u>	<u>4,576,953</u>
7,346	-	-	106,383
-	1,345,522	6,144	2,078,491
-	565,741	275,000	5,348,081
<u>7,346</u>	<u>1,911,263</u>	<u>281,144</u>	<u>7,532,955</u>
<u>1,285,628</u>	<u>(1,907,530)</u>	<u>127,537</u>	<u>(2,956,002)</u>
-	1,000,000	-	5,913,252
<u>(1,161,004)</u>	<u>-</u>	<u>-</u>	<u>(2,627,424)</u>
<u>(1,161,004)</u>	<u>1,000,000</u>	<u>-</u>	<u>3,285,828</u>
124,624	(907,530)	127,537	329,826
4,019,703	838,626	1,663,708	12,204,711
<u>\$ 4,144,327</u>	<u>\$ (68,904)</u>	<u>\$ 1,791,245</u>	<u>\$ 12,534,537</u>

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**SCHEDULE OF REVENUES,  
EXPENDITURES  
AND CHANGES IN FUND BALANCES -  
BUDGET AND ACTUAL**

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**Governmental Funds**

***Special Revenue Funds***

- Community Development Fund
- Building Inspection Fund
- Road Maintenance Regulatory
- Road Operating

***Debt Service Funds***

- Debt Service
- Urban Renewal - Year 2000 Plan
- Urban Renewal - West Side Plan

***Capital Project Funds***

- Building
- Park
- Park Development
- Street
- Street Development
- Urban Renewal - Year 2000 Plan
- Urban Renewal - Year 2000 Plan Program Income
- Urban Renewal - West Side Plan

**CITY OF WILSONVILLE, OREGON**

**Community Development Fund**

**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**

**Budget and Actual**

*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Intergovernmental	\$ 25,000	\$ 25,000	\$ 1,000	\$ (24,000)
Licenses and permits	685,100	685,100	1,034,923	349,823
Charges for services	663,550	723,550	774,135	50,585
Investment revenue	17,000	17,000	11,454	(5,546)
Other revenues	250	250	1,112	862
Total revenues	<u>1,390,900</u>	<u>1,450,900</u>	<u>1,822,624</u>	<u>371,724</u>
<b>EXPENDITURES</b>				
Community Development Administration	734,295	734,295	655,665	78,630
Engineering	1,251,979	1,251,979	1,170,093	81,886
Planning	961,410	961,410	863,276	98,134
Stormwater Management	136,100	136,100	133,294	2,806
Contingency	805,554	1,050,705	-	1,050,705
Total expenditures	<u>3,889,338</u>	<u>4,134,489</u>	<u>2,822,328</u>	<u>1,312,161</u>
Deficiency of revenues under expenditures	<u>(2,498,438)</u>	<u>(2,683,589)</u>	<u>(999,704)</u>	<u>1,683,885</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,614,619	1,799,770	1,442,688	(357,082)
Transfers out	<u>(3,022,690)</u>	<u>(3,022,690)</u>	<u>(2,837,928)</u>	<u>184,762</u>
Total other financing sources (uses)	<u>(1,408,071)</u>	<u>(1,222,920)</u>	<u>(1,395,240)</u>	<u>(172,320)</u>
Net change in fund balances	(3,906,509)	(3,906,509)	(2,394,944)	1,511,565
Fund balances--beginning	<u>4,531,509</u>	<u>4,531,509</u>	<u>4,974,922</u>	<u>443,413</u>
Fund balances--ending	<u>\$ 625,000</u>	<u>\$ 625,000</u>	<u>\$ 2,579,978</u>	<u>\$ 1,954,978</u>

**CITY OF WILSONVILLE, OREGON**  
**Building Inspection Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Licenses and permits	\$ 1,283,531	\$ 1,283,531	\$ 1,340,604	\$ 57,073
Investment revenue	15,000	15,000	9,356	(5,644)
Total revenues	<u>1,298,531</u>	<u>1,298,531</u>	<u>1,349,960</u>	<u>51,429</u>
<b>EXPENDITURES</b>				
Finance	15,750	27,750	24,634	3,116
Building Inspection	737,067	737,067	685,235	51,832
Contingency	<u>2,826,453</u>	<u>2,814,453</u>	-	<u>2,814,453</u>
Total expenditures	<u>3,579,270</u>	<u>3,579,270</u>	<u>709,869</u>	<u>2,869,401</u>
Deficiency of revenues under expenditures	<u>(2,280,739)</u>	<u>(2,280,739)</u>	<u>640,091</u>	<u>2,920,830</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	2,632,420	2,632,420	2,464,170	(168,250)
Transfers out	<u>(196,681)</u>	<u>(196,681)</u>	<u>(178,966)</u>	<u>17,715</u>
Total other financing sources (uses)	<u>2,435,739</u>	<u>2,435,739</u>	<u>2,285,204</u>	<u>(150,535)</u>
Fund balances--ending	<u>\$ 155,000</u>	<u>\$ 155,000</u>	<u>\$ 2,925,295</u>	<u>\$ 2,770,295</u>

**CITY OF WILSONVILLE, OREGON**  
**Road Operating Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Intergovernmental	\$ 1,158,500	\$ 1,158,500	\$ 1,267,758	\$ 109,258
Investment revenue	8,600	8,600	6,364	(2,236)
Other revenues	-	-	5,523	5,523
Total revenues	<u>1,167,100</u>	<u>1,167,100</u>	<u>1,279,645</u>	<u>112,545</u>
<b>EXPENDITURES</b>				
Human Resources	320	320	164	156
Road Operating	786,690	786,690	734,553	52,137
Contingency	696,294	620,859	-	620,859
Total expenditures	<u>1,483,304</u>	<u>1,407,869</u>	<u>734,717</u>	<u>673,152</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(316,204)</u>	<u>(240,769)</u>	<u>544,928</u>	<u>785,697</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	<u>(446,404)</u>	<u>(521,839)</u>	<u>(438,972)</u>	<u>82,867</u>
Net change in fund balances	(762,608)	(762,608)	105,956	868,564
Fund balances--beginning	<u>921,608</u>	<u>921,608</u>	<u>1,218,483</u>	<u>296,875</u>
Fund balances--ending	<u>\$ 159,000</u>	<u>\$ 159,000</u>	<u>\$ 1,324,439</u>	<u>\$ 1,165,439</u>

**CITY OF WILSONVILLE, OREGON**  
**Road Maintenance Regulatory Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Charges for services	\$ 680,000	\$ 680,000	\$ 682,371	\$ 2,371
Investment revenue	5,300	5,300	2,564	(2,736)
Total revenues	<u>685,300</u>	<u>685,300</u>	<u>684,935</u>	<u>(365)</u>
<b>EXPENDITURES</b>				
Contingency	<u>689,123</u>	<u>670,623</u>	-	<u>670,623</u>
Excess of revenues over expenditures	(3,823)	14,677	684,935	670,258
<b>OTHER FINANCING USES</b>				
Transfers out	<u>(690,000)</u>	<u>(708,500)</u>	<u>(705,246)</u>	<u>3,254</u>
Net change in fund balances	(693,823)	(693,823)	(20,311)	673,512
Fund balances--beginning	<u>693,823</u>	<u>693,823</u>	<u>756,283</u>	<u>62,460</u>
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 735,972</u>	<u>\$ 735,972</u>

**CITY OF WILSONVILLE, OREGON**  
**Debt Service Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual Amounts Budgetary Basis</b>	<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES</b>				
Taxes	\$ 361,000	\$ 361,000	\$ 393,239	\$ 32,239
Investment revenue	750	750	1,590	840
Total revenues	<u>361,750</u>	<u>361,750</u>	<u>394,829</u>	<u>33,079</u>
<b>EXPENDITURES</b>				
Debt service:				
Principal	340,000	340,000	340,000	-
Interest	<u>33,400</u>	<u>33,400</u>	<u>33,360</u>	<u>40</u>
Total expenditures	<u>373,400</u>	<u>373,400</u>	<u>373,360</u>	<u>40</u>
Deficiency of revenues under expenditures	(11,650)	(11,650)	21,469	33,119
Fund balances--beginning	<u>69,499</u>	<u>69,499</u>	<u>66,599</u>	<u>(2,900)</u>
Fund balances--ending	<u>\$ 57,849</u>	<u>\$ 57,849</u>	<u>\$ 88,068</u>	<u>\$ 30,219</u>



**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Year 2000 Plan Debt Service Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes	\$ 4,120,000	\$ 4,120,000	\$ 4,316,798	\$ 196,798
Investment revenue	35,900	35,900	28,662	(7,238)
Other revenues	-	-	101	101
Total revenues	<u>4,155,900</u>	<u>4,155,900</u>	<u>4,345,561</u>	<u>189,661</u>
EXPENDITURES				
Debt service:				
Principal	4,535,000	4,535,000	3,535,000	1,000,000
Interest	<u>341,700</u>	<u>341,700</u>	<u>341,700</u>	<u>-</u>
Total expenditures	<u>4,876,700</u>	<u>4,876,700</u>	<u>3,876,700</u>	<u>1,000,000</u>
Excess (deficiency) of revenues over (under) expenditures	(720,800)	(720,800)	468,861	1,189,661
Fund balances--beginning	<u>3,362,364</u>	<u>3,362,364</u>	<u>3,441,045</u>	<u>78,681</u>
Fund balances--ending	<u>\$ 2,641,564</u>	<u>\$ 2,641,564</u>	<u>\$ 3,909,906</u>	<u>\$ 1,268,342</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - West Side Plan Debt Service Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes	\$ 3,680,100	\$ 3,680,100	\$ 4,168,142	\$ 488,042
Investment revenue	23,550	23,550	22,488	(1,062)
Total revenues	<u>3,703,650</u>	<u>3,703,650</u>	<u>4,190,630</u>	<u>486,980</u>
EXPENDITURES				
Debt service:				
Principal	2,415,000	2,415,000	2,140,000	275,000
Interest	<u>1,275,523</u>	<u>1,275,523</u>	<u>1,070,564</u>	<u>204,959</u>
Total expenditures	<u>3,690,523</u>	<u>3,690,523</u>	<u>3,210,564</u>	<u>479,959</u>
Excess (deficiency) of revenues over (under) expenditures	13,127	13,127	980,066	966,939
Fund balances--beginning	<u>2,897,847</u>	<u>2,897,847</u>	<u>3,562,379</u>	<u>664,532</u>
Fund balances--ending	<u>\$ 2,910,974</u>	<u>\$ 2,910,974</u>	<u>\$ 4,542,445</u>	<u>\$ 1,631,471</u>

**CITY OF WILSONVILLE, OREGON**  
**Street Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Intergovernmental	\$ 149,500	\$ 149,500	\$ 88,733	\$ (60,767)
Investment revenue	2,700	2,700	5,441	2,741
Total revenues	<u>152,200</u>	<u>152,200</u>	<u>94,174</u>	<u>(58,026)</u>
<b>EXPENDITURES</b>				
Capital outlay	2,792,500	3,757,947	2,617,583	1,140,364
Contingency	177,956	177,956	-	177,956
Total expenditures	<u>2,970,456</u>	<u>3,935,903</u>	<u>2,617,583</u>	<u>1,318,320</u>
Deficiency of revenues under expenditures	<u>(2,818,256)</u>	<u>(3,783,703)</u>	<u>(2,523,409)</u>	<u>1,260,294</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	3,162,530	4,219,229	3,123,723	(1,095,506)
Transfers out	(519,530)	(610,782)	(594,873)	15,909
Total other financing sources (uses)	<u>2,643,000</u>	<u>3,608,447</u>	<u>2,528,850</u>	<u>(1,079,597)</u>
Net change in fund balances	(175,256)	(175,256)	5,441	180,697
Fund balances--beginning	175,256	175,256	960,051	784,795
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 965,492</u>	<u>\$ 965,492</u>

**CITY OF WILSONVILLE, OREGON**  
**Building Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Intergovernmental	\$ 983,200	\$ 983,200	\$ 33,648	\$ (949,552)
Investment revenue	1,350	1,350	1,078	(272)
Total revenues	<u>984,550</u>	<u>984,550</u>	<u>34,726</u>	<u>(949,824)</u>
<b>EXPENDITURES</b>				
Capital outlay	1,216,500	1,562,800	453,214	1,109,586
Contingency	184,411	184,411	-	184,411
Total expenditures	<u>1,400,911</u>	<u>1,747,211</u>	<u>453,214</u>	<u>1,293,997</u>
Deficiency of revenues under expenditures	<u>(416,361)</u>	<u>(762,661)</u>	<u>(418,488)</u>	<u>344,173</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	264,050	617,900	437,897	(180,003)
Transfers out	(30,750)	(38,300)	(18,331)	19,969
Total other financing sources (uses)	<u>233,300</u>	<u>579,600</u>	<u>419,566</u>	<u>(160,034)</u>
Net change in fund balances	(183,061)	(183,061)	1,078	184,139
Fund balances--beginning	183,061	183,061	182,810	(251)
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 183,888</u>	<u>\$ 183,888</u>

**CITY OF WILSONVILLE, OREGON**

**Park Capital Projects Fund**

**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**

**Budget and Actual**

*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Intergovernmental	\$ 313,746	\$ 313,746	\$ 280,000	\$ (33,746)
Licenses and permits	1,250	1,250	49	(1,201)
Investment revenue	400	400	-	(400)
Other revenues	250	250	-	(250)
<b>Total revenues</b>	<b>315,646</b>	<b>315,646</b>	<b>280,049</b>	<b>(35,597)</b>
<b>EXPENDITURES</b>				
Capital outlay	1,642,799	2,618,849	1,436,543	1,182,306
Contingency	55,535	55,535	-	55,535
<b>Total expenditures</b>	<b>1,698,334</b>	<b>2,674,384</b>	<b>1,436,543</b>	<b>1,237,841</b>
Deficiency of revenues under expenditures	<b>(1,382,688)</b>	<b>(2,358,738)</b>	<b>(1,156,494)</b>	<b>1,202,244</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,592,447	2,660,817	1,351,632	(1,309,185)
Transfers out	(264,894)	(357,214)	(197,304)	159,910
<b>Total other financing sources (uses)</b>	<b>1,327,553</b>	<b>2,303,603</b>	<b>1,154,328</b>	<b>(1,149,275)</b>
Net change in fund balances	(55,135)	(55,135)	(2,166)	52,969
Fund balances--beginning	55,135	55,135	59,574	4,439
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 57,408</u>	<u>\$ 57,408</u>

**CITY OF WILSONVILLE, OREGON**  
**Street Development Charges Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Licenses and permits	\$ -	\$ -	\$ 43,702	\$ 43,702
System development fees	2,646,569	2,646,569	2,242,668	(403,901)
Investment revenue	21,500	21,500	25,938	4,438
Other revenues	-	-	150,308	150,308
Total revenues	2,668,069	2,668,069	2,462,616	(205,453)
EXPENDITURES				
Finance	4,800	16,300	15,354	946
Contingency	3,736,317	3,333,386	-	3,333,386
Total expenditures	3,741,117	3,349,686	15,354	3,334,332
Excess (deficiency) of revenues over (under) expenditures	(1,073,048)	(681,617)	2,447,262	3,128,879
OTHER FINANCING USES				
Transfers out	(1,937,960)	(2,329,391)	(1,466,420)	862,971
Net change in fund balances	(3,011,008)	(3,011,008)	980,842	3,991,850
Fund balances--beginning	3,011,008	3,011,008	4,480,239	1,469,231
Fund balances--ending	\$ -	\$ -	\$ 5,461,081	\$ 5,461,081

**CITY OF WILSONVILLE, OREGON**  
**Park Development Charges Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance With</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts Budgetary Basis</b>	<b>Final Budget Positive (Negative)</b>
<b>REVENUES</b>				
System development fees	\$ 1,107,974	\$ 1,107,974	\$ 1,266,596	\$ 158,622
Investment revenue	27,800	27,800	26,378	(1,422)
Total revenues	<u>1,135,774</u>	<u>1,135,774</u>	<u>1,292,974</u>	<u>157,200</u>
<b>EXPENDITURES</b>				
Finance	3,200	7,500	7,346	154
Contingency	3,398,674	2,574,024	-	2,574,024
Total expenditures	<u>3,401,874</u>	<u>2,581,524</u>	<u>7,346</u>	<u>2,574,178</u>
Excess (deficiency) of revenues over (under) expenditures	(2,266,100)	(1,445,750)	1,285,628	2,731,378
<b>OTHER FINANCING USES</b>				
Transfers out	<u>(1,582,597)</u>	<u>(2,402,947)</u>	<u>(1,161,004)</u>	<u>1,241,943</u>
Net change in fund balances	(3,848,697)	(3,848,697)	124,624	3,973,321
Fund balances--beginning	<u>3,848,697</u>	<u>3,848,697</u>	<u>4,019,703</u>	<u>171,006</u>
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,144,327</u>	<u>\$ 4,144,327</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Year 2000 Plan Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment revenue	\$ 17,300	\$ 17,300	\$ 7,911	\$ (9,389)
EXPENDITURES				
Materials and services	520,825	580,825	580,738	87
Capital outlay	4,920,000	5,011,506	3,420,438	1,591,068
Contingency	856,559	705,053	-	705,053
Total expenditures	<u>6,297,384</u>	<u>6,297,384</u>	<u>4,001,176</u>	<u>2,296,208</u>
Excess (deficiency) of revenues over (under) expenditures	(6,280,084)	(6,280,084)	(3,993,265)	2,286,819
OTHER FINANCING SOURCES				
Issuance of debt	3,000,000	3,000,000	2,000,000	(1,000,000)
Net change in fund balances	(3,280,084)	(3,280,084)	(1,993,265)	1,286,819
Fund balances--beginning	3,280,084	3,280,084	3,573,427	293,343
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,580,162</u>	<u>\$ 1,580,162</u>



**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Year 2000 Plan Program Income Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance With</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b> <b>Budgetary</b> <b>Basis</b>	<b>Final Budget</b> <b>Positive</b> <b>(Negative)</b>
<b>REVENUES</b>				
Investment revenue	\$ 21,000	\$ 21,000	\$ 9,487	\$ (11,513)
Other revenues	92,700	92,700	399,194	306,494
Total revenues	<u>113,700</u>	<u>113,700</u>	<u>408,681</u>	<u>294,981</u>
<b>EXPENDITURES</b>				
Materials and services	40,300	40,300	6,144	34,156
Capital outlay	-	275,000	275,000	-
Contingency	<u>1,671,505</u>	<u>1,396,505</u>	<u>-</u>	<u>1,396,505</u>
Total expenditures	<u>1,711,805</u>	<u>1,711,805</u>	<u>281,144</u>	<u>1,430,661</u>
Excess (deficiency) of revenues over (under) expenditures	(1,598,105)	(1,598,105)	127,537	1,725,642
Fund balances--beginning	<u>1,598,105</u>	<u>1,598,105</u>	<u>1,663,708</u>	<u>65,603</u>
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,791,245</u>	<u>\$ 1,791,245</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - West Side Plan Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u> <u>Budgetary</u> <u>Basis</u>	<u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
<b>REVENUES</b>				
Investment revenue	\$ 3,100	\$ 3,100	\$ 3,733	\$ 633
<b>EXPENDITURES</b>				
Materials and services	961,109	961,109	837,036	124,073
Capital outlay	3,355,726	3,611,726	565,741	3,045,985
Contingency	2,997,177	2,741,177	-	2,741,177
Total expenditures	<u>7,314,012</u>	<u>7,314,012</u>	<u>1,402,777</u>	<u>5,911,235</u>
Deficiency of revenues under expenditures	(7,310,912)	(7,310,912)	(1,399,044)	5,911,868
<b>OTHER FINANCING SOURCES</b>				
Issuance of debt	<u>6,000,000</u>	<u>6,000,000</u>	<u>1,000,000</u>	<u>(5,000,000)</u>
Net change in fund balances	(1,310,912)	(1,310,912)	(399,044)	911,868
Fund balances--beginning	<u>1,310,912</u>	<u>1,310,912</u>	<u>1,257,667</u>	<u>(53,245)</u>
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	858,623	<u>\$ 858,623</u>
Adjustment from budgetary basis to generally accepted accounting basis:				
Development charge payable			<u>(927,526)</u>	
Fund balances - generally accepted accounting principles basis			<u>\$ (68,903)</u>	

**SCHEDULE OF REVENUES,  
EXPENDITURES  
AND CHANGES IN FUND BALANCES -  
BUDGET AND ACTUAL**

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**Proprietary Funds**

***Enterprise Funds***

- Water Operating
- Water Capital Projects
- Water Development Charges
- Water Fund Reconciliation of Budgetary Revenues  
and Expenditures to GAAP
  
- Sewer Operating
- Sewer Capital Projects
- Sewer Development Charges
- Sewer Fund Reconciliation of Budgetary Revenues  
and Expenditures to GAAP
  
- Stormwater Operating
- Stormwater Capital Projects
- Stormwater Development Charges
- Stormwater Fund Reconciliation of Budgetary Revenues  
and Expenditures to GAAP
  
- Street Lighting
- Street Lighting Fund Reconciliation of Budgetary Revenues  
and Expenditures to GAAP
  
- Reconciliation of Budgetary Fund Balances to GAAP Basis - Net Position

***Internal Service Fund***

- Fleet Internal Service Fund

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**CITY OF WILSONVILLE, OREGON**  
**Water Operating Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual Amounts Budgetary Basis</b>	<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES</b>				
Intergovernmental	\$ -	\$ -	\$ 1,040	\$ 1,040
Charges for services	6,896,000	6,896,000	7,743,119	847,119
Fines and forfeitures	-	-	16,530	16,530
Investment revenue	38,700	38,700	27,929	(10,771)
Other revenues	-	-	12,435	12,435
Total revenues	<u>6,934,700</u>	<u>6,934,700</u>	<u>7,801,053</u>	<u>866,353</u>
<b>EXPENDITURES</b>				
Finance	87,415	95,215	89,210	6,005
Human Resources	480	480	385	95
Water Operating	1,205,571	1,205,571	1,179,731	25,840
Water Treatment	2,939,953	2,939,953	2,567,618	372,335
Debt service:				-
Principal	1,480,000	1,480,000	1,480,000	-
Interest	400,000	400,000	394,280	5,720
Contingency	4,589,392	4,581,592	-	4,581,592
Total expenditures	<u>10,702,811</u>	<u>10,702,811</u>	<u>5,711,224</u>	<u>4,991,587</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,768,111)</u>	<u>(3,768,111)</u>	<u>2,089,829</u>	<u>5,857,940</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	350,000	350,000	350,000	-
Transfers out	(1,266,887)	(1,266,887)	(888,519)	378,368
Total other financing sources (uses)	<u>(916,887)</u>	<u>(916,887)</u>	<u>(538,519)</u>	<u>378,368</u>
Net change in fund balances	<u>(4,684,998)</u>	<u>(4,684,998)</u>	<u>1,551,310</u>	<u>6,236,308</u>
Fund balances--beginning	<u>5,516,998</u>	<u>5,516,998</u>	<u>6,262,753</u>	<u>745,755</u>
Fund balances--ending	<u>\$ 832,000</u>	<u>\$ 832,000</u>	<u>\$ 7,814,063</u>	<u>\$ 6,982,063</u>

**CITY OF WILSONVILLE, OREGON**  
**Water Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Intergovernmental	\$ 81,825	\$ 81,825	\$ 30,163	\$ (51,662)
Investment revenue	20,400	20,400	146	(20,254)
Total revenues	<u>102,225</u>	<u>102,225</u>	<u>30,309</u>	<u>(71,916)</u>
<b>EXPENDITURES</b>				
Capital outlay	1,075,500	1,080,500	391,807	688,693
Contingency	24,639	24,639	-	24,639
Total expenditures	<u>1,100,139</u>	<u>1,105,139</u>	<u>391,807</u>	<u>713,332</u>
Deficiency of revenues under expenditures	<u>(997,914)</u>	<u>(1,002,914)</u>	<u>(361,498)</u>	<u>641,416</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,162,480	1,168,255	518,327	(649,928)
Transfers out	(168,805)	(169,580)	(156,683)	12,897
Total other financing sources (uses)	<u>993,675</u>	<u>998,675</u>	<u>361,644</u>	<u>(637,031)</u>
Net change in fund balances	(4,239)	(4,239)	146	4,385
Fund balances--beginning	4,239	4,239	42,551	38,312
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 42,697</u>	<u>\$ 42,697</u>

**CITY OF WILSONVILLE, OREGON**  
**Water Development Charges Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u> <u>Budgetary</u> <u>Basis</u>	<u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
<b>REVENUES</b>				
System development fees	\$ 2,300,972	\$ 2,300,972	\$ 1,461,645	\$ (839,327)
Investment revenue	11,900	11,900	8,257	(3,643)
Total revenues	<u>2,312,872</u>	<u>2,312,872</u>	<u>1,469,902</u>	<u>(842,970)</u>
<b>EXPENDITURES</b>				
Finance	4,700	7,500	6,395	1,105
Contingency	2,279,894	2,271,319	-	2,271,319
Total expenditures	<u>2,284,594</u>	<u>2,278,819</u>	<u>6,395</u>	<u>2,272,424</u>
Excess of revenues over expenditures	<u>28,278</u>	<u>34,053</u>	<u>1,463,507</u>	<u>1,429,454</u>
<b>OTHER FINANCING USES</b>				
Transfers out	(835,925)	(841,700)	(515,813)	325,887
Net change in fund balances	(807,647)	(807,647)	947,694	1,755,341
Fund balances--beginning	807,647	807,647	1,309,093	501,446
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,256,787</u>	<u>\$ 2,256,787</u>

**CITY OF WILSONVILLE, OREGON**

**Water Fund**

**Reconciliation of Budgetary Revenues and Expenditures to GAAP**

*For the year ended June 30, 2015*

	<u>Revenues</u>	<u>Expenditures</u>
<b>Budgetary Basis:</b>		
Water Operating Fund	\$ 7,801,053	\$ 5,711,224
Water Capital Projects Fund	30,309	391,807
Water Development Charges Fund	1,469,902	6,395
Total	<u>9,301,264</u>	<u>6,109,426</u>
 Adjustments:		
Increase in notes receivable	508,485	-
Payment of bond principal	-	(1,480,000)
Expenditures capitalized	-	(312,882)
Support services	-	515,307
Depreciation expense	-	1,666,128
Pension expense	-	(107,322)
Bond issuance cost	-	2,609
Amortization of bond defeasance	-	61,010
Gain/loss on disposition	-	13,765
Revenues and expenses	<u>\$ 9,809,749</u>	<u>\$ 6,468,041</u>
 <b>GAAP Basis:</b>		
Operating	\$ 7,803,287	\$ 5,996,377
Nonoperating	36,332	471,664
Capital contributions - grants and fees	1,970,130	-
Total - page 49	<u>\$ 9,809,749</u>	<u>\$ 6,468,041</u>



**CITY OF WILSONVILLE, OREGON**  
**Sewer Operating Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u> <u>Budgetary</u> <u>Basis</u>	<u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
<b>REVENUES</b>				
Charges for services	\$ 7,300,000	\$ 7,300,000	\$ 7,752,314	\$ 452,314
Investment revenue	77,700	77,700	22,308	(55,392)
Other revenues	27,297	27,297	62,290	34,993
Total revenues	<u>7,404,997</u>	<u>7,404,997</u>	<u>7,836,912</u>	<u>431,915</u>
<b>EXPENDITURES</b>				
Finance	82,420	90,920	88,485	2,435
Human Resources	100	100	75	25
Sewer Operating	677,384	677,384	570,226	107,158
Sewer Pretreatment	119,659	119,659	105,566	14,093
Sewer Treatment	2,413,660	2,413,660	2,372,912	40,748
Debt service:				
Principal	2,250,000	2,250,000	2,250,000	-
Interest	1,340,000	1,340,000	1,333,321	6,679
Contingency	7,009,866	6,565,885	-	6,565,885
Total expenditures	<u>13,893,089</u>	<u>13,457,608</u>	<u>6,720,585</u>	<u>6,737,023</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(6,488,092)</u>	<u>(6,052,611)</u>	<u>1,116,327</u>	<u>7,168,938</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	600,000	600,000	600,000	-
Transfers out	(2,875,984)	(3,311,465)	(1,415,540)	1,895,925
Total other financing sources (uses)	<u>(2,275,984)</u>	<u>(2,711,465)</u>	<u>(815,540)</u>	<u>1,895,925</u>
Net change in fund balances	<u>(8,764,076)</u>	<u>(8,764,076)</u>	<u>300,787</u>	<u>9,064,863</u>
Fund balances--beginning	<u>9,434,076</u>	<u>9,434,076</u>	<u>10,124,387</u>	<u>690,311</u>
Fund balances--ending	<u>\$ 670,000</u>	<u>\$ 670,000</u>	<u>\$ 10,425,174</u>	<u>\$ 9,755,174</u>

**CITY OF WILSONVILLE, OREGON**

**Sewer Capital Projects Fund**

**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**

**Budget and Actual**

*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual Amounts Budgetary Basis</b>	<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES</b>				
Investment revenue	\$ 3,000	\$ 3,000	\$ 1,291	\$ (1,709)
<b>EXPENDITURES</b>				
Capital outlay	3,056,400	3,328,850	845,070	2,483,780
Contingency	4,436	4,436	-	4,436
Total expenditures	<u>3,060,836</u>	<u>3,333,286</u>	<u>845,070</u>	<u>2,488,216</u>
Deficiency of revenues under expenditures	<u>(3,057,836)</u>	<u>(3,330,286)</u>	<u>(843,779)</u>	<u>2,486,507</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	3,408,425	3,683,906	986,334	(2,697,572)
Transfers out	<u>(352,024)</u>	<u>(355,055)</u>	<u>(141,264)</u>	<u>213,791</u>
Total other financing sources (uses)	<u>3,056,401</u>	<u>3,328,851</u>	<u>845,070</u>	<u>(2,483,781)</u>
Net change in fund balances	(1,435)	(1,435)	1,291	2,726
Fund balances--beginning	<u>1,435</u>	<u>1,435</u>	<u>14,192</u>	<u>12,757</u>
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,483</u>	<u>\$ 15,483</u>

**CITY OF WILSONVILLE, OREGON**  
**Sewer Development Charges Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual Amounts Budgetary Basis</b>	<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES</b>				
System development fees	\$ 1,952,750	\$ 1,952,750	\$ 1,785,553	\$ (167,197)
Investment revenue	39,050	39,050	31,295	(7,755)
Total revenues	<u>1,991,800</u>	<u>1,991,800</u>	<u>1,816,848</u>	<u>(174,952)</u>
<b>EXPENDITURES</b>				
Finance	4,800	8,000	7,063	937
Contingency	5,665,719	5,566,519	-	5,566,519
Total expenditures	<u>5,670,519</u>	<u>5,574,519</u>	<u>7,063</u>	<u>5,567,456</u>
Excess (deficiency) of revenues over (under) expenditures	(3,678,719)	(3,582,719)	1,809,785	5,392,504
<b>OTHER FINANCING USES</b>				
Transfers out	(1,682,269)	(1,778,269)	(930,811)	847,458
Net change in fund balances	(5,360,988)	(5,360,988)	878,974	6,239,962
Fund balances--beginning	5,360,988	5,360,988	6,618,988	1,258,000
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,497,962</u>	<u>\$ 7,497,962</u>

**CITY OF WILSONVILLE, OREGON**

**Sewer Fund**

**Reconciliation of Budgetary Revenues and Expenditures to GAAP**

*For the year ended June 30, 2015*

	<u>Revenues</u>	<u>Expenditures</u>
<b>Budgetary Basis:</b>		
Sewer Operating Fund	\$ 7,836,912	\$ 6,720,585
Sewer Capital Projects Fund	1,291	845,070
Sewer Development Charges Fund	<u>1,816,848</u>	<u>7,063</u>
Total	9,655,051	7,572,718
Adjustments:		
Collection on notes receivable	(395)	-
Principal payment on credit facility	-	(2,250,000)
Expenditures capitalized	-	(720,881)
Support services	-	524,986
Depreciation expense	-	1,921,634
Pension expense	-	(66,168)
Bond issuance cost	67,696	-
Amortization of bond defeasance	-	10,190
Revenues and expenses	<u>\$ 9,722,352</u>	<u>\$ 6,992,479</u>
<b>GAAP Basis:</b>		
Operating	\$ 7,814,604	\$ 5,648,968
Nonoperating	122,590	1,343,511
Capital contributions - grants and fees	<u>1,785,158</u>	<u>-</u>
Total - page 49	<u>\$ 9,722,352</u>	<u>\$ 6,992,479</u>

**CITY OF WILSONVILLE, OREGON**  
**Stormwater Operating Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Charges for services	\$ 1,410,000	\$ 1,410,000	\$ 1,557,938	\$ 147,938
Investment revenue	4,300	4,300	1,283	(3,017)
Total revenues	<u>1,414,300</u>	<u>1,414,300</u>	<u>1,559,221</u>	<u>144,921</u>
<b>EXPENDITURES</b>				
Finance	33,120	34,920	31,582	3,338
Human Resources	175	175	-	175
Stormwater Management	177,329	177,329	177,137	192
Stormwater Maintenance	532,511	532,511	414,232	118,279
Contingency	13,100	1,027	-	1,027
Total expenditures	<u>756,235</u>	<u>745,962</u>	<u>622,951</u>	<u>123,011</u>
Excess of revenues over expenditures	658,065	668,338	936,270	267,932
<b>OTHER FINANCING USES</b>				
Transfers out	(627,815)	(638,088)	(567,212)	70,876
Net change in fund balances	30,250	30,250	369,058	338,808
Fund balances--beginning	<u>8,983</u>	<u>8,983</u>	<u>120,838</u>	<u>111,855</u>
Fund balances--ending	<u><u>\$ 39,233</u></u>	<u><u>\$ 39,233</u></u>	<u><u>\$ 489,896</u></u>	<u><u>\$ 450,663</u></u>

**CITY OF WILSONVILLE, OREGON**

**Stormwater Capital Projects Fund**

**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**

**Budget and Actual**

*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Investment revenue	\$ 75	\$ 75	\$ 17	\$ (58)
EXPENDITURES				
Capital outlay	342,000	348,545	246,198	102,347
Contingency	10,389	10,389	-	10,389
Total expenditures	<u>352,389</u>	<u>358,934</u>	<u>246,198</u>	<u>112,736</u>
Deficiency of revenues under expenditures	<u>(352,314)</u>	<u>(358,859)</u>	<u>(246,181)</u>	<u>112,678</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	396,620	434,190	329,594	(104,596)
Transfers out	<u>(54,620)</u>	<u>(85,645)</u>	<u>(83,396)</u>	<u>2,249</u>
Total other financing sources (uses)	<u>342,000</u>	<u>348,545</u>	<u>246,198</u>	<u>(102,347)</u>
Net change in fund balances	(10,314)	(10,314)	17	10,331
Fund balances--beginning	10,314	10,314	10,359	45
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,376</u>	<u>\$ 10,376</u>

**CITY OF WILSONVILLE, OREGON**  
**Stormwater Development Charges Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual Amounts Budgetary Basis</b>	<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES</b>				
System development fees	\$ 406,904	\$ 406,904	\$ 387,192	\$ (19,712)
Investment revenue	6,300	6,300	6,549	249
Total revenues	<u>413,204</u>	<u>413,204</u>	<u>393,741</u>	<u>(19,463)</u>
<b>EXPENDITURES</b>				
Finance Department	1,400	3,400	2,665	735
Contingency	<u>1,422,577</u>	<u>1,393,280</u>	-	<u>1,393,280</u>
Total expenditures	<u>1,423,977</u>	<u>1,396,680</u>	<u>2,665</u>	<u>1,394,015</u>
Excess (deficiency) of revenues over (under) expenditures	(1,010,773)	(983,476)	391,076	1,374,552
<b>OTHER FINANCING USES</b>				
Transfers out	<u>(55,000)</u>	<u>(82,297)</u>	<u>(42,132)</u>	<u>40,165</u>
Net change in fund balances	(1,065,773)	(1,065,773)	348,944	1,414,717
Fund balances--beginning	<u>1,065,773</u>	<u>1,065,773</u>	<u>1,124,868</u>	<u>59,095</u>
Fund balances--ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,473,812</u>	<u>\$ 1,473,812</u>

**CITY OF WILSONVILLE, OREGON**

**Stormwater Fund**

**Reconciliation of Budgetary Revenues and Expenditures to GAAP**

*For the year ended June 30, 2015*

	<u>Revenues</u>	<u>Expenditures</u>
<b>Budgetary Basis:</b>		
Stormwater Operating Fund	\$ 1,559,221	\$ 622,951
Stormwater Capital Projects Fund	17	246,198
Stormwater Development Charges Fund	393,741	2,665
Total	<u>1,952,979</u>	<u>871,814</u>
Adjustments:		
Expenditures capitalized	-	(196,885)
Support services	-	256,033
Depreciation expense	-	1,053,611
Pension expense	-	(57,001)
Loss on disposition of fixed assets	-	738
Revenues and expenses	<u>\$ 1,952,979</u>	<u>\$ 1,928,310</u>
<b>GAAP Basis:</b>		
Operating	\$ 1,557,938	\$ 1,927,572
Nonoperating	7,849	738
Capital contributions - grants and fees	387,192	-
Total - page 49	<u>\$ 1,952,979</u>	<u>\$ 1,928,310</u>



**CITY OF WILSONVILLE, OREGON**  
**Street Lighting Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2015*

	<b>Budgeted Amounts</b>		<b>Actual Amounts Budgetary Basis</b>	<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES</b>				
Charges for services	\$ 410,000	\$ 410,000	\$ 447,388	\$ 37,388
Investment revenue	7,000	7,000	4,548	(2,452)
Total revenues	<u>417,000</u>	<u>417,000</u>	<u>451,936</u>	<u>34,936</u>
<b>EXPENDITURES</b>				
Street Lighting	277,620	287,620	302,315	(14,695)
Contingency	<u>679,000</u>	<u>555,675</u>	-	<u>555,675</u>
Total expenditures	<u>956,620</u>	<u>843,295</u>	<u>302,315</u>	<u>540,980</u>
Excess (deficiency) of revenues over (under) expenditures	(539,620)	(426,295)	149,621	575,916
<b>OTHER FINANCING USES</b>				
Transfers out	<u>(57,720)</u>	<u>(171,045)</u>	<u>(86,920)</u>	<u>84,125</u>
Net change in fund balances	(597,340)	(597,340)	62,701	660,041
Fund balances--beginning	<u>659,340</u>	<u>659,340</u>	<u>897,025</u>	<u>237,685</u>
Fund balances--ending	<u><u>\$ 62,000</u></u>	<u><u>\$ 62,000</u></u>	<u><u>\$ 959,726</u></u>	<u><u>\$ 897,726</u></u>

**CITY OF WILSONVILLE, OREGON**  
**Street Lighting Fund**  
**Reconciliation of Budgetary Revenues and Expenditures to GAAP**  
*For the year ended June 30, 2015*

	<u>Revenues</u>	<u>Expenditures</u>
<b>Budgetary Basis:</b>		
Street Lighting Fund	\$ 451,936	\$ 302,315
Adjustments:		
Depreciation expense	-	86,250
Revenues and expenses	<u>\$ 451,936</u>	<u>\$ 388,565</u>
<b>GAAP Basis:</b>		
Operating	\$ 447,388	\$ 388,565
Nonoperating	4,548	-
Total - page 49	<u>\$ 451,936</u>	<u>\$ 388,565</u>

**CITY OF WILSONVILLE, OREGON**  
**Reconciliation of Budgetary Fund Balance to**  
**GAAP - Net Position**  
*For the year ended June 30, 2015*

	<u>Total Water</u>	<u>Total Sewer</u>	<u>Total Stormwater</u>	<u>Total Street Lighting</u>
Fund balances - budget basis:				
Operating Fund	\$ 7,814,063	\$ 10,425,174	\$ 489,896	\$ 959,726
Capital Projects Fund	42,697	15,483	10,376	-
Development Charges Fund	2,256,787	7,497,962	1,473,812	-
Total fund balances - budget basis	<u>10,113,547</u>	<u>17,938,619</u>	<u>1,974,084</u>	<u>959,726</u>
Adjustments:				
Notes receivable	927,526	2,386	-	-
Bond premium	13,045	(1,123,752)	-	-
Pension	(43,559)	(29,710)	(25,247)	-
Capital assets, net	49,175,163	62,699,870	21,899,518	2,701,004
Debt payable	(8,765,259)	(35,720,000)	-	-
Total GAAP Net Position - page 49	<u>\$ 51,420,463</u>	<u>\$ 43,767,413</u>	<u>\$ 23,848,355</u>	<u>\$ 3,660,730</u>

**CITY OF WILSONVILLE, OREGON**

**Fleet Fund**

**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**

**Budget and Actual**

*For the year ended June 30, 2015*

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Charges for services	\$ 1,287,780	\$ 1,287,780	\$ 1,287,780	\$ -
Investment revenue	9,300	9,300	7,497	(1,803)
Other revenues	-	-	573	573
Total revenues	<u>1,297,080</u>	<u>1,297,080</u>	<u>1,295,850</u>	<u>(1,230)</u>
<b>EXPENDITURES</b>				
Human Resources	700	700	696	4
Fleet	1,389,149	1,349,149	1,174,117	175,032
Contingency	968,158	968,158	-	968,158
Total expenditures	<u>2,358,007</u>	<u>2,318,007</u>	<u>1,174,813</u>	<u>1,143,194</u>
Excess (deficiency) of revenues over (under) expenditures	(1,060,927)	(1,020,927)	121,037	1,141,964
<b>OTHER FINANCING SOURCES (USES)</b>				
Sale of capital asset	-	-	31,006	31,006
Transfers out	(2,400)	(2,400)	(2,400)	-
Total other financing (uses)	<u>(2,400)</u>	<u>(2,400)</u>	<u>28,606</u>	<u>31,006</u>
Net change in fund balances	(1,063,327)	(1,023,327)	149,643	1,172,970
Fund balances--beginning	<u>1,128,327</u>	<u>1,128,327</u>	<u>1,134,804</u>	<u>6,477</u>
Fund balances--ending	<u>\$ 65,000</u>	<u>\$ 105,000</u>	<u>\$ 1,284,447</u>	<u>\$ 1,179,447</u>
Adjustment from budgetary basis to generally accepted accounting basis:				
Deferred pensions outflows / inflows			(53,241)	
Capital assets			549,848	
Fund balances - generally accepted accounting principles basis			<u>1,781,054</u>	

**OTHER  
FINANCIAL SCHEDULES**

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**CITY OF WILSONVILLE, OREGON**  
**Schedule of Property Tax Transactions and Outstanding Balances**  
**(Excluding Urban Renewal Agency)**

*For the fiscal year ended June 30, 2015*

Tax Year	Property Taxes Receivable July 1, 2014	Levy as Extended by Assessor	Discounts and Adjustments	Cash Collections	Property Taxes Receivable June 30, 2015	Interest Received
2014-15	\$ -	\$ 6,388,517	\$ (173,137)	\$ (6,053,963)	\$ 161,417	\$ 1,471
2013-14	145,384	-	(2,540)	(68,571)	74,272	3,921
2012-13	79,137	-	(676)	(26,687)	51,774	3,794
2011-12	56,076	-	(1,026)	(20,117)	34,932	4,632
2010-11	32,865	-	(1,018)	(9,536)	22,311	2,816
and prior	32,407	-	(1,435)	(4,738)	26,229	1,711
	<u>\$ 345,869</u>	<u>\$ 6,388,517</u>	<u>\$ (179,833)</u>	<u>\$ (6,183,611)</u>	<u>\$ 370,940</u>	<u>\$ 18,346</u>

**Summary of property taxes receivable by fund:**

General Fund	\$ 350,230
Debt Service Fund (excluding Urban Renewal Debt Service Fund)	20,709
Total property taxes receivable	<u>\$ 370,939</u>

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
<b>Reconciliation to revenue:</b>			
Cash collections	\$ 5,791,439	\$ 392,174	\$ 6,183,613
Other discounts and adjustments	15,290	1,063	16,353
Total tax revenue	<u>\$ 5,806,729</u>	<u>\$ 393,237</u>	<u>\$ 6,199,966</u>

**Reconciliation to the Governmental Fund Statement of Revenues, Expenditures and**

**Changes in Fund Balances at pages 42 and 43:**

Total taxes at pages 42 and 43	\$ 22,602,987
Adjustments:	
Payroll taxes collected in the Transit Fund (page 83)	(4,597,118)
Urban Renewal Debt Service (pages 103-104)	(8,484,941)
Franchise Fees (page 150)	(3,062,588)
Hotel/Motel Taxes (page 150)	(258,374)
	<u>\$ 6,199,966</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal Debt Service Funds**  
**Schedule of Property Tax Transactions and Outstanding Balances**  
*For the fiscal year ended June 30, 2015*

<b>Year of Levy</b>	<b>Property Taxes Receivable July 1, 2014</b>	<b>Levy as Extended by Assessor</b>	<b>Discounts and Adjustments</b>	<b>Cash Collections</b>	<b>Property Taxes Receivable June 30, 2015</b>	<b>Interest Received</b>
2014-15	\$ -	\$ 8,756,242	\$ (237,137)	\$ (8,293,431)	\$ 225,673	\$ 1,471
2013-14	193,291	-	(3,395)	(90,377)	99,518	3,921
2012-13	105,499	-	(680)	(35,670)	69,148	3,794
2011-12	66,929	-	(856)	(23,875)	42,199	4,632
2010-11	38,802	-	(857)	(11,448)	26,497	2,816
and prior	41,217	-	(1,869)	(6,066)	33,282	1,711
	<u>\$ 445,738</u>	<u>\$ 8,756,242</u>	<u>\$ (244,794)</u>	<u>\$ (8,460,868)</u>	<u>\$ 496,317</u>	<u>\$ 18,346</u>

**Summary of property taxes receivable by fund:**

Year 2000 Plan	\$ 277,193
West Side District	219,125
Total property taxes receivable	<u>\$ 496,319</u>

	<u>Year 2000 Plan</u>	<u>West Side District</u>	<u>Total</u>
<b>Reconciliation to revenue:</b>			
Cash collections	\$ 4,305,678	\$ 4,155,190	\$ 8,460,868
Other discounts and adjustments	11,120	12,954	24,073
Total tax revenue	<u>\$ 4,316,798</u>	<u>\$ 4,168,144</u>	<u>\$ 8,484,941</u>

**Reconciliation to the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances at pages 42 and 43:**

Total taxes at pages 42 and 43	\$ 22,602,987
Adjustments:	
Payroll taxes collected in the Transit Fund (page 83)	(4,597,118)
General Fund Property Taxes (page 133)	(6,199,966)
Franchise Fees (page 150)	(3,062,588)
Hotel/Motel Taxes (page 150)	(258,374)
	<u>\$ 8,484,941</u>



**STATISTICAL SECTION**





## Statistical Section

This part of the City of Wilsonville's comprehensive annual 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.

<b><u>Contents</u></b>	<b><u>Page</u></b>
<b>Financial Trends</b> These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	<b>138</b>
<b>Revenue Capacity</b> These schedules contain information to help the reader assess the City's most significant local revenue source, property taxes.	<b>148</b>
<b>Debt Capacity</b> These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	<b>156</b>
<b>Demographic and Economic Information</b> These schedules offer demographic and economic indicators to help the reader understand the environment within which the city's financial activities take place.	<b>166</b>
<b>Operating Information</b> These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the city provides and the activities it performs.	<b>170</b>

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

**CITY OF WILSONVILLE, OREGON**

**Net Position by Component**

*Last Ten Fiscal Years*

	Fiscal Year			
	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Governmental Activities				
Net investment in capital assets	\$ 190,498,824	\$ 182,563,852	\$ 172,030,623	\$ 155,303,313
Restricted	18,600,322	15,999,315	16,256,180	19,949,141
Unrestricted	27,891,356	27,912,417	26,960,064	25,930,589
Total governmental activities net position	<u>\$ 236,990,502</u>	<u>\$ 226,475,584</u>	<u>\$ 215,246,867</u>	<u>\$ 201,183,043</u>
Business-type activities				
Net investment in capital assets	\$ 90,879,589	\$ 84,456,922	\$ 72,601,965	\$ 69,393,857
Restricted	11,297,463	9,135,299	11,686,021	7,273,385
Unrestricted	20,519,909	17,811,579	18,660,595	15,624,285
Total business-type activities net position	<u>\$ 122,696,961</u>	<u>\$ 111,403,800</u>	<u>\$ 102,948,581</u>	<u>\$ 92,291,527</u>
Primary government				
Net investment in capital assets	\$ 281,378,413	\$ 267,020,774	\$ 244,632,588	\$ 224,697,170
Restricted	29,897,785	25,134,614	27,942,201	27,222,526
Unrestricted	48,411,265	45,723,996	45,620,659	41,554,874
Total primary government net position	<u>\$ 359,687,463</u>	<u>\$ 337,879,384</u>	<u>\$ 318,195,448</u>	<u>\$ 293,474,570</u>

Continued on page 139.

		Fiscal Year					
2011	2010	2009	2008	2007	2006		
\$ 150,438,791	\$ 148,408,001	\$ 145,226,430	\$ 142,514,681	\$ 112,210,377	\$ 104,077,756		
19,192,234	21,247,738	20,870,117	22,132,604	28,263,091	28,996,950		
24,134,580	20,569,991	20,101,537	18,908,042	17,069,299	20,380,379		
<u>\$ 193,765,605</u>	<u>\$ 190,225,730</u>	<u>\$ 186,198,084</u>	<u>\$ 183,555,327</u>	<u>\$ 157,542,767</u>	<u>\$ 153,455,085</u>		
\$ 69,381,064	\$ 65,194,932	\$ 68,333,124	\$ 65,371,937	\$ 57,252,903	\$ 56,506,690		
8,255,338	9,160,631	8,534,673	9,177,950	10,429,078	10,839,730		
12,461,233	12,704,478	9,904,816	10,920,689	10,081,324	5,186,898		
<u>\$ 90,097,635</u>	<u>\$ 87,060,041</u>	<u>\$ 86,772,613</u>	<u>\$ 85,470,576</u>	<u>\$ 77,763,305</u>	<u>\$ 72,533,318</u>		
\$ 219,819,855	\$ 213,602,933	\$ 213,559,554	\$ 207,886,618	\$ 169,463,280	\$ 160,584,446		
27,447,572	30,408,369	29,404,790	31,310,554	38,692,169	39,836,680		
36,595,813	33,274,469	30,006,353	29,828,731	27,150,623	25,567,277		
<u>\$ 283,863,240</u>	<u>\$ 277,285,771</u>	<u>\$ 272,970,697</u>	<u>\$ 269,025,903</u>	<u>\$ 235,306,072</u>	<u>\$ 225,988,403</u>		

**CITY OF WILSONVILLE, OREGON**

**Changes in Net Position**

*Last Ten Fiscal Years*

	Fiscal Year			
	2015	2014	2013	2012
<b>Program Revenues</b>				
Governmental activities:				
Charges for services:				
General government	\$ 781,845	\$ 797,639	\$ 653,034	\$ 611,014
Public safety	325,135	325,251	427,345	480,649
Transportation*	605,178	275,561	330,707	313,431
Public works*	685,471	714,558	644,332	670,839
Culture and recreations	223,759	190,180	219,645	184,036
Community development	3,149,667	3,057,239	2,594,270	2,663,637
Operating grants and contributions	2,724,209	2,647,055	4,498,701	2,525,535
Capital grants and contributions	10,294,361	15,488,068	14,372,709	6,816,917
Total governmental activities program revenues	<u>18,789,625</u>	<u>23,495,551</u>	<u>23,740,743</u>	<u>14,266,058</u>
Business-type activities:				
Charges for services:				
Water	7,743,119	6,784,658	6,830,022	5,564,931
Sewer	7,752,314	7,198,881	6,224,907	5,559,439
Stormwater	1,557,938	1,392,150	1,164,818	972,101
Streetlights	447,388	421,986	388,128	381,615
Operating grants and contributions	31,203	4,721	4,474	3,948
Capital grants and contributions	9,361,910	8,321,936	8,803,248	4,843,011
Total business-type activities program revenues	<u>26,893,872</u>	<u>24,124,332</u>	<u>23,415,597</u>	<u>17,325,045</u>
Total primary government program revenues	<u>\$ 45,683,497</u>	<u>\$ 47,619,883</u>	<u>\$ 47,156,340</u>	<u>\$ 31,591,103</u>
<b>Expenses</b>				
Governmental activities:				
General government	\$ 2,092,293	\$ 2,783,098	\$ 2,728,128	\$ 2,715,431
Public safety	3,766,895	3,931,951	3,836,302	3,767,419
Transportation*	4,579,693	4,973,506	5,008,045	4,665,878
Public works*	7,796,401	10,160,489	8,632,592	7,890,575
Culture and recreation	3,697,116	3,819,439	3,684,702	2,324,820
Community development	4,066,015	4,748,107	4,771,245	3,615,081
Interest on long-term debt	1,363,650	1,635,091	1,657,706	1,585,132
Total governmental activities expenses	<u>27,362,063</u>	<u>32,051,681</u>	<u>30,318,720</u>	<u>26,564,336</u>
Business-type activities:				
Water	6,468,041	9,219,979	6,022,898	6,492,487
Sewer	6,924,783	5,424,747	5,069,866	6,759,615
Stormwater	1,928,310	2,850,421	1,742,041	1,820,865
Streetlights	388,565	341,942	337,426	329,931
Total business-type activities	<u>15,709,699</u>	<u>17,837,089</u>	<u>13,172,231</u>	<u>15,402,898</u>
Total primary government expenses	<u>\$ 43,071,762</u>	<u>\$ 49,888,770</u>	<u>\$ 43,490,951</u>	<u>\$ 41,967,234</u>

\*Fleet was moved from a Public Works function to a Transportation function in 2006-07.

Continued on page 141.

		Fiscal Year									
		2011	2010	2009	2008	2007	2006				
\$	587,408	\$	550,187	\$	680,409	\$	680,409	\$	634,259	\$	607,723
	533,887		365,082		356,710		356,710		391,233		367,431
	364,041		1,394,463		1,388,163		1,388,163		1,147,816		1,109,459
	646,979		624,647		633,589		633,589		669,400		604,577
	162,036		152,498		160,454		160,454		147,707		155,113
	2,328,205		1,359,674		1,794,304		1,794,304		2,571,583		2,409,342
	2,486,094		2,064,880		2,232,036		2,232,036		1,568,798		1,686,479
	4,718,798		4,644,661		1,708,482		1,708,482		24,572,641		4,609,997
	<u>11,827,448</u>		<u>11,156,092</u>		<u>8,954,147</u>		<u>8,954,147</u>		<u>31,703,437</u>		<u>11,550,121</u>
	5,056,627		4,969,233		5,393,190		5,393,190		5,309,720		5,850,106
	5,110,099		4,547,155		4,208,502		4,208,502		4,252,771		4,272,015
	953,103		937,249		924,072		924,072		855,001		865,831
	374,855		375,483		380,989		380,989		371,580		365,970
	-		30,634		-		-		-		-
	<u>3,384,992</u>		<u>1,976,536</u>		<u>2,061,757</u>		<u>2,061,757</u>		<u>6,633,934</u>		<u>3,948,172</u>
	<u>14,879,676</u>		<u>12,836,290</u>		<u>12,968,510</u>		<u>12,968,510</u>		<u>17,423,006</u>		<u>15,302,094</u>
\$	<u>26,707,124</u>	\$	<u>23,992,382</u>	\$	<u>21,922,657</u>	\$	<u>21,922,657</u>	\$	<u>49,126,443</u>	\$	<u>26,852,215</u>
\$	3,857,483	\$	2,303,475	\$	2,648,401	\$	2,648,401	\$	2,485,385	\$	2,870,773
	3,758,486		3,536,948		3,211,057		3,211,057		3,001,569		2,834,694
	4,421,328		5,228,701		5,011,679		5,011,679		3,819,281		3,554,524
	7,973,978		8,166,407		7,586,798		7,586,798		7,884,280		7,131,013
	2,210,216		2,474,430		1,967,497		1,967,497		1,860,681		2,094,102
	3,814,630		3,483,069		3,813,327		3,813,327		4,022,866		4,333,009
	1,532,853		1,399,271		1,129,551		1,129,551		1,722,989		1,634,126
	<u>27,568,974</u>		<u>26,592,301</u>		<u>25,368,310</u>		<u>25,368,310</u>		<u>24,797,051</u>		<u>24,452,241</u>
	5,929,144		5,470,193		5,813,041		5,813,041		5,552,777		5,439,332
	3,991,549		3,990,851		3,852,727		3,852,727		3,578,437		3,708,148
	1,772,143		3,038,784		2,201,863		2,201,863		1,787,975		1,623,325
	333,589		328,009		311,587		311,587		276,241		240,044
	<u>12,026,425</u>		<u>12,827,837</u>		<u>12,179,218</u>		<u>12,179,218</u>		<u>11,195,430</u>		<u>11,010,849</u>
\$	<u>39,595,399</u>	\$	<u>39,420,138</u>	\$	<u>37,547,528</u>	\$	<u>37,547,528</u>	\$	<u>35,992,481</u>	\$	<u>35,463,090</u>

Continued on pages 142 and 143.

**CITY OF WILSONVILLE, OREGON**  
**Changes in Net Position - Continued**  
*Last Ten Fiscal Years*

	Fiscal Year			
	2015	2014	2013	2012
<b>Net (Expense)/Revenue</b>				
Governmental activities	\$ (8,572,438)	\$ (8,556,130)	\$ (6,577,977)	\$ (12,298,278)
Business-type activities	11,184,173	6,287,243	10,243,366	1,922,147
Total primary government net expenses	<u>\$ 2,611,735</u>	<u>\$ (2,268,887)</u>	<u>\$ 3,665,389</u>	<u>\$ (10,376,131)</u>
<b>General Revenues and Other Changes in Net Position</b>				
Governmental activities:				
Taxes				
Property taxes, levied for general purposes	\$ 5,819,519	\$ 5,427,603	\$ 5,149,667	\$ 5,127,828
Property taxes, levied for debt service	8,903,324	7,903,772	7,533,683	6,779,063
Franchise, transit and hotel taxes	7,918,080	7,517,049	7,153,920	6,906,126
Interest and investment earnings	269,137	292,755	278,195	387,203
Other revenues	970,257	522,988	689,869	478,413
Transfers	(243,120)	(1,879,320)	(163,533)	22,440
Gain (loss) on disposition of capital assets	-	-	-	14,643
Total governmental activities	<u>23,637,197</u>	<u>19,784,847</u>	<u>20,641,801</u>	<u>19,715,716</u>
Business-type activities:				
Investment revenue	103,623	173,556	204,594	267,623
Other revenues	91,255	115,100	45,561	26,562
Transfers	243,120	1,879,320	163,533	(22,440)
Gain (loss) on disposition of capital assets	-	-	-	-
Total business-type activities	<u>437,998</u>	<u>2,167,976</u>	<u>413,688</u>	<u>271,745</u>
Total primary government	<u>\$ 24,075,195</u>	<u>\$ 21,952,823</u>	<u>\$ 21,055,489</u>	<u>\$ 19,987,461</u>
<b>Change in Net Position</b>				
Governmental activities	\$ 15,064,759	\$ 11,228,717	\$ 14,063,824	\$ 7,417,438
Business-type activities	11,622,171	8,455,219	10,657,054	2,193,892
Total primary government	<u>\$ 26,686,930</u>	<u>\$ 19,683,936</u>	<u>\$ 24,720,878</u>	<u>\$ 9,611,330</u>

Continued on page 143.



Fiscal Year					
2011	2010	2009	2008	2007	2006
\$ (15,741,526)	\$ (15,436,209)	\$ (16,414,163)	\$ 6,906,386	\$ (12,902,120)	\$ (8,581,719)
2,853,251	8,453	789,292	6,227,576	4,291,245	2,701,600
<u>\$ (12,888,275)</u>	<u>\$ (15,427,756)</u>	<u>\$ (15,624,871)</u>	<u>\$ 13,133,962</u>	<u>\$ (8,610,875)</u>	<u>\$ (5,880,119)</u>
\$ 4,972,375	\$ 4,843,914	\$ 4,650,115	\$ 4,507,213	\$ 4,364,739	\$ 4,121,436
6,599,440	7,053,024	6,947,574	6,066,111	5,023,395	4,452,170
6,679,236	6,681,467	6,120,632	5,250,229	4,772,969	4,205,444
382,004	563,385	1,170,778	1,936,619	2,495,667	1,516,730
616,198	386,794	368,873	313,359	289,210	338,626
22,440	22,000	22,000	22,400	22,400	22,400
9,708	(86,729)	(223,052)	1,010,243	21,422	5,223
<u>19,281,401</u>	<u>19,463,855</u>	<u>19,056,920</u>	<u>19,106,174</u>	<u>16,989,802</u>	<u>14,662,029</u>
169,176	235,283	493,062	982,010	931,154	424,907
37,607	65,692	41,683	480,214	29,988	18,937
(22,440)	(22,000)	(22,000)	(22,400)	(22,400)	(22,400)
-	-	-	39,871	-	-
<u>184,343</u>	<u>278,975</u>	<u>512,745</u>	<u>1,479,695</u>	<u>938,742</u>	<u>421,444</u>
<u>\$ 19,465,744</u>	<u>\$ 19,742,830</u>	<u>\$ 19,569,665</u>	<u>\$ 20,585,869</u>	<u>\$ 17,928,544</u>	<u>\$ 15,083,473</u>
\$ 3,539,875	\$ 4,027,646	\$ 2,642,757	\$ 26,012,560	\$ 4,087,682	\$ 6,080,310
3,037,594	287,428	1,302,037	7,707,271	5,229,987	3,123,044
<u>\$ 6,577,469</u>	<u>\$ 4,315,074</u>	<u>\$ 3,944,794</u>	<u>\$ 33,719,831</u>	<u>\$ 9,317,669</u>	<u>\$ 9,203,354</u>

**CITY OF WILSONVILLE, OREGON**  
**Fund Balance, Governmental Funds**  
*Last Ten Fiscal Years*

	Fiscal Year				
	2015	2014	2013	2012	2011
<b>General Fund</b>					
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	-	-	-	-	-
Nonspendable	90,266	262,760	179,474	154,591	278,160
Restricted	180,464	120,886	255,602	220,623	198,176
Committed	4,119,000	4,034,000	3,000,000	660,000	630,000
Assigned	8,304,112	6,098,472	6,103,072	7,729,767	7,449,762
Unassigned	2,587,696	4,406,127	5,253,764	5,240,118	4,938,489
<b>Total general fund</b>	<b>15,281,538</b>	<b>14,922,245</b>	<b>14,791,912</b>	<b>14,005,099</b>	<b>13,494,587</b>
<b>All Other Governmental Funds</b>					
Reserved	-	-	-	-	-
Unreserved, reported in:					
Special revenue funds	-	-	-	-	-
Capital projects funds	-	-	-	-	-
Debt service funds	-	-	-	-	-
Permanent fund	-	-	-	-	-
Nonspendable	20,709	18,255	655	31,330	60
Restricted	18,125,118	18,017,255	17,856,439	20,970,793	20,003,844
Committed	1,304,000	1,899,000	815,000	430,000	450,000
Assigned	13,424,953	12,335,197	11,510,687	13,245,593	14,690,925
Unassigned	(68,904)	-	(250,764)	(902,056)	(926,791)
<b>Total all other governmental funds</b>	<b>32,805,876</b>	<b>32,269,707</b>	<b>29,932,017</b>	<b>33,775,660</b>	<b>34,218,038</b>
<b>Total governmental funds</b>	<b>\$ 48,087,414</b>	<b>\$ 47,191,952</b>	<b>\$ 44,723,929</b>	<b>\$ 47,780,759</b>	<b>\$ 47,712,625</b>

Note: Effective Fiscal Year 2011 this schedule was modified due to the implementation of GASB54.

Continued on page 145.

	2010	2009	Fiscal Year 2008	2007	2006
\$	-	\$ -	\$ -	\$ -	\$ -
	12,948,430	12,004,578	10,095,293	9,544,337	9,296,700
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	12,948,430	12,004,578	10,095,293	9,544,337	9,296,700
	-	25,841	30,145	34,198	38,017
	8,175,337	8,197,863	8,905,249	7,560,104	6,608,781
	12,460,845	15,493,538	17,282,245	21,664,881	28,125,658
	8,421,698	5,368,409	4,842,189	6,555,242	5,110,271
	-	12,115	11,874	11,390	10,908
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	29,057,880	29,097,766	31,071,702	35,825,815	39,893,635
\$	42,006,310	\$ 41,102,344	\$ 41,166,995	\$ 45,370,152	\$ 49,190,335

**CITY OF WILSONVILLE, OREGON**  
**Changes in Fund Balances of Governmental Funds**  
*Last Ten Fiscal Years*

	<u>2015</u>	<u>2014</u>	<u>Fiscal Year 2013</u>	<u>2012</u>	<u>2011</u>
<b>Revenues</b>					
Taxes	\$ 22,602,987	\$ 20,822,581	\$ 19,821,949	\$ 18,687,975	\$ 18,301,829
Intergovernmental	5,079,524	4,040,465	7,912,876	4,572,155	3,442,467
Licenses and permits	2,611,263	2,590,587	2,095,744	1,754,771	1,698,896
Charges for services	2,253,473	2,387,261	1,967,389	2,159,615	2,029,357
System development fees	3,509,264	2,937,790	2,856,439	2,034,016	2,472,380
Fines and forfeitures	244,535	247,534	351,077	404,950	460,326
Special assessments	-	-	-	-	-
Investment revenue	261,716	287,606	271,444	361,238	360,167
Developer Reimbursement	-	-	-	981,390	1,053,423
Other revenues	763,420	1,294,611	743,195	321,441	482,929
<b>Total Revenues</b>	<u>37,326,182</u>	<u>34,608,435</u>	<u>36,020,113</u>	<u>31,277,551</u>	<u>30,301,774</u>
<b>Expenditures</b>					
Current operating					
General government	3,298,854	3,193,887	3,119,706	2,978,116	2,889,297
Public safety	3,800,732	3,932,008	3,830,566	3,759,006	3,752,705
Transportation*	4,583,528	4,420,600	4,305,685	4,163,757	4,101,501
Public works*	1,694,904	1,571,556	1,543,999	2,317,533	2,230,352
Culture and recreation	3,652,486	3,328,472	3,194,630	2,311,199	2,180,547
Community development	5,023,609	4,574,487	4,929,877	3,772,696	3,867,838
Debt service					
Principal	3,015,000	8,537,000	16,173,000	11,241,000	23,051,000
Interest	1,445,624	1,614,615	1,637,230	1,645,515	1,500,455
Capital outlay	10,398,686	5,818,786	13,441,567	8,790,979	9,539,960
<b>Total expenditures</b>	<u>36,913,423</u>	<u>36,991,411</u>	<u>52,176,260</u>	<u>40,979,801</u>	<u>53,113,655</u>
Excess (deficiency) of revenues over (under) expenditures	<u>412,759</u>	<u>(2,382,976)</u>	<u>(16,156,147)</u>	<u>(9,702,250)</u>	<u>(22,811,881)</u>
<b>Other financing sources (uses)</b>					
Sale of capital assets	7,430	24,646	5,004	479,770	-
Issuance of debt	-	4,500,000	12,500,000	8,000,000	31,500,000
Proceeds of interfund loan	-	4,500,000	-	-	-
Payment of interfund loan	-	(4,500,000)	-	-	-
Transfers in	10,669,422	3,991,874	6,840,052	5,997,837	3,622,326
Transfers out	(10,194,149)	(3,665,521)	(6,245,739)	(4,707,223)	(3,597,846)
Refinanced Debt	-	-	-	-	-
<b>Total other financing sources (uses)</b>	<u>482,703</u>	<u>4,850,999</u>	<u>13,099,317</u>	<u>9,770,384</u>	<u>31,524,480</u>
<b>Net change in fund balance</b>	<u>\$ 895,462</u>	<u>\$ 2,468,023</u>	<u>\$ (3,056,830)</u>	<u>\$ 68,134</u>	<u>\$ 8,712,599</u>
Debt service as a percentage					
of noncapital expenditures	12.79%	29.04%	45.04%	38.92%	53.07%

\*Fleet was moved from a Public Works function to a Transportation function in 2006-07.

Continued on page 147.

	Fiscal Year				
	2010	2009	2008	2007	2006
\$	18,563,276	\$ 17,537,478	\$ 15,705,805	\$ 14,131,618	\$ 12,805,208
	3,667,223	2,862,897	3,839,498	2,991,919	3,481,442
	741,206	817,600	1,552,387	1,728,532	1,792,590
	3,137,518	3,628,028	3,335,662	3,081,490	2,822,659
	2,558,287	1,060,695	1,657,905	1,654,877	3,253,555
	293,007	287,000	330,149	317,579	311,545
	-	-	207,017	207,017	207,017
	563,524	1,170,779	1,936,617	2,495,671	1,516,728
	-	-	-	-	-
	1,132,553	381,987	259,347	245,509	264,026
	<u>30,656,594</u>	<u>27,746,464</u>	<u>28,824,387</u>	<u>26,854,212</u>	<u>26,454,770</u>
	2,702,120	2,736,250	2,460,157	2,431,499	2,431,504
	3,564,996	3,209,673	2,997,046	2,832,369	2,671,842
	4,760,206	4,531,414	3,468,681	3,160,327	2,340,002
	2,195,740	1,990,580	2,078,855	2,039,136	2,407,419
	2,053,931	1,748,050	1,488,135	1,532,199	1,487,159
	3,529,006	3,762,140	4,076,353	4,156,031	4,173,794
	2,702,000	5,215,176	6,610,552	2,528,157	6,725,960
	1,349,746	1,120,132	1,720,249	1,646,971	928,858
	<u>7,876,482</u>	<u>8,019,700</u>	<u>17,857,695</u>	<u>18,370,106</u>	<u>18,421,818</u>
	<u>30,734,227</u>	<u>32,333,115</u>	<u>42,757,723</u>	<u>38,696,795</u>	<u>41,588,356</u>
	<u>(77,633)</u>	<u>(4,586,651)</u>	<u>(13,933,336)</u>	<u>(11,842,583)</u>	<u>(15,133,586)</u>
	959,599	-	1,507,779	-	-
	-	31,000,000	8,200,000	8,000,000	25,850,000
	-	-	4,200,000	-	-
	-	-	(4,200,000)	-	-
	4,460,740	5,104,170	5,311,338	3,490,961	1,210,646
	(4,438,740)	(5,082,170)	(5,288,938)	(3,468,561)	(1,188,246)
	-	(26,500,000)	-	-	-
	<u>981,599</u>	<u>4,522,000</u>	<u>9,730,179</u>	<u>8,022,400</u>	<u>25,872,400</u>
\$	<u>903,966</u>	<u>\$ (64,651)</u>	<u>\$ (4,203,157)</u>	<u>\$ (3,820,183)</u>	<u>\$ 10,738,814</u>
	16.59%	24.70%	31.53%	19.03%	32.45%

**CITY OF WILSONVILLE, OREGON**

**Program Revenues by Function**

*Last Ten Fiscal Years*

	<u>2015</u>	<u>2014</u>	<u>Fiscal Year 2013</u>	<u>2012</u>	<u>2011</u>
<b>Program Revenues</b>					
Governmental activities:					
General government	\$ 791,935	\$ 822,639	\$ 653,034	\$ 611,014	\$ 587,408
Public safety	325,135	325,251	451,065	576,200	633,017
Transportation*	2,234,120	1,317,171	3,305,284	1,062,785	963,213
Public works*	9,355,847	15,614,308	14,582,252	7,316,025	5,870,786
Culture and recreation	2,931,921	2,358,943	2,154,838	2,036,397	1,444,819
Community development	3,150,667	3,057,239	2,594,270	2,663,637	2,328,205
Subtotal governmental activities	<u>18,789,625</u>	<u>23,495,551</u>	<u>23,740,743</u>	<u>14,266,058</u>	<u>11,827,448</u>
Business-type activities:					
Water	11,464,685	8,932,423	11,567,221	7,751,248	6,656,443
Sewer	10,694,262	11,554,572	8,194,564	7,094,096	6,559,246
Stormwater	3,791,354	2,978,437	3,052,480	1,987,464	1,263,932
Streetlights	943,571	658,900	601,332	492,237	400,055
Subtotal business-type activities	<u>26,893,872</u>	<u>24,124,332</u>	<u>23,415,597</u>	<u>17,325,045</u>	<u>14,879,676</u>
Total primary government	<u>\$ 45,683,497</u>	<u>\$ 47,619,883</u>	<u>\$ 47,156,340</u>	<u>\$ 31,591,103</u>	<u>\$ 26,707,124</u>

\*Fleet was moved from a Public Works function to a Transportation function in 2006-07.

Continued on page 149.

		Fiscal Year			
2010	2009	2008	2007	2006	
\$ 632,343	\$ 695,136	\$ 635,487	\$ 607,723	\$ 555,729	
462,852	457,135	507,524	462,394	435,654	
2,159,116	2,435,814	1,579,076	2,035,873	1,271,140	
5,218,171	2,674,287	25,399,653	4,629,313	7,292,761	
1,323,936	897,471	997,114	1,385,476	1,215,785	
1,359,674	1,794,304	2,584,583	2,429,342	2,487,212	
<u>11,156,092</u>	<u>8,954,147</u>	<u>31,703,437</u>	<u>11,550,121</u>	<u>13,258,281</u>	
5,504,540	6,444,390	7,315,083	7,022,001	7,469,692	
4,973,346	4,705,275	5,965,237	5,962,187	3,753,023	
1,982,921	1,354,206	3,494,106	1,827,386	2,065,885	
375,483	464,639	648,580	490,520	499,305	
<u>12,836,290</u>	<u>12,968,510</u>	<u>17,423,006</u>	<u>15,302,094</u>	<u>13,787,905</u>	
<u>\$ 23,992,382</u>	<u>\$ 21,922,657</u>	<u>\$ 49,126,443</u>	<u>\$ 26,852,215</u>	<u>\$ 28,708,901</u>	

**CITY OF WILSONVILLE, OREGON**  
**General Governmental Revenues**  
**Taxes, Licenses and Permits Breakdown**  
*Last Ten Fiscal Years*

Fiscal Year	Taxes					Licenses and Permits		
	Property Tax	Hotel/ Motel Tax	Transit Tax	Franchise Taxes	Total	Business Licenses	Construction Permits	Total
05-06	\$ 8,599,764	\$ 207,002	\$ 2,233,915	\$ 1,764,527	\$ 12,805,208	\$ 125,300	\$ 1,667,290	\$ 1,792,590
06-07	9,358,648	267,651	2,543,971	1,961,348	14,131,618	136,398	1,592,134	1,728,532
07-08	10,455,577	275,369	2,792,901	2,181,958	15,705,805	150,147	1,402,239	1,552,386
08-09	11,416,846	218,608	3,412,030	2,489,994	17,537,478	146,831	670,769	817,600
09-10	11,881,810	193,106	3,781,052	2,707,308	18,563,276	118,090	619,492	737,582
10-11	11,622,593	214,109	3,893,919	2,571,208	18,301,829	148,304	1,550,593	1,698,897
11-12	11,781,849	208,890	4,048,569	2,648,667	18,687,975	127,587	1,627,184	1,754,771
12-13	12,668,030	242,369	3,990,885	2,920,665	19,821,949	127,817	1,967,928	2,095,744
13-14	13,305,532	272,866	4,342,353	2,901,830	20,822,581	159,029	2,431,558	2,590,587
14-15	14,684,907	258,374	4,597,118	3,062,588	22,602,987	187,655	2,611,344	2,798,999

Source: City Financial Database



**CITY OF WILSONVILLE, OREGON**

**Assessed Value of Property**

*Last Ten Fiscal Years*

<b>Fiscal Year</b>	<b>Real Property</b>	<b>Manufactured Structures</b>	<b>Personal Property</b>	<b>Public Utility</b>	<b>Total Taxable Assessed Value</b>	<b>Total Direct Tax Rate</b>	<b>Estimated Real Market Value (RMV)</b>	<b>Assesed value as a percentage of RMV</b>
05-06	\$ 1,760,110,345	\$ 6,013,226	\$ 143,594,111	\$ 50,816,040	\$ 1,960,533,722	\$ 4.8703	\$ 2,602,032,428	75.3%
06-07	1,849,153,556	5,070,954	148,056,561	51,751,100	2,054,032,171	5.0961	2,958,936,921	69.4%
07-08	1,990,701,518	3,804,826	148,204,758	53,135,980	2,195,847,082	5.3894	3,426,298,443	64.1%
08-09	2,118,528,768	2,587,776	154,814,762	57,317,440	2,333,248,746	5.5930	3,740,996,089	62.4%
09-10	2,238,849,237	2,109,242	146,408,186	73,413,350	2,460,780,015	5.3797	3,558,020,924	69.2%
10-11	2,297,751,878	1,477,037	138,643,379	64,906,300	2,502,778,594	5.1626	3,120,831,254	80.2%
11-12	2,356,793,428	1,488,886	127,983,237	64,488,750	2,550,754,301	5.1756	2,905,321,351	87.8%
12-13	2,431,588,350	1,443,509	140,544,804	59,271,200	2,632,847,863	5.5302	2,917,733,750	90.2%
13-14	2,553,479,774	1,354,850	142,768,534	60,386,090	2,757,989,248	5.3660	3,081,155,412	89.5%
14-15	2,751,369,393	1,453,131	155,535,544	64,039,448	2,972,397,516	5.5056	3,487,874,937	85.2%

*Source: Assessment and Taxation Rolls, Clackamas and Washington Counties*

**CITY OF WILSONVILLE, OREGON**  
**Consolidated Tax Rates - Direct and Overlapping Governments**  
*Last Ten Fiscal Years*

**City Direct Rates <sup>1</sup>**

	<b>Fiscal Year</b>	<b>Basic Rate</b>	<b>Exempt Bond Rate</b>	<b>Urban Renewal Agency</b>	<b>Total Direct Rate</b>
	05-06	\$ 2.1780	\$ 0.1954	\$ 2.4969	\$ 4.8703
	06-07	2.1437	0.1802	2.7722	5.0961
	07-08	2.0873	0.1594	3.1427	5.3894
	08-09	2.0464	0.1500	3.3966	5.5930
	09-10	2.0295	0.1423	3.2079	5.3797
	10-11	2.0598	0.1399	2.9629	5.1626
	11-12	2.0590	0.1372	2.9794	5.1756
	12-13	1.9953	0.1292	3.4057	5.5302
	13-14	2.0173	0.1233	3.2254	5.3660
	14-15	2.0126	0.1211	3.3719	5.5056
without urban renewal restatement of rates	14-15	2.5206	0.1516	-	2.6722

**Overlapping Rates <sup>1</sup>**

<b>Fiscal Year</b>	<b>Clackamas County</b>	<b>Clackamas County Urban Renewal Agency</b>	<b>Tualatin Valley Fire and Rescue</b>	<b>School Districts</b>	<b>Clackamas County Community College</b>	<b>Clackamas ESD</b>	<b>Other <sup>2</sup></b>	<b>Total Direct and Overlapping</b>
05-06	\$ 2.0386	\$ 0.1775	\$ 1.6081	\$ 7.9043	\$ 0.6456	\$ 0.3053	\$ 0.3267	\$ 17.8764
06-07	2.0016	0.1254	1.5848	7.8161	0.6034	0.3029	0.3209	17.8512
07-08	2.2303	0.0943	1.6017	7.5705	0.5957	0.2937	0.4656	18.2412
08-09	2.1864	0.1045	1.5529	7.2654	0.5834	0.2864	0.4319	18.0039
09-10	2.5131	0.1584	1.5976	7.7230	0.5589	0.2849	0.4680	18.6836
10-11	2.5444	0.1578	1.6040	8.0149	0.5553	0.2896	0.4439	18.7725
11-12	2.5480	0.1382	1.6510	8.0141	0.5404	0.2900	0.3556	18.7129
12-13	2.4683	0.1467	1.5967	7.8467	0.5347	0.2798	0.4287	18.8318
13-14	2.5055	0.0065	1.6016	7.8649	0.5489	0.2887	0.5150	18.6971
14-15	2.5029	0.0073	1.5838	7.6623	0.5476	0.2881	0.5065	18.6041

Rates are per \$1,000 of assessed value.

<sup>1</sup> Starting in 2003, urban renewal rates are separately stated. City and overlapping rates are reduced for the effect of the separately stated urban renewal rates

<sup>2</sup> Other includes: Port of Portland, Metro, and Vector Control

**Sources:**

*Taxation Rolls, Clackamas and Washington Counties*  
*Rates are for tax code 003-023 within Clackamas County*  
*Rates are net of reallocation due to urban renewal*

**CITY OF WILSONVILLE, OREGON**

**Principal Tax Payers**

*Current year and nine years ago*

		<b>2014-15</b>		
<b>Taxpayer</b>	<b>Type of Business</b>	<b>Assessed Taxes</b>	<b>Assessed Value</b>	<b>Percent of City AV*</b>
Xerox Corporation	Color printers	\$ 1,351,349	\$ 76,045,740	2.6%
Mentor Graphics Corporation	CAD software systems	1,181,587	64,886,837	2.2%
Argyle Capital LLC	Commercial Property	891,671	50,324,430	1.7%
Truamerica Multifamily LLC	Commercial Property	800,038	44,847,139	1.5%
Jory Trail at The Grove SPE LLC	Apartments	777,011	41,765,582	1.4%
Jackson Square Properties LLC	Commercial Property	747,965	40,203,517	1.4%
Coca-Cola Bottling Company	Bottling & Distribution Center	593,820	33,417,020	1.1%
Fred Meyer Stores Inc.	Grocery retail	571,354	31,094,762	1.0%
Sysco/Continental Food Service	Warehouse & Distribution Center	570,294	32,007,469	1.1%
BIT Holdings	Hollywood Entertainment properties	570,248	31,455,116	1.1%
		<b>\$ 8,055,337</b>	<b>\$ 446,047,612</b>	<b>15.0%</b>

		<b>2005-06</b>		
<b>Taxpayer</b>	<b>Type of Business</b>	<b>Assessed Taxes</b>	<b>Assessed Value</b>	<b>Percent of City AV**</b>
Xerox Corporation	Color Printers	\$ 1,180,347	\$ 70,836,574	3.6%
Mentor Graphics	CAD Software Systems	810,409	46,207,296	2.4%
Argyle Capital LLC	Shopping Center	620,019	37,540,280	1.9%
BIT Holdings	Hollywood Entertainment Properties	558,122	31,229,434	1.6%
Goodman Financial Services Inc.	Apartment Rental Properties	519,708	29,475,864	1.5%
Nike USA	Athletic wear distribution	454,752	27,352,816	1.4%
Trammell Crow Services, Inc.	Commerical Property	412,126	23,429,076	1.2%
Senior Partners Portfolio LLC	Commerical Property	390,187	24,258,435	1.2%
SPM Wilsonville	Town Center Shopping Center	361,556	20,881,190	1.1%
Specht Wilsonville LLC	Commerical Property	352,488	19,718,078	1.0%
		<b>\$ 5,659,714</b>	<b>\$ 330,929,043</b>	<b>16.9%</b>

\*Total City assessed valuation base for 2014-15 was \$ 2,972,397,516

\*\*Total City assessed valuation base for 2005-06 was \$1,960,533,722.

*Sources: Clackamas and Washington Counties Assessor's Offices*

**CITY OF WILSONVILLE, OREGON**  
**Property Tax Levies and Collections**  
*Last Ten Fiscal Years*

<b>Fiscal Year</b>	<b>Total Tax Levy</b>	<b>Collected within the Fiscal Year of the Levy</b>		<b>Collected in Subsequent Years</b>	<b>Total Collections to Date</b>	
		<b>Amount</b>	<b>Percentage of Levy</b>		<b>Amount</b>	<b>Percentage of Levy</b>
05-06	\$ 8,827,926	\$ 8,614,064	97.58%	\$ 212,020	\$ 8,826,084	99.98%
06-07	9,661,412	9,403,305	97.33%	254,659	9,657,964	99.96%
07-08	10,870,774	10,505,261	96.64%	359,340	10,864,601	99.94%
08-09	11,933,979	11,432,862	95.80%	476,202	11,909,064	99.79%
09-10	12,235,865	11,466,269	93.71%	368,057	11,834,326	96.72%
10-11	11,983,119	11,222,902	93.66%	340,959	11,563,861	96.50%
11-12	12,205,591	11,477,423	94.03%	291,297	11,768,720	96.42%
12-13	13,388,794	12,341,681	92.18%	246,988	12,588,669	94.02%
13-14	13,665,828	12,956,170	94.81%	158,948	13,115,118	95.97%
14-15	15,144,759	14,347,394	94.74%	-	14,347,394	94.74%

*Sources: Tax Turnover reports from Washington and Clackamas Counties*

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**CITY OF WILSONVILLE, OREGON**

**Ratios of Outstanding Debt by Type**

*Last Ten Fiscal Years*

<b>Governmental Activities</b>				
<b>Fiscal Year</b>	<b>General Obligation Bonds</b>	<b>Special Assessment Bonds and Notes Payable</b>	<b>Urban Renewal Revenue Bonds and Notes Payable</b>	<b>Certificates of Participation</b>
05-06	\$ 2,920,000	\$ 530,000	\$ 30,701,000	\$ 301,848
06-07	2,680,000	230,000	36,917,000	97,691
07-08	2,430,000	-	39,059,000	25,139
08-09	2,170,000	-	38,629,000	-
09-10	1,900,000	-	36,197,000	-
10-11	1,620,000	-	44,926,000	-
11-12	1,325,000	-	41,980,000	-
12-13	1,015,000	-	38,617,000	-
13-14	695,000	-	34,900,000	-
14-15	355,000	-	32,225,000	-

Note: Details regarding the City's outstanding debt can be found in the Notes to Basic Financial Statements

\* Personal Income and population data can be found in the demographic statistics on page 166.

Continued on page 157.

**Business-Type Activities**

	<b>Water Revenue Bonds</b>	<b>Sewer FF&amp;C Bonds</b>	<b>Water FF&amp;C Bonds</b>	<b>Total Primary Government</b>	<b>Percentage of Personal Income*</b>	<b>Per Capita*</b>
\$	12,168,474	\$ 5,355,918	\$ 8,349,272	\$ 60,326,512	10.16%	\$ 3,654
	11,401,083	4,934,149	7,966,029	64,225,952	9.97%	3,804
	10,598,692	4,467,380	7,875,000	64,455,211	9.36%	3,703
	9,751,301	3,980,611	7,395,000	61,925,912	8.50%	3,452
	9,028,910	8,473,842	6,895,000	62,494,752	8.92%	3,468
	8,271,519	9,300,995	6,380,000	70,498,514	9.96%	3,896
	7,484,128	42,660,378	5,845,000	99,294,506	12.33%	5,075
	6,661,737	41,425,913	5,285,000	93,004,650	N/A	4,533
	5,814,346	39,161,448	4,710,000	85,280,794	N/A	3,957
	4,936,955	36,836,986	4,110,000	78,463,941	N/A	3,570

**CITY OF WILSONVILLE, OREGON**  
**Ratio of Net General Obligation Bonded Debt**  
**To Assessed Value and Net General Obligation Bonded Debt Per Capita**  
*Last Ten Fiscal Years*

<b>Fiscal Year</b>	<b>Population<sup>1</sup></b>	<b>*Assessed Value<sup>2</sup></b>	<b>Gross Bonded Debt</b>	<b>Less Debt Service Money Available<sup>3</sup></b>	<b>Net Bonded Debt</b>	<b>Ratio of Net Bonded Debt to Assessed Value</b>	<b>Net Bonded Debt Per Capita</b>
05-06	16,510	\$ 1,960,533,722	\$ 2,920,000	\$ 222,976	\$ 2,697,024	0.14%	\$ 163.36
06-07	16,885	2,054,032,171	2,680,000	222,951	2,457,049	0.12%	145.52
07-08	17,405	2,195,847,082	2,430,000	198,772	2,231,228	0.10%	128.19
08-09	17,940	2,333,248,746	2,170,000	181,690	1,988,310	0.09%	110.83
09-10	18,020	2,460,780,015	1,900,000	171,832	1,728,168	0.07%	95.90
10-11	18,095	2,502,778,594	1,620,000	159,580	1,460,420	0.06%	80.71
11-12	19,565	2,550,754,301	1,325,000	132,649	1,192,351	0.05%	60.94
12-13	20,515	2,632,847,863	1,015,000	99,149	915,851	0.03%	44.64
13-14	21,550	2,757,989,248	695,000	66,599	628,401	0.02%	29.16
14-15	21,980	2,972,397,516	355,000	105,969	249,031	0.01%	11.33

\* Includes Urban Renewal Increment

<sup>1</sup> From table *Demographic Statistics*

<sup>2</sup> From table *Assessed Value of Property*

<sup>3</sup> Ending fund balances



**CITY OF WILSONVILLE, OREGON**  
**Ratio of Annual Debt Service Expenditures for General Obligation Bonded Debt**  
**to Total General Governmental Expenditures**

*Last Ten Fiscal Years*

<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest <sup>1</sup></b>	<b>Total Debt Service</b>	<b>Total General Governmental Expenditures <sup>2</sup></b>	<b>Ratio of Debt Service to Governmental Expenditures</b>
05-06	\$ 230,000	\$ 138,910	\$ 368,910	\$ 41,588,356	0.89%
06-07	240,000	129,710	369,710	38,696,795	0.96%
07-08	250,000	120,110	370,110	42,757,723	0.87%
08-09	260,000	110,110	370,110	32,333,115	1.14%
09-10	270,000	99,450	369,450	30,734,227	1.20%
10-11	280,000	87,975	367,975	53,113,655	0.69%
11-12	295,000	75,935	370,935	40,979,801	0.91%
12-13	310,000	62,660	372,660	52,176,260	0.71%
13-14	340,000	33,360	373,360	36,991,411	1.01%
14-15	355,000	17,040	372,040	36,913,423	1.01%

<sup>1</sup> Excludes bond issuance and other costs

<sup>2</sup> Totals from *Changes in Fund Balance of Governmental Funds* table

**CITY OF WILSONVILLE, OREGON**

**Computation of Legal Debt Margin**

*Last ten fiscal years*

	Fiscal Year				
	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Total real market value	\$ 2,972,397,516	\$ 2,757,989,248	\$ 2,632,847,863	\$ 2,917,733,750	\$ 3,120,831,254
Legal Debt Margin:					
Debt limitation:					
3 percent of total real market value	\$ 89,171,925	\$ 82,739,677	\$ 78,985,436	\$ 87,532,013	\$ 93,624,938
Debt applicable to limitation:					
General obligation bonded debt	355,000	695,000	1,015,000	1,015,000	1,620,000
Less: Amount available for repayment of general obligation bonds	(105,969)	(66,599)	(99,149)	(99,149)	(152,857)
Total debt applicable to limitation	249,031	628,401	915,851	915,851	1,467,143
Legal Debt Margin	\$ 88,922,894	\$ 82,111,276	\$ 78,069,585	\$ 86,616,162	\$ 92,157,795
Total net debt applicable to the limit as a percentage of debt limit	0.28%	0.76%	1.16%	1.05%	1.57%

Continued on page 161.

Fiscal Year				
<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
<u>\$ 3,558,020,924</u>	<u>\$ 3,740,996,089</u>	<u>\$ 3,426,298,443</u>	<u>\$ 2,958,936,921</u>	<u>\$ 2,602,032,428</u>
<u>\$ 106,740,628</u>	<u>\$ 112,229,883</u>	<u>\$ 102,788,953</u>	<u>\$ 88,768,108</u>	<u>\$ 78,060,973</u>
1,900,000	2,170,000	2,430,000	2,680,000	2,920,000
<u>(171,832)</u>	<u>(181,690)</u>	<u>(198,772)</u>	<u>(222,951)</u>	<u>(222,976)</u>
<u>1,728,168</u>	<u>1,988,310</u>	<u>2,231,228</u>	<u>2,457,049</u>	<u>2,697,024</u>
<u>\$ 105,012,460</u>	<u>\$ 110,241,573</u>	<u>\$ 100,557,725</u>	<u>\$ 86,311,059</u>	<u>\$ 75,363,949</u>
1.62%	1.77%	2.17%	2.77%	3.46%

**CITY OF WILSONVILLE, OREGON**  
**Computation of Direct and Overlapping Debt**  
**Governmental Activities**

June 30, 2015

<b>Jurisdiction</b>	<b>Debt Outstanding</b>	<b>Percentage Applicable to Government<sup>1</sup></b>	<b>Amount Applicable to Government</b>
Direct:			
City of Wilsonville	\$ 32,580,000	100.00%	\$ 32,580,000
Overlapping:			
Clackamas County	100,180,000	5.94%	5,947,449
Clackamas County ESD	23,405,000	6.47%	1,513,834
Clackamas County School District No. 3J	252,766,741	24.21%	61,198,791
Clackamas County School District No. 86	72,197,179	14.41%	10,402,531
Clackamas County Community College	94,161,012	5.75%	5,415,797
Metro	223,625,000	1.80%	4,032,017
Northwest Regional ESD	4,740,000	0.31%	14,765
Port of Portland	65,302,566	1.48%	969,579
Portland Community College	455,410,000	0.25%	1,152,045
Washington County	88,548,415	0.59%	524,499
Tualatin Valley Fire & Rescue	57,020,000	5.25%	2,991,224
Washington County School District No. 88J	105,472,683	7.63%	8,048,999
Total Overlapping	<u>1,542,828,596</u>		<u>102,211,530</u>
Total Debt	<u>\$ 1,575,408,596</u>		<u>\$ 134,791,530</u>

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

<sup>1</sup>The percentage applicable to government is determined on the assessed value of the overlapping districts. The numerator is the City's assessed value and the denominator is the assessed value of the overlapping district.

Source: Oregon State Treasury, Debt Management Division

<http://www.oregon.gov/treasury/Divisions/DebtManagement/Pages/Overlapping-Debt-Request.aspx>

**CITY OF WILSONVILLE, OREGON**

**Revenue Bond Coverage**

**Sewer Fund**

*Last Ten Fiscal Years*

Fiscal Year	Gross Revenues <sup>1</sup>	Operating Expenses <sup>2</sup>	Net Revenue Available for Debt Service	Debt Service Requirements <sup>3</sup>			Coverage
				Principal	Interest	Total	
05-06	\$ 3,299,254	\$ 2,266,417	\$ 1,032,837	\$ 403,179	\$ 302,167	\$ 705,346	1.46
06-07	5,066,725	2,587,239	2,479,486	415,000	199,530	614,530	4.03
07-08	4,980,834	2,510,902	2,469,932	460,000	189,017	649,017	3.81
08-09	4,789,267	2,665,793	2,123,474	480,000	170,055	650,055	3.27
09-10	4,979,409	2,883,911	2,095,498	500,000	198,622	698,622	3.00
10-11	5,544,145	2,521,736	3,022,409	520,000	214,972	734,972	4.11
11-12	6,623,862	2,686,945	3,936,917	540,000	924,245	1,464,245	2.69
12-13	7,192,162	2,526,259	4,665,903	1,160,000	1,428,245	2,588,245	1.80
13-14	8,105,552	2,862,090	5,243,462	2,190,000	1,390,851	3,580,851	1.46
14-15	8,469,499	3,305,323	5,164,176	2,250,000	1,333,321	3,583,321	1.44

<sup>1</sup> Total revenues includes interest and applicable system development charges

<sup>2</sup> Total operating expenses exclusive of depreciation and amortization

<sup>3</sup> Includes principal and interest of revenue bonds and note payable, excludes refunded bonds

Note: There is no pledged revenue coverage requirement for the bonds outstanding as of April 2006.

**CITY OF WILSONVILLE, OREGON**

**Revenue Bond Coverage**

**Water Fund**

*Last Ten Fiscal Years*

<b>1.10 Coverage Requirement</b>
----------------------------------

<b>Fiscal Year</b>	<b>Gross Revenues<sup>1</sup></b>	<b>Operating Expenses<sup>2</sup></b>	<b>Net Revenues</b>	<b>Debt Service<sup>5</sup></b>	<b>Coverage Test</b>
05-06	\$ 5,473,682	\$ 3,028,078	\$ 2,445,604	\$ 1,131,161	2.16
06-07	6,020,525	2,235,682	3,784,843	1,272,455	2.97
07-08	6,219,203	3,051,970	3,167,233	1,270,011	2.49
08-09	5,519,892	3,134,288	2,385,604	1,277,651	1.87
09-10	5,086,008	3,044,334	2,041,674	1,113,151	1.83
10-11	5,092,813	3,180,505	1,912,308	1,112,951	1.72
11-12	5,700,484	2,906,300	2,794,184	1,112,551	2.51
12-13	6,880,192	3,473,667	3,406,525	1,113,459	3.06
13-14	6,836,067	3,781,662	3,054,405	1,108,389	2.76
14-15	7,801,054	4,080,616	3,720,438	1,106,420	3.36

<sup>1</sup> Gross revenues include all revenues from operations and interest. It excludes system development charges, bond proceeds, and taxes.

<sup>2</sup> Operating expenses include costs of operating and maintaining the water system.

It excludes depreciation, capital expenditures, debt service payments, and franchise fees.

<sup>3</sup> System Development Charges are amounts used for debt and funding rate stabilization account.

<sup>4</sup> Debt service reported on a cash basis.

<sup>5</sup> There is no pledged revenue coverage requirement for Junior Lien Debt outstanding as of December 2007.

Continued on page 165.

Senior Lien Covenant				Junior Lien Covenant		
1.25 Coverage Requirement						
System	Rate	Net				
Development	Stabilization	Revenues		Coverage	Debt	Combined
Charges <sup>3</sup>	Account	w/ SDC &		Test	Service <sup>4</sup>	Coverage
(SDCs)	Transfer (to) from	Stabilization				(1.25 test) <sup>5</sup>
\$ 350,000	-	\$ 2,795,604		2.47	\$ 819,158	1.43
350,000	-	4,134,843		3.25	822,908	1.97
350,000	-	3,517,233		2.77	964,673	
350,000	-	2,735,604		2.14	773,948	
350,000	-	2,391,674		2.15	775,083	
350,000	-	2,262,308		2.03	770,544	
350,000	-	3,144,184		2.83	770,331	
350,000	-	3,756,525		3.37	772,456	
350,000	-	3,404,405		3.07	765,559	
350,000	-	4,070,438		3.68	767,860	

**CITY OF WILSONVILLE, OREGON**

**Demographic Statistics**

*Last Ten Fiscal Years*

<b>Fiscal Year</b>	<b>Population<sup>1</sup></b>	<b>Personal Income<sup>2</sup></b>	<b>*Per Capita Personal Income<sup>3</sup></b>	<b>Median Household Income<sup>4</sup></b>	<b>Median Age<sup>4</sup></b>	<b>School Enrollment<sup>5</sup></b>	<b>*Unemployment Rate<sup>6</sup></b>
04-05	16,250	\$563,290,000	\$34,664	\$56,416	38.5	7,946	5.90%
05-06	16,510	\$593,517,990	\$35,949	\$54,480	38.1	8,080	5.00%
06-07	16,885	\$643,909,475	\$38,135	\$56,000	38.3	8,141	4.60%
07-08	17,405	\$688,559,205	\$39,561	\$61,220	39.0	8,332	5.50%
08-09	17,940	\$728,346,060	\$40,599	\$59,709	38.9	8,281	11.20%
09-10	18,020	\$700,599,580	\$38,879	\$57,816	36.1	8,373	10.60%
10-11	18,095	\$708,147,825	\$39,135	\$55,881	35.5	8,436	9.10%
11-12	19,565	\$805,451,920	\$41,168	\$55,316	35.4	8,441	7.70%
12-13	20,515	\$886,030,623	\$43,189	\$55,443	36.2	8,728	6.90%
13-14	21,550	\$942,330,855	\$43,728	\$56,430	36.4	9,010	6.00%
14-15	21,980	N/A	N/A	N/A	N/A	9,111	5.74%

*Sources:*

<sup>1</sup> Center for Population Research and Census, PSU; [www.pdx.edu/prc/annualorpopulation.html](http://www.pdx.edu/prc/annualorpopulation.html)

<sup>2</sup> Estimation; Calculated, Population multiplied by Per Capita Personal Income.

<sup>3</sup> Bureau of Economic Analysis; <http://www.bea.gov>; for Portland, OR MSA

<sup>4</sup> United States Census Bureau; <http://factfinder.census.gov>

<sup>5</sup> Total combined enrollment for West Linn/Wilsonville School District.

<sup>6</sup> Bureau of Labor Statistics; <http://data.bls.gov>; for Portland, OR MSA

\*Portland Metropolitan Statistical Area (MSA)

N/A: Data was not available for this year



**CITY OF WILSONVILLE, OREGON**  
**Top Fifteen Water System Customers**  
*by units of consumption as of June 30, 2015*

<b>Customer</b>	<b>Account Type</b>	<b>Percentage of Total Consumption</b>
Coca Cola	Industrial	8.96%
Oregon Department of Corrections	Public	5.60%
Xerox	Industrial	2.48%
Fujimi Corporation	Industrial	1.81%
CSL Properties, Inc.	Multi-Family	1.81%
Wilsonville Summit Apts	Multi-Family	1.68%
Berkshire Court Apartments	Multi-Family	1.63%
KWDS	Multi-Family	1.41%
Village Residential II - LLC	Multi-Family	1.23%
Village Residential - LLC	Multi-Family	1.06%
Wilsonville Holiday Inn	Commercial	1.06%
Autumn Park Apartments	Multi-Family	0.98%
Mentor Graphics	Industrial	0.95%
Sundial Apartments	Multi-Family	0.92%
Springridge	Multi-Family	0.84%

*Source: City Utility Database*

**CITY OF WILSONVILLE, OREGON**

**Principal Employers**

*Current year and eight years ago*

		<b>2014-15</b>	
<b>Employer</b>	<b>Type of Business</b>	<b>Number of Employees</b>	<b>Percentage of total City employment*</b>
Mentor Graphics Corporation	CAD software systems	960	6.0%
Stream International Inc.	Customer and technical support	881	5.5%
Xerox Corporation	Copiers and printers	706	4.4%
Sysco Portland Inc.	Warehouse & distribution center	516	3.2%
Rockwell Collins	Aerospace technology	502	3.2%
Precision Interconnect	Medical & Technical Equipment	344	2.2%
Southern Wine & Spirits	Beverage distribution	299	1.9%
Coca Cola Bottling Company	Beverage distribution	286	1.8%
Costco	Wholesale retail	286	1.8%
Flir Systems Inc.	Thermal imaging/infrared equipment	230	1.4%
		<b>5,010</b>	<b>31.5%</b>

		<b>2006-07</b>	
<b>Employer</b>	<b>Type of Business</b>	<b>Number of Employees</b>	<b>Percentage of total City employment**</b>
Xerox Corporation	Copiers and printers	1,666	11.0%
Mentor Graphics Corporation	CAD software systems	1,113	7.3%
Hollywood Entertainment	Video rental distribution	759	5.0%
Precision Interconnect	Electronic machinery	614	4.1%
Sysco Portland Inc.	Warehouse & distribution center	445	2.9%
Fry's Electronics	Retail	278	1.8%
Rite Aid Distribution Center	Retail & distribution center	266	1.8%
InFocus Corporation	Data/Video Projectors	250	1.6%
Nike USA, Inc.	Athletic wear distribution	240	1.6%
Oregon Glass Company	Misc. Manufacturing	230	1.5%
		<b>5,861</b>	<b>38.7%</b>

\* Total city employment for 2014-15 was 15,895

\*\*Total city employment for 2006-07 was 15,156

*Source: City Business License Database*

**CITY OF WILSONVILLE, OREGON**  
**Full-time Equivalent City Government Employees by Function/Program**  
*Last ten fiscal years*

Function/Program	Full-time equivalent employees based on adopted budget									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
<b>General Government</b>										
Administration	5.00	4.50	4.50	6.00	6.00	5.00	5.00	5.00	5.00	5.00
Finance	9.40	8.90	9.15	8.90	8.90	8.85	8.80	8.75	8.75	8.75
Information Systems	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	4.00
Geographic Information Systems	1.50	1.50	1.50	1.50	1.50	1.00	1.00	1.00	1.00	0.00
Legal	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Human Resources/Risk Management	2.85	2.85	2.85	2.85	2.85	2.82	2.82	2.90	2.90	2.90
	<u>24.75</u>	<u>23.75</u>	<u>24.00</u>	<u>25.25</u>	<u>25.25</u>	<u>23.67</u>	<u>23.62</u>	<u>23.65</u>	<u>23.65</u>	<u>23.65</u>
<b>Community Development</b>										
Administration <sup>3</sup>	4.50	4.50	5.50	6.50	6.00	8.40	8.40	7.75	7.20	7.20
Engineering	9.00	9.00	9.00	10.00	10.00	11.00	11.00	11.00	10.00	8.60
Building Inspections	5.60	5.60	5.10	5.10	5.10	6.35	6.35	6.35	6.00	6.00
Planning	7.60	8.00	8.00	7.00	7.50	8.50	8.50	8.50	8.30	8.30
Stormwater/Natural Resources <sup>3</sup>	2.00	2.00	3.00	3.00	3.00	1.00	1.00	0.00	0.00	0.00
	<u>28.70</u>	<u>29.10</u>	<u>30.60</u>	<u>31.60</u>	<u>31.60</u>	<u>35.25</u>	<u>35.25</u>	<u>33.60</u>	<u>31.50</u>	<u>30.10</u>
<b>Public Works</b>										
Administration	3.50	3.50	4.50	5.50	5.50	5.00	5.00	5.00	5.00	4.00
Buildings Maintenance <sup>2</sup>	5.50	5.50	4.25	4.25	4.25	3.25	4.75	4.50	10.00	7.50
Parks Maintenance <sup>2</sup>	0.00	0.00	7.25	7.00	7.00	7.00	6.00	5.50	0.00	0.00
Roads	4.05	4.05	3.75	3.75	3.75	3.75	3.25	2.75	2.50	2.50
Water Distribution and Sales	4.88	4.88	5.33	4.58	4.58	4.33	4.33	4.00	4.00	4.00
Stormwater Maintenance	1.94	1.84	1.84	1.84	1.84	1.84	1.84	2.25	2.00	2.00
Wastewater Collection <sup>4</sup>	2.13	2.13	1.83	8.16	8.16	8.16	7.83	7.50	7.50	7.50
Industrial Pretreatment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	<u>23.00</u>	<u>22.90</u>	<u>29.75</u>	<u>36.08</u>	<u>36.08</u>	<u>34.33</u>	<u>34.00</u>	<u>32.50</u>	<u>32.00</u>	<u>28.50</u>
<b>Transportation</b>										
SMART Transit	36.07	35.74	36.44	36.19	35.69	35.29	34.29	28.77	28.17	28.77
Fleet	6.60	6.50	6.50	7.00	7.00	7.00	7.00	5.50	5.50	0.00
	<u>42.67</u>	<u>42.24</u>	<u>42.94</u>	<u>43.19</u>	<u>42.69</u>	<u>42.29</u>	<u>41.29</u>	<u>34.27</u>	<u>33.67</u>	<u>28.77</u>
<b>Parks &amp; Recreation</b>										
General Services <sup>5</sup>	4.05	4.05	8.10	8.00	8.00	7.70	7.97	7.97	8.20	7.90
Senior Programs <sup>5</sup>	4.05	4.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parks Maintenance <sup>2</sup>	8.25	8.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<u>16.35</u>	<u>16.35</u>	<u>8.10</u>	<u>8.00</u>	<u>8.00</u>	<u>7.70</u>	<u>7.97</u>	<u>7.97</u>	<u>8.20</u>	<u>7.90</u>
<b>Library</b>										
	16.46	16.46	16.46	16.26	16.26	16.26	12.12	12.12	14.44	14.44
	<u>16.46</u>	<u>16.46</u>	<u>16.46</u>	<u>16.26</u>	<u>16.26</u>	<u>16.26</u>	<u>12.12</u>	<u>12.12</u>	<u>14.44</u>	<u>14.44</u>
<b>Public Safety</b>										
Municipal Court	1.50	2.00	2.00	2.00	2.00	2.00	2.00	1.95	1.90	1.90
	<u>1.50</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>1.95</u>	<u>1.90</u>	<u>1.90</u>
Total Full-time equivalents	<u>153.43</u>	<u>152.80</u>	<u>153.85</u>	<u>146.12</u>	<u>145.62</u>	<u>145.24</u>	<u>144.13</u>	<u>133.94</u>	<u>130.92</u>	<u>120.82</u>

<sup>2</sup> Prior to FY2008, Building and Park Maintenance were reported as one program. In FY2013-14 Parks Maintenance was moved from Public Works to Parks & Recreation

<sup>3</sup> 2 FTE moved from Community Development Admin to renamed Stormwater/Natural Resources Program in 2010-11.

<sup>4</sup> Wastewater Treatment (now contracted) is removed from Wastewater Collection effective FY 2013.

<sup>5</sup> Community Services was split into General Services and Senior Programs in FY2013-14

Source: City's Adopted Budget for relevant year.

**CITY OF WILSONVILLE, OREGON**

**Operating Indicators by Function**

*Last Ten Fiscal Years*

Function/Program	Fiscal Year				
	2015	2014	2013	2012	2011
<b>Governmental activities:</b>					
<b>General</b>					
Total Employment	14,358	16,300	14,518	14,450	13,555
Reported Wages	\$ 904,800,000	\$ 868,470,652	\$ 798,177,084	\$ 809,713,768	\$ 778,783,722
<b>Transportation</b>					
Ridership	362,891	374,408	351,374	370,526	344,723
Cost Per Passenger	\$ 11.30	\$ 10.44	\$ 10.91	\$ 8.92	\$ 8.62
<b>Culture and Recreation</b>					
Library physical item circulation	490,000	490,163	515,595	518,290	507,074
Library e-book/downloadable circulation	19,000	17,175	11,263	9,489	7,916
Library volunteer hours	12,000	11,987	11,540	12,929	12,556
Library program attendance	29,600	28,681	26,776	29,360	N/A
Meals served on site for seniors	8,000	7,942	6,500	6,208	6,193
Home-delivered meals for seniors	5,550	4,403	6,500	6,362	6,185
<b>Community Development</b>					
Number of commercial permits	257	79	281	235	322
Value of commercial permits	10,451,251	\$ 8,949,456	\$ 65,866,867	\$ 44,406,434	\$ 60,461,916
Number of residential permits	343	57	465	443	63
Value of residential permits	76,208,732	\$ 11,166,176	\$ 60,817,484	\$ 51,818,359	\$ 9,300,787
<b>Business-type activities:</b>					
<b>Water</b>					
Annual Water Usage (Gallons)	1,005,932,092	911,433,512	945,427,120	832,927,920	839,998,016
Average Daily Water Usage (Gallons)	2,755,978	2,497,078	2,590,211	2,281,994	2,301,364

*Source: Various City Departments*

Continued on page 171.

		Fiscal Year				
2010	2009	2008	2007	2006		
	13,809	14,612	15,143	15,156	15,176	
\$	756,210,456	\$ 682,405,944	\$ 846,333,721	\$ 770,900,133	\$ 744,638,433	
	306,421	312,309	295,266	285,827	305,809	
\$	9.42	\$ 9.52	\$ 8.92	\$ 8.40	\$ 7.60	
	509,008	491,908	490,042	492,979	498,128	
	N/A	N/A	N/A	N/A	N/A	
	12,512	12,061	11,008	10,626	10,329	
	N/A	N/A	N/A	N/A	N/A	
	7,505	6,439	6,935	7,610	N/A	
	6,617	6,021	6,400	6,727	N/A	
	181	269	214	233	261	
\$	20,490,409	\$ 20,681,082	\$ 41,083,420	\$ 16,041,835	\$ 42,122,768	
	45	74	175	410	199	
\$	8,664,297	\$ 12,692,759	\$ 22,466,225	\$ 49,770,593	\$ 45,687,205	
	884,517,480	947,572,384	947,421,288	1,013,785,344	990,096,184	
	2,423,336	2,596,089	2,595,675	2,777,494	2,712,592	

**CITY OF WILSONVILLE, OREGON**

**Capital Asset Statistics by Function**

*Last Ten Fiscal Years*

Function/Program	Fiscal Year									
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
<b>Governmental activities:</b>										
<b>General Government</b>										
Acreage in city limits	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,712	4,712	4,712
<b>Public Works</b>										
Number of city maintained parks	13	12	11	10	10	10	10	10	10	9
Number of partially city maintained parks	1	1	1	1	1	1	1	1	1	1
Park acreage*	187	187	185	201	201	201	201	201	201	166
Open space Acreage*	28	28	28	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Number of soccer fields	3	3	3	3	3	3	3	3	3	3
Number of baseball fields	5	5	5	5	5	5	5	5	5	5
Number of picnic shelters	10	10	9	8	8	8	8	8	8	7
Number of playgrounds	10	10	9	9	9	9	9	9	9	8
Miles of trails (in undeveloped areas of parks)	6	6	6	6	6	6	6	6	6	6
Miles of paths (in developed areas of parks)	5	5	5	5	5	5	5	5	5	5
Number of bridges	8	8	8	8	8	8	6	6	5	5
Number of tennis courts	2	2	2	2	2	2	2	2	2	2
Number of basketball courts	5	5	5	5	5	5	5	5	5	5
Number of skate parks	1	1	1	1	1	1	1	1	1	1
Number of dog exercise areas	1	1	1	1	1	1	1	1	1	1
Number of water features	4	4	3	3	3	3	3	3	3	2
Number of river docks	1	1	1	1	1	1	1	1	1	1
<b>Streets</b>										
Miles of streets	73	70	67	66	66	66	65.6	65.6	64.3	62.2
Signal lighted intersections	27	27	27	24	24	23	N/A	N/A	N/A	N/A
Freeway interchanges	3	3	3	3	3	3	N/A	N/A	N/A	N/A
Number of bridges	4	4	4	4	4	4	N/A	N/A	N/A	N/A
Number of foot bridges	1	1	1	1	1	1	N/A	N/A	N/A	N/A
<b>Business-type activities:</b>										
<b>Water</b>										
Water storage capacity (millions of gallons)	10	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2
Miles of public water lines	107	90	85	85	77	76	76	76	73	73
Number of reservoirs	4	4	4	4	4	4	N/A	N/A	N/A	N/A
Number of wells	8	8	8	8	8	N/A	N/A	N/A	N/A	N/A
<b>Sewer</b>										
Miles of public sanitary sewer lines	76	73	73	73	73	72	72	72	67	64
Number of lift stations	8	8	8	8	8	N/A	N/A	N/A	N/A	N/A
<b>Stormwater</b>										
Miles of public stormwater lines	67	70	66	65	65	65	59	58	53	49
Public stormwater catchbasins	1,862	1,862	1,862	1,823	1,823	1,673	N/A	N/A	N/A	N/A
Public manholes	1,731	1,727	1,727	1,723	1,723	N/A	N/A	N/A	N/A	N/A
Number of detention ponds	10	10	10	10	10	N/A	N/A	N/A	N/A	N/A
<b>Streetlights</b>										
Number of streetlights (estimate)	2,379	2,379	2,311	2,268	2,213	2,206	2,066	2,052	1,971	1,811
Number of streetlight poles	2,214	2,214	2,144	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\*Prior to 2013 Park Acreage and Open space Acreages were combined

Source: Various City Departments/Capital Assets

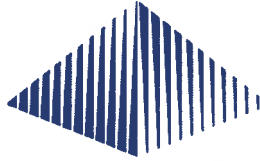
# COMPLIANCE SECTION

- **Independent Auditor's Report  
Required by Oregon State Regulations**









## GROVE, MUELLER & SWANK, P.C.

CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS  
475 Cottage Street NE, Suite 200, Salem, Oregon 97301  
(503) 581-7788

### ***INDEPENDENT AUDITOR'S REPORT REQUIRED BY OREGON STATE REGULATIONS***

Honorable Mayor, Members of the City Council, and the City Manager  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, Oregon 97070

We have audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statements of the City of Wilsonville, Oregon as of and for the year ended June 30, 2015, and have issued our report thereon dated November 30, 2015.

#### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

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

- **Deposit of public funds with financial institutions (ORS Chapter 295).**
- **Indebtedness limitations, restrictions and repayment.**
- **Budgets legally required (ORS Chapter 294).**
- **Insurance and fidelity bonds in force or required by law.**
- **Programs funded from outside sources.**
- **Highway revenues used for public highways, roads, and streets.**
- **Authorized investment of surplus funds (ORS Chapter 294).**
- **Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).**

In connection with our testing nothing came to our attention that caused us to believe the City was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations except for expenditures exceeded appropriations as detailed in the notes to the financial statements.


***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

***Restriction on Use***

This report is intended solely for the information and use of the city council and management of the City of Wilsonville, Oregon and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.

*GROVE, MUELLER & SWANK, P.C.*  
*CERTIFIED PUBLIC ACCOUNTANTS*

By:   
Ryan T. Pasquarella, A Shareholder  
November 30, 2015