



CITY OF CONDON
Gilliam County, Oregon

ANNUAL FINANCIAL REPORT

June 30, 2019



Accuity, LLC
CERTIFIED PUBLIC ACCOUNTANTS
436 1st Avenue W | PO Box 1072
Albany, Oregon 97321 | (541) 223-5555

**CITY OF CONDON
Gilliam County, Oregon**

CITY OFFICIALS

June 30, 2019

MAYOR

Jim Hassing
PO Box 462
Condon, Oregon 97823

CITY COUNCIL

Brian Barnett

Carol Harrison (term ended 12/31/18)

Mike Cronk

Donald Jamieson

Tom Fatland

Dawn Parm

Boyd Harris (term ended 12/31/18)

Jan Stinchfield

All councilors receive mail at the City's address

CITY ADMINISTRATOR

Kathryn Greiner
128 S. Main Street
Condon, Oregon 97823

CITY OF CONDON
Gilliam County, Oregon

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FINANCIAL SECTION



Accuity, LLC
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

The Honorable Jim Hassing, Mayor
and Members of the City Council
City of Condon
Condon, Oregon 97823

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Condon, Gilliam County, Oregon, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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 of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the 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, business-type activities, each major fund, and the aggregate remaining fund information of the City of Condon, Gilliam County, Oregon as of June 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter – Change in Accounting Principle

As described in the notes to the financial statements, in the year ended June 30, 2019, the City adopted new accounting guidance: GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Borrowing and Direct Placements*. Our opinions are 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, the schedules of the City's proportionate share of the net pension liability and City contributions, and the budgetary comparison information on pages 4 through 10 and 51 through 54, respectively, 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 management's discussion and analysis and the schedules of the City's proportionate share of the net pension liability and City contributions 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 aforementioned information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison 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 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 and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Condon's basic financial statements as a whole.

The combining and individual fund statements and schedules, schedule of future requirements for retirement of long-term debt, and the Sewer Fund's schedule of revenues, expenses, and changes in net position are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 15, 2019 on our consideration of the City's internal control over financial reporting and 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 the 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 of Condon'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 also issued our report dated November 15, 2019 on our tests of the City's compliance with certain provisions of laws and regulations 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.

Accuity, LLC

By: 

Glen O. Kearns, CPA

Albany, Oregon
November 15, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

CITY OF CONDON
Gilliam County, Oregon

MANAGEMENT'S DISCUSSION AND ANALYSIS

INTRODUCTION

As management of the City of Condon, Gilliam County, Oregon, we offer readers this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2019. It should be read in conjunction with the City's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- At June 30, 2019, total net position of the City of Condon amounted to \$9,731,063. Of this amount, \$5,245,215 was invested in capital assets, net of related debt. The remaining balance included \$366,447 restricted for various purposes, and \$4,119,401 of unrestricted net position.
- The City's total net position increased by \$371,600 during the current fiscal year.
- At June 30, 2019, the City's governmental funds reported combined fund balances of \$4,314,625.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business.

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

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

CITY OF CONDON
Gilliam County, Oregon

MANAGEMENT’S DISCUSSION AND ANALYSIS

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, highways and streets, and culture and recreation. The business-type activities of the City include water and sewer services.

The government-wide financial statements can be found on pages 11 and 12 of this report.

Fund Financial Statements

The fund financial statements are designed to demonstrate compliance with finance-related legal requirements overseeing the use of fund accounting. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities and objectives. All of the funds of the City of Condon 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 focus on near-term inflows and outflows of available resources, as well as on the balances of available resources at the end of the fiscal year. Such information may be useful in evaluating the City’s near-term financing requirements.

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

The City maintains 12 individual governmental funds. Information is presented separately in the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances for the General, State Street, State Revenue Sharing, Equipment Reserve, and Water Improvement Funds, all of which are considered to be major governmental funds. Data from the nonmajor governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

CITY OF CONDON
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MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Condon adopts an annual appropriated budget for all of its funds. A budgetary comparison statement has been provided for each fund individually to demonstrate compliance with their respective budgets.

The basic governmental fund financial statements can be found on pages 13 through 16 of this report.

□ **Proprietary Funds**

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

Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses the enterprise funds to account for its water and sewer utility operations.

The basic proprietary fund financial statements can be found on pages 17 through 19 of this report.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to a full understanding of the financial data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 20 through 50 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information, which includes the schedules of the City's proportionate share of the net pension liability and City contributions, and the budgetary comparison information for the General, State Street, and State Revenue Sharing Funds. This required supplementary information can be found on pages 51 through 54 of this report.

The combining statements referred to earlier, in connection with nonmajor governmental and proprietary funds, are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 55 through 68 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. At June 30, 2019, the City's assets exceeded liabilities by \$9,731,063.

CITY OF CONDON
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MANAGEMENT'S DISCUSSION AND ANALYSIS

A large portion of the City's net position reflects its investment in capital assets (e.g., land, buildings, and equipment) less any related debt used to acquire those assets that is still outstanding. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City's Net Position

The City's net position increased by \$371,600 during the current fiscal year. This increase is primarily due to an increase in charges for services. Condensed statement of net position information is shown below.

Condensed Statement of Net Position

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Totals</u>	
	2019	2018	2019	2018	2019	2018
Assets						
Current assets	\$ 4,226,113	\$ 4,636,556	\$ 401,515	\$ 315,236	\$ 4,627,628	\$ 4,951,792
Restricted assets	286,936	326,983	76,149	74,463	363,085	401,446
Net capital assets	<u>1,867,047</u>	<u>1,047,366</u>	<u>4,205,316</u>	<u>4,451,286</u>	<u>6,072,363</u>	<u>5,498,652</u>
Total assets	<u>6,380,096</u>	<u>6,010,905</u>	<u>4,682,980</u>	<u>4,840,985</u>	<u>11,063,076</u>	<u>10,851,890</u>
Deferred outflows of resources						
	<u>100,040</u>	<u>91,563</u>	<u>100,040</u>	<u>91,564</u>	<u>200,080</u>	<u>183,127</u>
Liabilities						
Current liabilities	221,751	418,213	70,508	57,242	292,259	475,455
Noncurrent liabilities	<u>651,051</u>	<u>637,324</u>	<u>546,941</u>	<u>526,040</u>	<u>1,197,992</u>	<u>1,163,364</u>
Total liabilities	<u>872,802</u>	<u>1,055,537</u>	<u>617,449</u>	<u>583,282</u>	<u>1,490,251</u>	<u>1,638,819</u>
Deferred inflows of resources						
	<u>20,920</u>	<u>18,367</u>	<u>20,922</u>	<u>18,368</u>	<u>41,842</u>	<u>36,735</u>
Net position						
Net investment in capital assets	1,397,831	563,821	3,847,384	4,085,873	5,245,215	4,649,694
Restricted	290,298	327,705	76,149	74,463	366,447	402,168
Unrestricted	<u>3,898,285</u>	<u>4,137,038</u>	<u>221,116</u>	<u>170,563</u>	<u>4,119,401</u>	<u>4,307,601</u>
Total net position	<u>\$ 5,586,414</u>	<u>\$ 5,028,564</u>	<u>\$ 4,144,649</u>	<u>\$ 4,330,899</u>	<u>\$ 9,731,063</u>	<u>\$ 9,359,463</u>

CITY OF CONDON
Gilliam County, Oregon

MANAGEMENT'S DISCUSSION AND ANALYSIS

City's Changes in Net Position

The condensed statement of activities information shown on the following page explains changes in net position.

Changes in Net Position

	Governmental Activities		Business-Type Activities		Totals	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Program revenues						
Charges for services	\$ 60,466	\$ 48,318	\$ 452,564	\$ 458,472	\$ 513,030	\$ 506,790
Operating grants and contributions	96,289	432,366	-	-	96,289	432,366
Capital grants and contributions	354,279	351,482	-	-	354,279	351,482
Total program revenues	<u>511,034</u>	<u>832,166</u>	<u>452,564</u>	<u>458,472</u>	<u>963,598</u>	<u>1,290,638</u>
General revenues						
Taxes	339,818	327,182	-	-	339,818	327,182
Investment earnings	99,309	62,104	8,766	5,586	108,075	67,690
Other	363,331	337,336	-	-	363,331	337,336
Total general revenues	<u>802,458</u>	<u>726,622</u>	<u>8,766</u>	<u>5,586</u>	<u>811,224</u>	<u>732,208</u>
Total revenues	<u>1,313,492</u>	<u>1,558,788</u>	<u>461,330</u>	<u>464,058</u>	<u>1,774,822</u>	<u>2,022,846</u>
Program expenses						
General government	295,691	385,924	-	-	295,691	385,924
Public safety	47,050	101,597	-	-	47,050	101,597
Highways and streets	60,191	20,609	-	-	60,191	20,609
Culture and recreation	153,705	134,337	-	-	153,705	134,337
Unallocated depreciation	91,193	95,008	-	-	91,193	95,008
Water	-	-	294,151	309,887	294,151	309,887
Sewer	-	-	461,241	468,449	461,241	468,449
Total program expenses	<u>647,830</u>	<u>737,475</u>	<u>755,392</u>	<u>778,336</u>	<u>1,403,222</u>	<u>1,515,811</u>
Transfers	<u>(107,812)</u>	<u>(103,500)</u>	<u>107,812</u>	<u>103,500</u>	<u>-</u>	<u>-</u>
Change in net position	557,850	717,813	(186,250)	(210,778)	371,600	507,035
Net position - beginning	<u>5,028,564</u>	<u>4,310,751</u>	<u>4,330,899</u>	<u>4,541,677</u>	<u>9,359,463</u>	<u>8,852,428</u>
Net position - ending	<u>\$ 5,586,414</u>	<u>\$ 5,028,564</u>	<u>\$ 4,144,649</u>	<u>\$ 4,330,899</u>	<u>\$ 9,731,063</u>	<u>\$ 9,359,463</u>

CITY OF CONDON
Gilliam County, Oregon

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

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

Governmental Funds

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

At the end of the current fiscal year, the City's governmental funds reported combined fund balances of \$4,314,625. Of this amount, \$1,149,245 constitutes unassigned fund balance, which is available for spending at the City's discretion.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the General Fund was \$1,178,430. Of this amount, \$1,149,245 constitutes unassigned fund balance.

Proprietary Funds

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

Total net position of the proprietary funds amounted to \$4,144,649 at year-end. Of this amount, \$3,847,384 was invested in capital assets, net of related debt. The remaining balance included \$76,149 restricted for various purposes and \$221,116 of unrestricted net position.

BUDGETARY HIGHLIGHTS

Budget amounts shown in the financial statements reflect the original budget amounts.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets for its governmental activities and business-type activities as of June 30, 2019 amounted to \$1,867,047 and \$4,205,316, net of accumulated depreciation, respectively. This investment in capital assets includes land, buildings and structures, equipment and vehicles, land improvements, and infrastructure. The total depreciation expense related to the City's investment in capital assets for its governmental activities and business-type activities during the current fiscal year was \$91,193 and \$380,232, respectively.

CITY OF CONDON
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MANAGEMENT'S DISCUSSION AND ANALYSIS

Additional information on the City's capital assets can be found in Note II-B on pages 35 through 37 of this report.

Long-Term Liabilities

At the end of the current fiscal year, the City had total debt outstanding in the governmental and business-type activities of \$469,216 and \$357,932, respectively. This amount is comprised of general obligation bonds and revenue bonds. The City's total debt decreased in the governmental and business-type activities by \$14,329 and \$7,481, respectively, during the current fiscal year. Additional information on the City's long-term liabilities can be found in Note II-D on pages 38 through 40 of this report.

KEY ECONOMIC FACTORS AND BUDGET INFORMATION FOR THE FUTURE

At the time these financial statements were prepared and audited, the City was aware of the following circumstances that could affect its future financial health:

- The City's public works department continues to work on the City's water system and have completed an updated master plan for both systems. Work continues on projects included in the master plan.
- The City's PERS employer contribution rates for the fiscal years 2017-2019 increased by approximately 4% from current rates.
- Health insurance benefits are continuing to increase but increases are less than 5%. The City qualifies as a small employer, and thus will not have to meet all of the requirements of the Affordable Care Act.
- Interest rates on investments have increased slightly, affecting the City's income from investments.

All of these factors were considered in preparing the City's budget for fiscal year 2019-2020.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest. Questions concerning any of the information provided in the report or requests for additional information should be addressed to the City Administrator at the following address: P.O. Box 129, Condon, Oregon 97823.

BASIC FINANCIAL STATEMENTS

CITY OF CONDON
Gilliam County, Oregon

STATEMENT OF NET POSITION

June 30, 2019

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets			
Cash and cash equivalents	\$ 3,889,418	\$ 359,105	\$ 4,248,523
Accounts receivable	325,954	39,704	365,658
Property taxes receivable	8,946	-	8,946
Prepaid expenses	1,795	2,706	4,501
Total current assets	<u>4,226,113</u>	<u>401,515</u>	<u>4,627,628</u>
Restricted assets			
Cash and cash equivalents	285,896	76,149	362,045
Property taxes receivable	1,040	-	1,040
Capital assets not being depreciated	68,665	236,676	305,341
Capital assets being depreciated, net	<u>1,798,382</u>	<u>3,968,640</u>	<u>5,767,022</u>
Total assets	<u>6,380,096</u>	<u>4,682,980</u>	<u>11,063,076</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>100,040</u>	<u>100,040</u>	<u>200,080</u>
LIABILITIES			
Current liabilities			
Accounts payable	10,252	4,225	14,477
Accrued interest	11,107	7,586	18,693
Compensated absences	7,232	18,248	25,480
Customer deposits	-	32,650	32,650
Unearned revenues	178,186	-	178,186
Long-term debt, current portion	<u>14,974</u>	<u>7,799</u>	<u>22,773</u>
Total current liabilities	<u>221,751</u>	<u>70,508</u>	<u>292,259</u>
Noncurrent liabilities			
Net pension liability	196,809	196,808	393,617
Long-term debt, less current portion	<u>454,242</u>	<u>350,133</u>	<u>804,375</u>
Total liabilities	<u>872,802</u>	<u>617,449</u>	<u>1,490,251</u>
DEFERRED INFLOWS OF RESOURCES	<u>20,920</u>	<u>20,922</u>	<u>41,842</u>
NET POSITION			
Net investment in capital assets	1,397,831	3,847,384	5,245,215
Restricted	290,298	76,149	366,447
Unrestricted	<u>3,898,285</u>	<u>221,116</u>	<u>4,119,401</u>
Total net position	<u>\$ 5,586,414</u>	<u>\$ 4,144,649</u>	<u>\$ 9,731,063</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon

STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2019

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		Totals
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	
Governmental activities							
General government	\$ 295,691	\$ 7,209	\$ -	\$ 166,129	\$ (122,353)	\$ -	\$ (122,353)
Public safety	47,050	-	-	-	(47,050)	-	(47,050)
Highways and streets	60,191	-	50,000	-	(10,191)	-	(10,191)
Culture and recreation	153,705	53,257	46,289	188,150	133,991	-	133,991
	<u>91,193</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(91,193)</u>	<u>-</u>	<u>(91,193)</u>
Total governmental activities	<u>\$ 647,830</u>	<u>\$ 60,466</u>	<u>\$ 96,289</u>	<u>\$ 354,279</u>	<u>(136,796)</u>	<u>-</u>	<u>(136,796)</u>
Business-type activities							
Water	\$ 294,151	\$ 200,771	\$ -	\$ -	-	(93,380)	(93,380)
Sewer	<u>461,241</u>	<u>251,793</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(209,448)</u>	<u>(209,448)</u>
Total business-type activities	<u>\$ 755,392</u>	<u>\$ 452,564</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>(302,828)</u>	<u>(302,828)</u>
General revenues							
Property taxes					253,658	-	253,658
Transient lodging tax					21,237	-	21,237
State highway tax					50,063	-	50,063
Liquor and cigarette taxes					14,860	-	14,860
Franchise fees					312,447	-	312,447
Intergovernmental					16,682	-	16,682
Investment earnings					99,309	8,766	108,075
Miscellaneous					<u>34,202</u>	<u>-</u>	<u>34,202</u>
Total general revenues					<u>802,458</u>	<u>8,766</u>	<u>811,224</u>
Transfers					<u>(107,812)</u>	<u>107,812</u>	<u>-</u>
Change in net position					557,850	(186,250)	371,600
Net position - beginning					<u>5,028,564</u>	<u>4,330,899</u>	<u>9,359,463</u>
Net position - ending					<u>\$ 5,586,414</u>	<u>\$ 4,144,649</u>	<u>\$ 9,731,063</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2019

	General Fund	State Street Fund	State Revenue Sharing Fund	Equipment Reserve Fund	Water Improvement Fund	Other Governmental Funds	Total Governmental Funds
ASSETS							
Cash and cash equivalents	\$ 867,279	\$ 146,791	\$ 465,431	\$ 485,315	\$ 1,135,654	\$ 1,074,844	\$ 4,175,314
Accounts receivable	317,544	-	1,124	-	-	7,286	325,954
Property taxes receivable	8,946	-	-	-	-	1,040	9,986
Prepaid expenses	1,381	-	-	-	414	-	1,795
Total assets	<u>\$ 1,195,150</u>	<u>\$ 146,791</u>	<u>\$ 466,555</u>	<u>\$ 485,315</u>	<u>\$ 1,136,068</u>	<u>\$ 1,083,170</u>	<u>\$ 4,513,049</u>
LIABILITIES							
Accounts payable	\$ 7,774	\$ 2,428	\$ 50	-	-	-	\$ 10,252
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue -							
Property taxes	8,946	-	-	-	-	1,040	9,986
Grants	-	-	-	-	178,186	-	178,186
Total deferred inflows of resources	<u>8,946</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>178,186</u>	<u>1,040</u>	<u>188,172</u>
FUND BALANCES							
Nonspendable	1,381	-	-	-	414	-	1,795
Restricted	-	-	-	-	-	145,935	145,935
Committed	-	144,363	466,505	485,315	957,468	936,195	2,989,846
Assigned	27,804	-	-	-	-	-	27,804
Unassigned	1,149,245	-	-	-	-	-	1,149,245
Total fund balances	<u>1,178,430</u>	<u>144,363</u>	<u>466,505</u>	<u>485,315</u>	<u>957,882</u>	<u>1,082,130</u>	<u>4,314,625</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,195,150</u>	<u>\$ 146,791</u>	<u>\$ 466,555</u>	<u>\$ 485,315</u>	<u>\$ 1,136,068</u>	<u>\$ 1,083,170</u>	<u>\$ 4,513,049</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES

June 30, 2019

Total fund balances		\$ 4,314,625
Capital assets used in governmental activities are not financial resources and are therefore not reported in the governmental funds:		
Cost	3,449,399	
Accumulated depreciation	<u>(1,582,352)</u>	1,867,047
Property tax revenue is recognized in the net position of governmental activities when the taxes are levied; however, in the governmental fund statements, it is recognized when available to be used for current year operations. Taxes not collected within 60 days of the end of the year are not considered available to pay for current year operations and are therefore not reported as revenue in the governmental funds.		
		9,986
Accounts relating to the City's proportionate share of net pension liability or assets for the Oregon Public Employees Retirement System (PERS) are not reported in governmental fund statements. In the governmental fund statements, pension expense is recognized when due. The amounts consist of:		
Deferred outflows of resources relating to pension expense	100,040	
Deferred inflows of resources relating to return on pension assets	(20,920)	
Net pension asset (liability)	<u>(196,809)</u>	(117,689)
Long-term liabilities are not due or payable in the current period and are therefore not reported in the governmental funds. Interest on long-term debt is not accrued in the governmental funds, but rather, is recognized as an expenditure when due. These liabilities consist of:		
Accrued interest	(11,107)	
Compensated absences	(7,232)	
Loans payable	<u>(469,216)</u>	<u>(487,555)</u>
Net position of governmental activities		\$ <u>5,586,414</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the Year Ended June 30, 2019

	General Fund	State Street Fund	State Revenue Sharing Fund	Equipment Reserve Fund	Water Improvement Fund	Other Governmental Funds	Total Governmental Funds
REVENUES							
Property taxes	\$ 239,565	\$ -	\$ -	\$ -	\$ -	\$ 25,886	\$ 265,451
State liquor/cigarette taxes	14,860	-	-	-	-	-	14,860
Transient lodging taxes	-	-	-	-	-	21,237	21,237
Franchise fees	62,634	-	-	-	-	-	62,634
Charges for services	-	-	-	-	-	5,064	5,064
Licenses, fees, and permits	303,070	-	-	-	-	440	303,510
Intergovernmental	245,315	50,063	5,806	-	166,129	-	467,313
Grants and contributions	-	50,000	-	-	-	-	50,000
Fines and forfeitures	1,205	-	-	-	-	-	1,205
Rents and leases	500	-	-	-	-	-	500
Investment earnings	24,115	6,079	20,839	11,070	34,279	25,743	122,125
Miscellaneous	11,386	-	-	-	-	-	11,386
Total revenues	<u>902,650</u>	<u>106,142</u>	<u>26,645</u>	<u>11,070</u>	<u>200,408</u>	<u>78,370</u>	<u>1,325,285</u>
EXPENDITURES							
Current							
General government	233,520	-	41,804	-	33,403	1,586	310,313
Public safety	94,087	-	-	-	-	-	94,087
Highways and streets	-	213,876	-	-	-	-	213,876
Culture and recreation	89,697	-	-	-	-	16,971	106,668
Debt service	-	-	-	-	-	59,100	59,100
Capital outlay	-	-	618,840	-	157,524	41,682	818,046
Total expenditures	<u>417,304</u>	<u>213,876</u>	<u>660,644</u>	<u>-</u>	<u>190,927</u>	<u>119,339</u>	<u>1,602,090</u>
Excess (deficiency) of revenues over (under) expenditures	<u>485,346</u>	<u>(107,734)</u>	<u>(633,999)</u>	<u>11,070</u>	<u>9,481</u>	<u>(40,969)</u>	<u>(276,805)</u>

(continued)

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the Year Ended June 30, 2019

(continued)	General Fund	State Street Fund	State Revenue Sharing Fund	Equipment Reserve Fund	Water Improvement Fund	Other Governmental Funds	Total Governmental Funds
OTHER FINANCING SOURCES (USES)							
Transfers in	50,000	-	150,000	40,000	21,000	131,000	392,000
Transfers out	<u>(357,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(357,000)</u>
Total other financing sources (uses)	<u>(307,000)</u>	<u>-</u>	<u>150,000</u>	<u>40,000</u>	<u>21,000</u>	<u>131,000</u>	<u>35,000</u>
Net change in fund balances	178,346	(107,734)	(483,999)	51,070	30,481	90,031	(241,805)
Fund balances - beginning	<u>1,000,084</u>	<u>252,097</u>	<u>950,504</u>	<u>434,245</u>	<u>927,401</u>	<u>992,099</u>	<u>4,556,430</u>
Fund balances - ending	<u>\$ 1,178,430</u>	<u>\$ 144,363</u>	<u>\$ 466,505</u>	<u>\$ 485,315</u>	<u>\$ 957,882</u>	<u>\$ 1,082,130</u>	<u>\$ 4,314,625</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon

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

For the Year Ended June 30, 2019

Net change in fund balances \$ (241,805)

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

Governmental funds report capital outlay as expenditures; however, in the statement of activities, the costs of these assets are allocated over their estimated useful lives and are reported as depreciation expense.

Expenditures for capital assets	910,874	
Current year depreciation expense	<u>(91,193)</u>	819,681

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 the governmental funds.

Compensated absences	(7,232)	
Accrued interest	<u>7,447</u>	215

Long-term debt proceeds are reported as other financing sources in the governmental funds. In the statement of net position, however, issuing long-term debt increases liabilities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the statement of net position.

Debt principal paid		14,329
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Property taxes that do not meet the measurable and available criteria are not recognized as revenue in the current year in governmental funds. In the statement of activities, property taxes are recognized when levied. (11,793)

Pension expense or credits that do not meet the measurable and available criteria are not recognized as revenue or expense in the current year in the governmental funds. In the statement of activities, pension expense or credit is recognized when determined to have been accrued.

Pension expense		<u>(22,777)</u>
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Change in net position \$ 557,850

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon
STATEMENT OF NET POSITION
PROPRIETARY FUNDS

June 30, 2019

	Business-Type Activities - Enterprise Funds		
	Water Fund	Sewer Fund	Totals
ASSETS			
Current assets			
Cash and cash equivalents	\$ 198,527	\$ 160,578	\$ 359,105
Accounts receivable	19,489	20,215	39,704
Prepaid expenses	1,353	1,353	2,706
Total current assets	<u>219,369</u>	<u>182,146</u>	<u>401,515</u>
Restricted assets			
Cash and cash equivalents	31,334	44,815	76,149
Capital assets not being depreciated	55,616	55,617	111,233
Capital assets being depreciated, net	<u>1,464,569</u>	<u>2,629,514</u>	<u>4,094,083</u>
Total assets	<u>1,770,888</u>	<u>2,912,092</u>	<u>4,682,980</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>50,020</u>	<u>50,020</u>	<u>100,040</u>
LIABILITIES			
Current liabilities			
Accounts payable	2,841	1,384	4,225
Accrued interest	-	7,586	7,586
Compensated absences	9,124	9,124	18,248
Customer deposits	32,650	-	32,650
Long-term debt, current portion	-	7,799	7,799
Total current liabilities	<u>44,615</u>	<u>25,893</u>	<u>70,508</u>
Noncurrent liabilities			
Net pension liability	98,404	98,404	196,808
Long-term debt, less current portion	-	350,133	350,133
Total noncurrent liabilities	<u>98,404</u>	<u>448,537</u>	<u>546,941</u>
Total liabilities	<u>143,019</u>	<u>474,430</u>	<u>617,449</u>
DEFERRED INFLOWS OF RESOURCES	<u>10,461</u>	<u>10,461</u>	<u>20,922</u>
NET POSITION			
Net investment in capital assets	1,520,185	2,327,199	3,847,384
Restricted for various purposes	31,334	44,815	76,149
Unrestricted	<u>115,909</u>	<u>105,207</u>	<u>221,116</u>
Total net position	<u>\$ 1,667,428</u>	<u>\$ 2,477,221</u>	<u>\$ 4,144,649</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon

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

PROPRIETARY FUNDS

For the Year Ended June 30, 2019

	Business-Type Activities - Enterprise Funds		
	Water	Sewer	Totals
	Fund	Fund	
Operating revenues			
Charges for services	\$ 200,771	\$ 251,793	\$ 452,564
Operating expenses			
Personnel services	124,336	122,930	247,266
Materials and services	71,465	56,429	127,894
Depreciation	98,350	281,882	380,232
Total operating expenses	294,151	461,241	755,392
Operating income (loss)	(93,380)	(209,448)	(302,828)
Nonoperating revenues (expenses)			
Investment earnings	5,016	3,750	8,766
Income (loss) before contributions and transfers	(88,364)	(205,698)	(294,062)
Transfers in	144,262	8,550	152,812
Transfers out	(20,000)	(25,000)	(45,000)
Change in net position	35,898	(222,148)	(186,250)
Total net position - beginning	1,631,530	2,699,369	4,330,899
Total net position - ending	\$ 1,667,428	\$ 2,477,221	\$ 4,144,649

The accompanying notes are an integral part of these financial statements.

CITY OF CONDON
Gilliam County, Oregon
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended June 30, 2019

	Business-Type Activities - Enterprise Funds		
	Water Fund	Sewer Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	\$ 205,699	\$ 251,254	\$ 456,953
Cash payments for payroll and related costs	(104,166)	(102,787)	(206,953)
Cash payments for operating expenses	<u>(73,078)</u>	<u>(57,971)</u>	<u>(131,049)</u>
Net cash provided (used) by operating activities	<u>28,455</u>	<u>90,496</u>	<u>118,951</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers from other funds	<u>10,000</u>	<u>-</u>	<u>10,000</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Transfers to other funds for capital acquisitions	(20,000)	(25,000)	(45,000)
Transfers from other funds	<u>-</u>	<u>-</u>	<u>-</u>
Net cash provided (used) by capital and related financing activities	<u>(20,000)</u>	<u>(25,000)</u>	<u>(45,000)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Investment earnings	<u>2,822</u>	<u>2,488</u>	<u>5,310</u>
Net increase (decrease) in cash and cash equivalents	21,277	67,984	89,261
Cash and cash equivalents - beginning (including \$29,648 and \$44,815 in the Water and Sewer Funds, respectively, reported in restricted accounts)	<u>208,584</u>	<u>137,409</u>	<u>345,993</u>
Cash and cash equivalents - ending (including \$31,334 and \$44,815 in the Water and Sewer Funds, respectively, reported in restricted accounts)	<u>\$ 229,861</u>	<u>\$ 205,393</u>	<u>\$ 435,254</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:			
Operating income (loss)	\$ (93,380)	\$ (209,448)	\$ (302,828)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation	98,350	281,882	380,232
(Increase) decrease in accounts receivable	(1,468)	(539)	(2,007)
(Increase) decrease in deferred outflows of resources	(30,799)	(30,799)	(61,598)
Increase (decrease) in accounts payable	(1,613)	(473)	(2,086)
Increase (decrease) in accrued interest	-	(1,069)	(1,069)
Increase (decrease) in compensated absences	(1,351)	(1,378)	(2,729)
Increase (decrease) in customer deposits	6,396	-	6,396
Increase (decrease) in net pension liability	55,796	55,796	111,592
Increase (decrease) in deferred inflows of resources	<u>(3,476)</u>	<u>(3,476)</u>	<u>(6,952)</u>
Net cash provided (used) by operating activities	<u>\$ 28,455</u>	<u>\$ 90,496</u>	<u>\$ 118,951</u>

The accompanying notes are an integral part of these financial statements.

NOTES TO BASIC FINANCIAL STATEMENTS

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statements of activities) report information on all of the activities of the City. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting Entity

The City of Condon, Oregon was incorporated in 1893. The government of the City consists of an elected mayor and six council members. The mayor serves a two-year term and the council members serve four-year terms. Administrative functions of the City are delegated to individuals who report and are responsible to the Mayor and City Council. The City Administrator is the chief financial officer of the City.

C. Basis of Presentation - Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities incorporate data from governmental funds, while the business-type activities incorporate data from enterprise funds. Separate financial statements are provided for all governmental and proprietary funds. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

D. Basis of Presentation - Fund Financial Statements

The fund financial statements provide information about the government's funds. Separate financial statements for each fund category - governmental and proprietary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the City. It accounts for all financial resources of the City except those required to be accounted for in another fund.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Special Revenue Funds

State Street Fund – The Housing Rehabilitation Revolving Loan Fund accounts for the repayment of no-interest loans for housing rehabilitation funded by a federal community development block grant. The money may only be used for new no-interest loans to qualified homeowners. The City has a contract with Community Action Team, Inc. (CAT) to identify qualified homeowners for possible loans.

State Revenue Sharing Fund – The State Revenue Sharing Fund accounts for funds received from the State of Oregon. Expenditures are generally for capital outlay items, administration services and the City’s Main Street Project.

Capital Projects Fund

Equipment Reserve Fund – The Equipment Reserve Fund accounts for revenues transferred from the General Fund, sale of surplus property, investment earnings, and carryover. The fund is maintained to address the city hall office space needs when appropriate.

Water Improvement Fund – The Water System Improvement Fund accounts for the receipt and expenditure of financial resources that are generally restricted for use on the City’s water system. The City reports the following major proprietary funds:

Enterprise Funds

Water Fund – The Water Fund accounts for the operation and maintenance of the City’s water system.

Sewer Fund – The Water Fund accounts for the operation and maintenance of the City’s sewer system.

Additionally, the City reports the following nonmajor governmental funds:

Special Revenue Funds

Development Grant Fund – The Trust Fund was established in 1997 to account for revenues and expenditures by volunteer groups working under the City’s umbrella, and who have not achieved separate tax-exempt status. The fund is also intended to account for donations for specific projects and to provide a clear accounting for individuals who may be hesitant to donate for fear that their donation might be mixed in with the City’s other general revenues and be overlooked.

Transient Tax Fund – The Trust Fund was established in 1997 to account for revenues and expenditures by volunteer groups working under the City’s umbrella, and who have not achieved separate tax-exempt status. The fund is also intended to account for donations for specific projects and to provide a clear accounting for individuals who may be hesitant to donate for fear that their donation might be mixed in with the City’s other general revenues and be overlooked.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Debt Service Fund

Debt Service Fund – The Debt Service Fund accounts for the repayment of the City’s governmental long-term debt. The primary source of revenue is property taxes. The primary use of the revenue is the repayment of principal and interest on long-term debt.

Capital Projects Funds

Sewer Reserve Fund – The Sewer Reserve Fund accounts for the revenue from the City’s timber resources. Proceeds from timber sales benefit the City’s general governmental activities.

Water Equipment Fund – The Water Equipment Reserve Fund accounts for revenues related to system development charges from new residences, private donations, and investment earnings. Expenditures are proposed when a new project is identified.

Sewer Equipment Fund – The Sewer Equipment Reserve Fund, authorized by ORS 294.525, was established by Ordinance 98-06. This fund accounts for revenues transferred from the General Fund for the purchase of vehicles, vehicle equipment, police and emergency medical equipment, and training facilities. Transfers from the General Fund are proposed and based on an updated analysis, determining the amount to be set aside each year for the replacement of all police equipment over time.

Wastewater Improvement Fund – The Wastewater System Improvement Fund accounts for the receipt and expenditure of financial resources that are generally restricted for use on the City’s sewer system.

Additionally, the City reports the Memorial Hall Fund, as described below, which is presented in the General Fund for financial statement presentation purposes in accordance with GASB Statement No. 54. A budget and actual statement is presented for this fund in accordance with Oregon Budget Law.

Memorial Hall Fund – The Memorial Hall Fund accounts for resources to be used for maintenance and operations of Memorial Hall. The primary source of revenue is transfers from the General Fund.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in the fund financial statements, certain eliminations are made in preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activity column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement Focus and Basis of Accounting

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

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

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources. Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount received during the period or within the availability period for this revenues source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Budgetary Basis of Accounting

Annual budgets are adopted on the cash basis of accounting for revenues and the modified accrual basis for expenses. The City budgets all funds in accordance with the requirements of state law. Annual appropriated budgets are adopted for the general, special revenue, capital projects, debt service and enterprise funds.

The City begins its budgeting process by appointing budget committee members. The budget officer prepares a budget, which is reviewed by the budget committee. The budget is then published in proposed form and is presented at public hearings to obtain taxpayer comments and approval from the budget committee. The budget is legally adopted by the City Council by resolution prior to the beginning of the City's fiscal year. The council resolution authorizing appropriations for each fund sets the level by which expenditures cannot legally exceed appropriations. Total personnel services, materials and services, debt service, capital outlay, interfund transfers, and operating contingencies are the levels of control established by the resolution. The detailed budget document, however, is required to contain more specific detailed information for the aforementioned expenditure categories, and management may revise the detailed line item budgets within appropriation categories.

Unexpected additional resources may be added to the budget through the use of a supplemental budget and appropriation resolution. Supplemental budgets of less than 10% of a fund's original budget requires hearings before the public, publication in newspapers, and approval by the City Council. Original and supplemental budgets may be modified by the use of appropriation transfers between the levels of control. Such transfers require approval by the City Council. During the year there no supplemental budgets. The City does not use encumbrances, and appropriations lapse at year-end.

Budget amounts shown in the financial statements reflect the original budget amounts.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

G. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

1. Cash and Cash Equivalents

The City's cash and cash equivalents are cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

State statutes authorize the City to invest in legally issued general obligations of the United States, the agencies and instrumentalities of the United States and the states of Oregon, Washington, Idaho, or California, certain interest-bearing bonds, time deposit open accounts, certificates of deposit, and savings accounts in banks, mutual savings banks, and savings and loan associations that maintain a head office or a branch in this state in the capacity of a bank, mutual savings bank, or savings and loan association, and share accounts and savings accounts in credit unions in the name of, or for the benefit of, a member of the credit union pursuant to a plan of deferred compensation.

3. Accounts Receivable

Receivables are recorded as revenue when earned. No allowance for uncollectible accounts has been established, as management deems all receivables collectible.

4. Capital assets

Capital assets, which include property, plant, and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost where no historical records exist. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance or repairs that do not add to the value of an asset or materially extend its life are charged to expenditures as incurred and are not capitalized. Major capital outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the City are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment and vehicles	5 - 40
Buildings and improvements	10 - 40
Infrastructure	10 - 40

CITY OF CONDON
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

5. Deferred Outflows/Inflows of Resources (non-pension related)

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 and so will not be recognized as an outflow of resources (expense/expenditure) until that time.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement elements, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The City has only one type of item, which arises only under a modified accrual basis of accounting, which qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

6. 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 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.

7. Fund Balance Flow Assumption

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.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

8. Fund Balance Policies

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

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

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

The City reports fund equity in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. The following classifications describe the relative strength of the spending constraints:

- Nonspendable fund balance - amounts that are in nonspendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance - amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance - amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority (i.e. city council). To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

- Assigned fund balance - amounts that City intends to use for a specific purpose. Intent can be expressed by the board of directors or by an official or body to which the city council delegates authority.
- Unassigned fund balance - amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

The City has not formally adopted a minimum fund balance policy.

H. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures; accordingly, actual results could differ from those estimates.

I. Revenues and Expenditures/Expenses

1. Program Revenues

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

2. Property Taxes

Property taxes attach as an enforceable lien on real property and are levied as of July 1st. The tax levy is divided into two billings: the first billing (mailed on July 1) is an estimate of the current year's levy based on prior year's taxes; the second billing (mailed on January 1) reflects adjustments to the current year's actual levy. The billings are considered past due 15 days after the respective billing date, at which time the applicable property is subject to lien, and penalties and interest are assessed.

Under state law, county governments are responsible for extending authorized property tax levies, computing tax rates, billing and collecting all property taxes, and making periodic remittances of collection to entities levying taxes. Property taxes are levied and become a lien as of July 1 on property values assessed as of June 30. Property taxes are payable in three installments, which are due on November 15, February 15, and May 15.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Uncollected property taxes are shown as assets in the governmental funds. Property taxes collected within approximately 60 days of fiscal year-end are recognized as revenue, while the remaining are recorded as deferred inflows of resources because they are not deemed available to finance operations of the current period.

3. Compensated Absences

Vacation

The City's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Sick leave

Accumulated sick leave lapses when employees leave the employ of the City and, upon separation from service, no monetary obligation exists.

4. Pensions

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

5. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with proprietary fund's principal ongoing operations. The principal operating revenues of the Water and Sewer Funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues not meeting this definition are reported as nonoperating revenues and expenses.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

II. STEWARDWHIP, COMPLIANCE, AND ACCOUNTABILITY

During the year ended June 30, 2019, the City was not in compliance with Oregon Revised Statutes related to public contracts and purchasing (ORS 279).

III. DETAILED NOTES ON ALL FUNDS AND ACCOUNT GROUPS

A. Cash Deposits with Financial Institutions

The City maintains a cash and cash equivalents pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the fund financial statements as cash and cash equivalents. Additionally, several funds held separate cash accounts. Interest earned on pooled cash and investments is allocated to participating funds based upon their combined cash and investment balances.

Investments, including amounts held in pooled cash and investments, are stated at fair value. In accordance with Governmental Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurement and Application*, investments with a remaining maturity of more than one year at the time of purchase are stated at fair value.

The City participates in an external investment pool (State of Oregon Local Government Investment Pool). The Pool is not registered with the U.S. Securities and Exchange Commission as an investment company.

The State's investment policies are governed by the Oregon Revised Statutes (ORS) and the Oregon Investment Council (OIC). The State Treasurer is the investment officer for the OIC and is responsible for all funds in the State Treasury. These funds are invested exercising reasonable care, skill, and caution. Investments in the Pool are further governed by portfolio guidelines issued by the Oregon Short-Term Fund Board, which established diversification percentages and specifies the types and maturities of investments.

The portion of the external investment pool which belongs to local government investment participants is reported in an Investment Trust Fund in the State's Comprehensive Annual Financial Report (CAFR). A copy of the State's CAFR may be obtained at the Oregon State Treasury, 350 Winter St. N.E., Salem, Oregon 97310-0840.

Fair Value Measurement

Fair value is defined as the price that would be received to sell an asset or price paid to transfer a liability in an orderly transaction between market participants at the measurement date. Observable inputs are developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are developed based on the best information available about the assumptions market participants would use in pricing the asset.

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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

The classification of securities within the fair value hierarchy is based on the activity level in the market for the security type and the inputs used to determine their fair value, as follows:

- *Level 1* - Unadjusted quoted prices for identical investments in active markets.
- *Level 2* - Observable inputs other than quoted market prices; and,
- *Level 3* - Unobservable inputs.

There were no transfers of assets or liabilities among the three levels of the fair value hierarchy for the year ended June 30, 2019.

Fair values of assets measured on a recurring basis at June 30, 2019 are as follows:

Investments	Level 2
Oregon Local Government Investment Pool	\$ 4,351,010

Credit Risk

Oregon statutes authorize the City to invest in obligations of the U.S. Treasury and U.S. agencies, bankers' acceptances, repurchase agreements, commercial paper rated A-1 by Standard & Poor's Corporation or P-1 by Moody's Commercial Paper Record, and the Local Government Investment Pool. The City has not adopted a formal policy regarding credit risk; however, investments comply with state statutes.

Investments

As of June 30, 2019, the City had the following investments:

	Quality Rating	Maturities	Fair Value
Oregon Local Government Investment Pool	Unrated	-	\$ 4,351,010

Interest Rate Risk

The City does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increases in interest rates.

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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Concentration of Credit Risk

The City does not have a formal policy that places a limit on the amount that may be invested in any one insurer. 100 percent of the City's investments are in the Oregon Local Government Investment Pool.

Custodial Credit Risk - Investments

This is the risk that, in the event of the failure of a counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. The City does not have a policy that limits the amount of investments that can be held by counterparties.

Custodial Credit Risk - Deposits

This is the risk that, in the event of a bank failure, the City's deposits may not be returned.

All City deposits not covered by Federal Depository Insurance Corporation (FDIC) insurance are covered by the Public Funds Collateralization Program (PFCP) of the State of Oregon, organized in accordance with ORS 295. The PFCP is a shared liability structure for participating bank depositories. Barring any exceptions, a bank depository is required to pledge collateral valued at a minimum of 10% of their quarter-end public fund deposits if they are considered well capitalized, 25% of their quarter-end public fund deposits if they are considered adequately capitalized, or 110% of their quarter-end public fund deposits if they are considered undercapitalized or assigned to pledge 110% by the Office of the State Treasurer. In the event of a bank failure, the entire pool of collateral pledged by all qualified Oregon public funds bank depositories is available to repay deposits of public funds of government entities.

The City holds accounts at Bank of Eastern Oregon, for which deposits are insured by the FDIC up to \$250,000. At June 30, 2019, the City's had deposits of \$250,000 insured by the FDIC and \$522,815 collateralized by the PFCP.

Deposits

The City's deposits and investments at June 30, 2019 are as follows:

Cash on hand	\$ 165
Checking accounts	259,393
Total investments	<u>4,351,010</u>
 Total deposits and investments	 <u><u>\$ 4,610,568</u></u>

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Cash and investments by fund:

Governmental activities - unrestricted	
General Fund	\$ 867,279
State Revenue Sharing Fund	465,431
Equipment Reserve Fund	485,315
Water Improvement Fund	1,135,654
Nonmajor governmental funds	<u>935,739</u>
Total governmental activities - unrestricted	3,889,418
Business-type activities - unrestricted	
Water Fund	198,527
Sewer Fund	<u>160,578</u>
Total business-type activities - unrestricted	359,105
Subtotal unrestricted cash and investments	<u>4,248,523</u>
Governmental activities - restricted	
State Street Fund	146,791
Nonmajor governmental funds	<u>139,105</u>
Total governmental activities - restricted	<u>285,896</u>
Business-type activities - restricted	
Water Fund	31,334
Sewer Fund	<u>44,815</u>
Total business-type activities - restricted	<u>76,149</u>
Subtotal restricted cash and investments	<u>362,045</u>
Total cash and investments	<u><u>\$ 4,610,568</u></u>

Restricted cash is for tourism promotion, street maintenance and development, land conservation, debt service, and utility customer deposits.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

B. Capital Assets

Capital asset activity for the year ended June 30, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land and improvements	\$ 22,500	\$ -	\$ -	\$ 22,500
Construction in progress	11,420	34,745	-	46,165
Total capital assets not being depreciated	33,920	34,745	-	68,665
Capital assets being depreciated				
Buildings	855,246	97,853	-	953,099
Vehicles and equipment	674,290	5,751	(53,103)	626,938
Infrastructure	1,028,172	772,525	-	1,800,697
Total capital assets being depreciated	2,557,708	876,129	(53,103)	3,380,734
Less accumulated depreciation for:				
Buildings	(598,594)	(25,816)	-	(624,410)
Vehicles and equipment	(578,617)	(19,751)	53,103	(545,265)
Infrastructure	(367,051)	(45,626)	-	(412,677)
Total accumulated depreciation	(1,544,262)	(91,193)	53,103	(1,582,352)
Total capital assets being depreciated, net	1,013,446	784,936	-	1,798,382
Governmental activities capital assets, net	\$ 1,047,366	\$ 819,681	\$ -	\$ 1,867,047

(Continued)

CITY OF CONDON
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

	Beginning Balance	Increases	Decreases	Ending Balance
(Continued)				
Business-type activities				
Capital assets not being depreciated				
Land and improvements	\$ 111,233	\$ -	\$ -	\$ 111,233
Construction in progress	<u>125,443</u>	<u>-</u>	<u>-</u>	<u>125,443</u>
Total capital assets not being depreciated	<u>236,676</u>	<u>-</u>	<u>-</u>	<u>236,676</u>
Capital assets being depreciated				
Buildings	100,269	-	-	100,269
Vehicles and equipment	337,668	-	-	337,668
Infrastructure	<u>9,106,985</u>	<u>134,262</u>	<u>-</u>	<u>9,241,247</u>
Total capital assets being depreciated	<u>9,544,922</u>	<u>134,262</u>	<u>-</u>	<u>9,679,184</u>
Less accumulated depreciation for				
Buildings	(67,550)	(2,082)	-	(69,632)
Vehicles and equipment	(251,725)	(17,319)	-	(269,044)
Infrastructure	<u>(5,011,037)</u>	<u>(360,831)</u>	<u>-</u>	<u>(5,371,868)</u>
Total accumulated depreciation	<u>(5,330,312)</u>	<u>(380,232)</u>	<u>-</u>	<u>(5,710,544)</u>
Total capital assets being depreciated, net	<u>4,214,610</u>	<u>(245,970)</u>	<u>-</u>	<u>3,968,640</u>
Business-type activities capital assets, net	<u>\$ 4,451,286</u>	<u>\$ (245,970)</u>	<u>\$ -</u>	<u>\$ 4,205,316</u>

CITY OF CONDON
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Capital assets are reported on the statement of net position as follows:

	Capital Assets	Accumulated Depreciation	Net Capital Assets
Governmental activities			
Land and improvements	\$ 22,500	\$ -	\$ 22,500
Construction in progress	46,165	-	46,165
Buildings	953,099	(624,410)	328,689
Vehicles and equipment	626,938	(545,265)	81,673
Infrastructure	1,800,697	(412,677)	1,388,020
Total governmental activities capital assets	3,449,399	(1,582,352)	1,867,047
Business-type activities			
Land and improvements	111,233	-	111,233
Construction in progress	125,443	-	125,443
Buildings	100,269	(69,632)	30,637
Vehicles and equipment	337,668	(269,044)	68,624
Water system	9,241,247	(5,371,868)	3,869,379
Total business-type activities capital assets	9,915,860	(5,710,544)	4,205,316
Total capital assets	\$ 13,365,259	\$ (7,292,896)	\$ 6,072,363

For the governmental activities, depreciation was not charged to specific functions or programs of the City. Capital assets of the City's governmental activities are for the use of the entire City and are therefore unallocated. Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities	
Unallocated depreciation expense	\$ 91,193
Business-type activities	
Water	98,350
Sewer	281,882
Total business-type activities	\$ 380,232

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

C. Interfund Transfers

Interfund transfers during the year consisted of:

	Transfers in:					Total
	State Revenue Sharing Fund	Water Improvement Fund	Equipment Reserve Fund	Nonmajor Governmental Funds	Water Fund	
Transfers out:						
Governmental activities						
General Fund	\$ 150,000	\$ 21,000	\$ 20,000	\$ 106,000	\$ 10,000	\$ 307,000
Business-type activities						
Water Fund	-	-	10,000	10,000	-	20,000
Sewer Fund	-	-	10,000	15,000	-	25,000
 Total	<u>\$ 150,000</u>	<u>\$ 21,000</u>	<u>\$ 40,000</u>	<u>\$ 131,000</u>	<u>\$ 10,000</u>	<u>\$ 352,000</u>

The principal purposes of the interfund transfers in were to transfer resources into reserve funds for future expenses.

D. Long-Term Liabilities

1. Changes in Long-Term Liabilities

The following is a summary of long-term liabilities transactions for the year:

	Interest Rate	Original Amount	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities							
General Obligation							
Installment Sewer Bond	3.35%	\$ 664,000	\$ 483,545	\$ -	\$ 14,329	\$ 469,216	\$ 14,974
Business-type activities							
Sewer Revenue Bond	4.25%	438,970	365,413	-	7,481	357,932	7,799
 Total		<u>\$ 1,102,970</u>	<u>\$ 848,958</u>	<u>\$ -</u>	<u>\$ 21,810</u>	<u>\$ 827,148</u>	<u>\$ 22,773</u>

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

2. Governmental Activity Future Maturities of Long-Term Liabilities

Year Ending June 30	General Obligation Bond		
	Principal	Interest	Total
2020	\$ 14,974	\$ 21,115	\$ 36,089
2021	15,648	20,441	36,089
2022	16,352	19,737	36,089
2023	17,088	19,001	36,089
2024	17,857	18,232	36,089
2025-2029	102,086	78,358	180,444
2030-2034	127,217	53,228	180,445
2035-2039	157,994	21,914	179,908
	<u>\$ 469,216</u>	<u>\$ 252,026</u>	<u>\$ 721,242</u>

3. Governmental Activity General Obligation Bonds

General obligation bonds are direct obligations that pledge the full faith and credit of the City and are payable from ad valorem debt service levy proceeds. The City's outstanding general obligation bonds represent funding primarily for building improvement projects. Interest is fixed at 3.35%.

Principal and interest are due annually on December 18. The Debt Service Fund has traditionally been used to liquidate long-term debt related to the general obligation bonds. The general obligation bond requires a loan reserve of \$21,052 which is maintained in the Debt Service Fund.

4. Business-Type Activity Revenue Bonds

Revenue bonds are direct obligations that pledge the full faith and credit of the City and are payable from sewer utility revenue proceeds. The City's outstanding revenue bonds represent funding primarily for system improvement projects.

Principal and interest are due annually on December 28. The Wastewater Improvement Fund has traditionally been used to liquidate long-term debt related to the revenue bonds. The revenue bond requires a loan reserve of \$23,011 which is maintained in the Sewer Fund.

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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

5. Legal Debt Limit

The City's legal annual debt service limit (as defined by Oregon Revised Statutes 478.410) as of June 30, 2019 was approximately \$1,044,775. The City's legal debt service limit is 3.00% of the real market value of property within the City.

6. Business-Type Activity Future Maturities of Long-Term Liabilities

Year Ending June 30	Sewer Revenue Bond		
	Principal	Interest	Total
2020	\$ 7,799	\$ 15,212	\$ 23,011
2021	8,131	14,880	23,011
2022	8,476	14,535	23,011
2023	8,837	14,175	23,012
2024	9,212	13,799	23,011
2025-2029	52,277	62,779	115,056
2030-2034	64,372	50,685	115,057
2035-2039	79,263	35,792	115,055
2040-2044	97,601	17,455	115,056
2045	21,964	933	22,897
	<u>\$ 357,932</u>	<u>\$ 240,245</u>	<u>\$ 598,177</u>

7. Governmental and Business-type Activities - Interest Expense

Interest expense is reported on the statement of activities as follows:

Governmental activities	
General government	<u>\$ 28,129</u>

8. Governmental and Business-type Activities - Interest Expense

Interest expense is reported on the statement of activities as follows:

Business-type activities	
Sewer	<u>\$ 15,530</u>

CITY OF CONDON
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

E. Constraints on Fund Balances

Constraints on fund balances reported on the balance sheet are as follows:

Fund balances:	General Fund	State Street Fund	State Revenue Sharing	Equipment Reserve Fund	Water Improvement Fund	Other Governmental Funds	Total Governmental Funds
Nonspendable:							
Prepaid balances	\$ 1,381	\$ -	\$ -	\$ -	\$ 414	\$ -	\$ 1,795
Restricted:							
Street maintenance and improvement	-	144,363	-	-	-	-	144,363
Land conservation and development	-	-	-	-	-	71,255	71,255
Tourism	-	-	-	-	-	29,306	29,306
Debt Service	-	-	-	-	-	45,374	45,374
Committed:							
Main street projects	-	-	466,505	-	-	-	466,505
Equipment purchases	-	-	-	485,315	-	223,325	708,640
Water system upgrade and repair	-	-	-	-	957,468	-	957,468
Sewer replacement	-	-	-	-	-	344,384	344,384
Sewer system upgrade and repair	-	-	-	-	-	368,486	368,486
Assigned:							
Memorial Hall	27,804	-	-	-	-	-	27,804
Unassigned	<u>1,149,245</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,149,245</u>
Total fund balances	<u>\$ 1,178,430</u>	<u>\$ 144,363</u>	<u>\$ 466,505</u>	<u>\$ 485,315</u>	<u>\$ 957,882</u>	<u>\$ 1,082,130</u>	<u>\$ 4,314,625</u>

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

IV. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance. There was no significant reduction in insurance coverage from the previous year. There were no insurance settlements exceeding insurance coverage in any of the past three years.

B. Retirement Plans

1. Oregon Public Employees Retirement System

General Information about the Pension Plan

Name of Pension Plan

The Oregon Public Employees Retirement System (PERS) consists of a single cost-sharing multiple-employer defined benefit plan.

Description of Benefit Terms

Plan Benefits – PERS Pension (Chapter 238)

Plan benefits of the System are established by the legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A

PERS Pension

The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.

Pension Benefits

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

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).

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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

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:

- Member was employed by a PERS employer at the time of death
- Member died within 120 days after termination of PERS-covered employment
- Member died as a result of injury sustained while employed in a PERS-covered job, or
- 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 a either a non-duty or duty disability, service time is computed to age 58 (55 for police and fire members) when determining monthly benefit.

Benefit Changes after Retirement

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

Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes. The cap on the COLA in fiscal year 2015 and beyond will vary based on the amount of the annual benefit, in accordance with *Moro* decision.

OPSRP Pension Program (OPSRP DB)

Pension Benefits

The ORS Chapter 238A Defined Benefit Pension Program provides benefits to members hired on or after August 29, 2003.

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: police and fire - 1.8 percent is multiplied by the number of years of service and the final average salary.

Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement.

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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

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 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 the 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. The cap on the COLA in fiscal year 2015 and beyond will vary based on the amount of the annual benefit, in accordance with *Moro* decision.

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, 2015 actuarial valuation, which became effective July 1, 2017. The State of Oregon and certain schools, community colleges, and political subdivisions have made unfunded actuarial liability payments, and their rates have been reduced.

Employer contributions for the year ended June 30, 2019 were \$62,913.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Pension Plan Comprehensive Annual Financial Report (CAFR)

Oregon PERS produces an independently audited CAFR which can be found at: <https://www.oregon.gov/pers/Documents/Financials/CAFR/2017-CAFR.pdf>. For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of Oregon PERS and additions to/deductions from Oregon PERS' fiduciary net position have been determined on the same basis as they are reported by Oregon PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Actuarial Valuations

The employer contribution rates effective July 1, 2017, through June 30, 2019, were set using the entry age normal 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 actuarially determined amount for funding a disability benefit component, and (c) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial liabilities being amortized over 16 years.

Actuarial Methods and Assumptions:

Valuation Date	December 31, 2016
Measurement Date	June 30, 2018
Experience Study	2016, published July 26, 2017
<i>Actuarial Assumptions:</i>	
Actuarial Cost Method	Entry age normal
Inflation Rate	2.50 percent
Long-term Expected Rate of	7.20 percent

CITY OF CONDON
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Return	
Discount Rate	7.20 percent
Projected Salary Increases	3.50 percent
Cost of living adjustment (COLA)	Blend of 2.00% COLA and graded COLA (1.25%/.15%) in accordance with <i>Moro</i> decision; blend based on service.
Mortality	<p>Health retirees and beneficiaries: RP-2000 sex-distinct, generational per Scale BB, with collar adjustments and set-backs as described in the valuation.</p> <p>Active members: Mortality rates are a percentage of health retiree rates that vary by group, as described in the valuation.</p> <p>Disabled retirees: Mortality rates are a percentage (70% for males, 95% for females) of the RP-2000 sex distinct, generational per scale BB, disabled mortality table.</p>

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts 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 on the 2016 Experience Study, which reviewed experience for the four-year period ended December 31, 2016.

Discount Rate

The discount rate used to measure the total pension liability was 7.20 percent. 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 Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF CONDON
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

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 2015 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. 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.

For more information on the Plan’s portfolio, assumed asset allocation, and the long-term expected rate of return for each major asset class, calculated using both arithmetic and geometric means, see PERS’ audited financial statements at:

<https://www.oregon.gov/pers/Documents/Financials/CAFR/2018-CAFR.pdf>

Assumed Asset Allocation

<u>Asset Class</u>	<u>Low Range</u>	<u>High Range</u>	<u>OIC Target</u>
Cash	0.0%	3.0%	0.0%
Debt Securities	15.0%	25.0%	20.0%
Public Equity	32.5%	42.5%	37.5%
Private Equity	13.5%	21.5%	17.5%
Real Estate	9.5%	15.5%	12.5%
Alternative Equity	0.0%	12.5%	12.5%
Opportunity Portfolio	0.0%	3.0%	0.0%
Total			100.0%

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

At June 30, 2019, the District reported a liability of \$393,617 for its proportionate share of the net pension liability. The net pension liability was measured at June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

The District's proportion of the net pension liability was based on a projection of the District's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. At December 31, 2018 the District's proportion was 0.00259836%.

For the year ended June 30, 2019, the District recognized pension expense of \$83,409. At June 30, 2019, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 13,390	\$ -
Changes of assumptions	91,515	-
Net difference between projected and actual earnings on investments	-	(17,479)
Changes in proportionate share	16,434	(24,363)
Differences between employer contributions and employer's proportionate share of system contributions	31,719	-
Total (prior to post-MD contributions)	153,058	(41,842)
Contributions subsequent to the MD	47,022	-
Total (subsequent to post-MD contributions)	\$ 200,080	\$ (41,842)

Amounts reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in subsequent years as follows:

Year ended June 30:	Deferred Outflow/(Inflow) of Resources (prior to post- measurement date contributions)
2020	\$ 54,577
2021	\$ 39,094
2022	\$ 4,077
2023	\$ 10,360
2024	\$ 3,108

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

Sensitivity of the District's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the District's proportionate share of the net pension liability calculated using the discount rate of 7.20 percent, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a higher discount rate that is 1-percentage-point lower (6.20 percent) or 1-percentage-point higher (8.20 percent) than the current rate:

District's proportionate share of the net pension liability (asset):

1% Decrease (6.20%)	Discount Rate (7.20%)	1% Increase (8.20%)
\$ 657,809	\$ 393,617	\$ 175,549

Changes Subsequent to the Measurement Date

We are not aware of any changes subsequent to the June 30, 2018 measurement date that meet this requirement and thus would require a brief description under GASB standard.

C. Related Party Transactions

The City regularly enters into transactions with businesses owned or managed by three city councilors for routine goods and services. Expenses paid by the City to these related entities amounted to \$23,466 for the year ended June 30, 2019.

D. New Pronouncements

For the fiscal year ended June 30, 2019, the City implemented the following new accounting standards:

GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Borrowing and Direct Placements* - This statement addresses the information that is disclosed in the notes to government financial statements related to debt, including borrowing and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt.

CITY OF CONDON
Gilliam County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2019

The City will implement applicable new GASB pronouncements no later than the required fiscal year. Management has not determined the effect on the financial statements for implementing any of the following pronouncements:

GASB Statement No. 84, *Fiduciary Activities* - This statement established criteria and guidance for identifying fiduciary activities of all state and local governments for accounting and financial reporting purposes, as well as the reporting requirements for these fiduciary funds. The statement is effective for fiscal years beginning after December 15, 2018.

GASB Statement No. 87, *Leases* - This statement addresses the accounting and financial reporting for leases by governments, requiring recognition of certain lease assets and liabilities for leases that were previously classified as operating leases. The statement is effective for fiscal years beginning after December 15, 2019.

E. Subsequent Events

Management has evaluated subsequent events through November 15, 2019, which was the date that the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF CONDON
Gilliam County, Oregon

SCHEDULES OF THE CITY'S PROPORTIONATE SHARE OF THE
NET PENSION LIABILITY (ASSET) AND CITY CONTRIBUTIONS

OREGON PERS SYSTEM

Schedule of the City's Proportionate Share of the Net Pension Liability (Asset)

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City's proportion of the net pension liability (asset)	0.00259836%	0.00249418%	0.00234365%	0.00296844%	0.00413454%
City's proportionate share of the net pension liability (asset)	\$ 393,617	\$ 336,216	\$ 351,836	\$ 170,432	\$ (93,727)
City's covered-employee payroll	\$ 232,737	\$ 207,251	\$ 177,621	\$ 194,581	\$ 261,558
City's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	169%	162%	198%	88%	-36%
Plan fiduciary net position as a percentage of the total pension liability (asset)	82.07%	83.12%	80.53%	91.88%	103.59%

Schedule of City Contributions

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contribution	\$ 62,913	\$ 65,080	\$ 84,328	\$ 79,303	\$ 63,792
Contributions in relation to the contractually required contribution	<u>(62,913)</u>	<u>(65,080)</u>	<u>(84,328)</u>	<u>(79,303)</u>	<u>(63,792)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered-employee payroll	\$ 250,041	\$ 184,444	\$ 265,969	\$ 276,463	\$ 194,581
Contributions as a percentage of covered-employee payroll	25%	35%	32%	29%	33%

CITY OF CONDON
Gilliam County, Oregon

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

GENERAL FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		GAAP Basis
			Budget Basis	Adjustments	
REVENUES					
Property taxes	\$ 221,600	\$ 17,965	\$ 239,565	\$ -	\$ 239,565
State liquor taxes	10,000	4,071	14,071	-	14,071
State cigarette taxes	1,000	(211)	789	-	789
Franchise fees	56,500	6,134	62,634	-	62,634
Licenses, fees, and permits	256,100	46,970	303,070	-	303,070
Intergovernmental	257,000	(11,685)	245,315	-	245,315
Grants and contributions	10,000	(10,000)	-	-	-
Fines and forfeitures	1,000	205	1,205	-	1,205
Rents and leases	1,000	(600)	400	100	500
Investment earnings	10,000	12,815	22,815	1,300	24,115
Miscellaneous	7,750	3,636	11,386	-	11,386
Total revenues	<u>831,950</u>	<u>69,300</u>	<u>901,250</u>	<u>1,400</u>	<u>902,650</u>
EXPENDITURES					
Administration	462,495	(303,777)	158,718	74,802	233,520
Police	115,450	(86,400)	29,050	-	29,050
Fire	30,500	(12,500)	18,000	-	18,000
Golf	78,550	(16,305)	62,245	-	62,245
Parks	31,100	(10,652)	20,448	-	20,448
Swimming pool	62,300	(8,259)	54,041	-	54,041
Contingency	194,555	(194,555)	-	-	-
Total expenditures	<u>974,950</u>	<u>(632,448)</u>	<u>342,502</u>	<u>74,802</u>	<u>417,304</u>
Excess (deficiency) of revenues over (under) expenditures	(143,000)	701,748	558,748	(73,402)	485,346
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	50,000	50,000
Transfers out	<u>(357,000)</u>	<u>-</u>	<u>(357,000)</u>	<u>-</u>	<u>(357,000)</u>
Total other financing sources (uses)	<u>(357,000)</u>	<u>-</u>	<u>(357,000)</u>	<u>50,000</u>	<u>(307,000)</u>
Net change in fund balance	(500,000)	701,748	201,748	(23,402)	178,346
Fund balance - beginning	<u>500,000</u>	<u>448,878</u>	<u>948,878</u>	<u>51,206</u>	<u>1,000,084</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 1,150,626</u>	<u>\$ 1,150,626</u>	<u>\$ 27,804</u>	<u>\$ 1,178,430</u>

CITY OF CONDON
Gilliam County, Oregon

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

STATE STREETS FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Intergovernmental	\$ 45,000	5,063	\$ 50,063
Grants and contributions	495,000	(445,000)	50,000
Investment earnings	3,000	3,079	6,079
Total revenues	543,000	(436,858)	106,142
EXPENDITURES			
Highways and streets	773,000	(559,124)	213,876
Excess (deficiency) of revenues over (under) expenditures	(230,000)	122,266	(107,734)
Fund balance - beginning	230,000	22,097	252,097
Fund balance - ending	\$ -	\$ 144,363	\$ 144,363

CITY OF CONDON
Gilliam County, Oregon

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

STATE REVENUE SHARING FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Fees and charges	\$ 500	\$ (500)	\$ -
Intergovernmental	5,000	806	5,806
Grants and contributions	1,300,000	(1,300,000)	-
Investment earnings	5,000	15,839	20,839
Total revenues	1,310,500	(1,283,855)	26,645
EXPENDITURES			
General government	2,360,500	(1,699,856)	660,644
Excess (deficiency) of revenues over (under) expenditures	(1,050,000)	416,001	(633,999)
OTHER FINANCING SOURCES (USES)			
Transfers in	150,000	-	150,000
Net change in fund balance	(900,000)	416,001	(483,999)
Fund balance - beginning	900,000	50,504	950,504
Fund balance - ending	\$ -	\$ 466,505	\$ 466,505

**COMBINING AND INDIVIDUAL FUND
STATEMENTS AND SCHEDULES**

CITY OF CONDON
Gilliam County, Oregon

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

June 30, 2019

	Special Revenue Funds			Capital Projects Funds				Total
	Development Grant Fund	Transient Tax Fund	Debt Service Fund	Sewer Reserve Fund	Wastewater Improvement Fund	Water Equipment Fund	Sewer Equipment Fund	Nonmajor Governmental Funds
ASSETS								
Cash and cash equivalents	\$ 71,255	\$ 22,476	\$ 45,374	\$ 343,928	\$ 368,486	\$ 94,573	\$ 128,752	\$ 1,074,844
Accounts receivable	-	6,830	-	456	-	-	-	7,286
Property taxes receivable	-	-	1,040	-	-	-	-	1,040
Total assets	<u>\$ 71,255</u>	<u>\$ 29,306</u>	<u>\$ 46,414</u>	<u>\$ 344,384</u>	<u>\$ 368,486</u>	<u>\$ 94,573</u>	<u>\$ 128,752</u>	<u>\$ 1,083,170</u>
DEFERRED INFLOWS OF RESOURCES								
Unavailable revenue - property taxes	\$ -	\$ -	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ 1,040
FUND BALANCES								
Restricted:								
Land conservation and development	71,255	-	-	-	-	-	-	71,255
Debt service	-	-	45,374	-	-	-	-	45,374
Tourism	-	29,306	-	-	-	-	-	29,306
Committed:								
Equipment purchases	-	-	-	-	368,486	94,573	128,752	591,811
Sewer plant replacement	-	-	-	344,384	-	-	-	344,384
Total fund balances	<u>71,255</u>	<u>29,306</u>	<u>45,374</u>	<u>344,384</u>	<u>368,486</u>	<u>94,573</u>	<u>128,752</u>	<u>1,082,130</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 71,255</u>	<u>\$ 29,306</u>	<u>\$ 46,414</u>	<u>\$ 344,384</u>	<u>\$ 368,486</u>	<u>\$ 94,573</u>	<u>\$ 128,752</u>	<u>\$ 1,083,170</u>

CITY OF CONDON
Gilliam County, Oregon

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2019

	Special Revenue Funds			Capital Projects Funds				Total Nonmajor Governmental Funds
	Development	Transient	Debt	Sewer	Wastewater	Water	Sewer	
	Grant Fund	Tax Fund	Service Fund	Reserve Fund	Improvement Fund	Equipment Fund	Equipment Fund	
REVENUES								
Property taxes	\$ -	\$ -	\$ 25,886	\$ -	\$ -	\$ -	\$ -	\$ 25,886
Transient lodging taxes	-	21,237	-	-	-	-	-	21,237
Charges for services	440	-	-	5,064	-	-	-	5,504
Investment earnings	108	527	1,334	8,562	9,976	2,163	3,073	25,743
Total revenues	<u>548</u>	<u>21,764</u>	<u>27,220</u>	<u>13,626</u>	<u>9,976</u>	<u>2,163</u>	<u>3,073</u>	<u>78,370</u>
EXPENDITURES								
Current								
General government	1,400	-	-	-	186	-	-	1,586
Culture and recreation	-	16,971	-	-	-	-	-	16,971
Debt services	-	-	36,089	-	23,011	-	-	59,100
Capital outlay	34,745	-	-	-	1,186	5,751	-	41,682
Total expenditures	<u>36,145</u>	<u>16,971</u>	<u>36,089</u>	<u>-</u>	<u>24,383</u>	<u>5,751</u>	<u>-</u>	<u>119,339</u>
Excess (deficiency) of revenues over (under) expenditures	(35,597)	4,793	(8,869)	13,626	(14,407)	(3,588)	3,073	(40,969)
OTHER FINANCING SOURCES (USES)								
Transfers in	105,000	-	5,000	-	6,000	10,000	5,000	131,000
Net change in fund balances	69,403	4,793	(3,869)	13,626	(8,407)	6,412	8,073	90,031
Fund balances - beginning	1,852	24,513	49,243	330,758	376,893	88,161	120,679	992,099
Fund balances - ending	<u>\$ 71,255</u>	<u>\$ 29,306</u>	<u>\$ 45,374</u>	<u>\$ 344,384</u>	<u>\$ 368,486</u>	<u>\$ 94,573</u>	<u>\$ 128,752</u>	<u>\$ 1,082,130</u>

CITY OF CONDON
Gilliam County, Oregon

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

DEVELOPMENT GRANT FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Charges for services	\$ 1,000	(560)	\$ 440
Grants and contributions	1,000	(1,000)	-
Investment earnings	250	(142)	108
Total revenues	2,250	(1,702)	548
EXPENDITURES			
Culture and recreation	10,000	(8,600)	1,400
Capital outlay	102,250	(67,505)	34,745
Total expenditures	112,250	(76,105)	36,145
Excess (deficiency) of revenues over (under) expenditures	(110,000)	74,403	(35,597)
OTHER FINANCING SOURCES (USES)			
Transfers in	105,000	-	105,000
Net change in fund balance	(5,000)	74,403	69,403
Fund balance - beginning	5,000	(3,148)	1,852
Fund balance - ending	\$ -	\$ 71,255	\$ 71,255

CITY OF CONDON
Gilliam County, Oregon

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

TRANSIENT TAX FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Transient room taxes	\$ 17,500	\$ 3,737	\$ 21,237
Investment earnings	250	277	527
Total revenues	17,750	4,014	21,764
EXPENDITURES			
Culture and recreation	42,750	(25,779)	16,971
Excess (deficiency) of revenues over (under) expenditures	(25,000)	29,793	4,793
Fund balance - beginning	25,000	(487)	24,513
Fund balance - ending	\$ -	\$ 29,306	\$ 29,306

CITY OF CONDON
Gilliam County, Oregon

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

DEBT SERVICE FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Property taxes	\$ 26,500	\$ (614)	\$ 25,886
Investment earnings	500	834	1,334
Total revenues	27,000	220	27,220
EXPENDITURES			
Debt service	77,000	(40,911)	36,089
Excess (deficiency) of revenues over (under) expenditures	(50,000)	41,131	(8,869)
OTHER FINANCING SOURCES (USES)			
Transfers in	5,000	-	5,000
Net change in fund balance	(45,000)	41,131	(3,869)
Fund balance - beginning	45,000	4,243	49,243
Fund balance - ending	\$ -	\$ 45,374	\$ 45,374

CITY OF CONDON
Gilliam County, Oregon

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

WATER IMPROVEMENT FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Intergovernmental	\$ 15,000	\$ 151,129	\$ 166,129
Investment earnings	20,000	14,279	34,279
Total revenues	35,000	165,408	200,408
EXPENDITURES			
Water system improvements	1,256,000	(1,065,073)	190,927
Excess (deficiency) of revenues over (under) expenditures	(1,221,000)	1,230,481	9,481
OTHER FINANCING SOURCES (USES)			
Transfers in	21,000	-	21,000
Net change in fund balance	(1,200,000)	1,230,481	30,481
Fund balance - beginning	1,200,000	(272,599)	927,401
Fund balance - ending	\$ -	\$ 957,882	\$ 957,882

CITY OF CONDON
Gilliam County, Oregon

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

WASTEWATER IMPROVEMENT FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget - Basis
REVENUES			
Grants and contributions	\$ 10,000	\$ (10,000)	\$ -
Investment earnings	7,500	2,476	9,976
Total revenues	17,500	(7,524)	9,976
EXPENDITURES			
Wastewater system improvements	398,500	(374,117)	24,383
Excess (deficiency) of revenues over (under) expenditures	(381,000)	366,593	(14,407)
OTHER FINANCING SOURCES (USES)			
Transfers in	6,000	-	6,000
Net change in fund balance	(375,000)	366,593	(8,407)
Fund balance - beginning	375,000	1,893	376,893
Fund balance - ending	\$ -	\$ 368,486	\$ 368,486

CITY OF CONDON
Gilliam County, Oregon

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

EQUIPMENT RESERVE FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Investment earnings	\$ 4,000	\$ 7,070	\$ 11,070
EXPENDITURES			
Culture and recreation	454,000	(454,000)	-
Excess (deficiency) of revenues over (under) expenditures	(450,000)	461,070	11,070
OTHER FINANCING SOURCES (USES)			
Transfers in	40,000	-	40,000
Net change in fund balance	(410,000)	461,070	51,070
Fund balance - beginning	410,000	24,245	434,245
Fund balance - ending	\$ -	\$ 485,315	\$ 485,315

CITY OF CONDON
Gilliam County, Oregon

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

SEWER RESERVE FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Charges for services	\$ 5,000	\$ 64	\$ 5,064
Investment earnings	5,000	3,562	8,562
Total revenues	10,000	3,626	13,626
EXPENDITURES			
Sewer improvements	335,000	(335,000)	-
Excess (deficiency) of revenues over (under) expenditures	(325,000)	338,626	13,626
Fund balance - beginning	325,000	5,758	330,758
Fund balance - ending	\$ -	\$ 344,384	\$ 344,384

CITY OF CONDON
Gilliam County, Oregon

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

WATER EQUIPMENT FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Investment earnings	\$ 1,500	\$ 663	\$ 2,163
EXPENDITURES			
Water equipment	101,500	(95,749)	5,751
Excess (deficiency) of revenues over (under) expenditures	(100,000)	96,412	(3,588)
OTHER FINANCING SOURCES (USES)			
Transfers in	10,000	-	10,000
Net change in fund balance	(90,000)	96,412	6,412
Fund balance - beginning	90,000	(1,839)	88,161
Fund balance - ending	\$ -	\$ 94,573	\$ 94,573

CITY OF CONDON
Gilliam County, Oregon

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

SEWER EQUIPMENT FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual Budget Basis
REVENUES			
Investment earnings	\$ 1,500	\$ 1,573	\$ 3,073
EXPENDITURES			
Sewer equipment	126,500	(126,500)	-
Excess (deficiency) of revenues over (under) expenditures	(125,000)	128,073	3,073
OTHER FINANCING SOURCES (USES)			
Transfers in	5,000	-	5,000
Net change in fund balance	(120,000)	128,073	8,073
Fund balance - beginning	120,000	679	120,679
Fund balance - ending	\$ -	\$ 128,752	\$ 128,752

CITY OF CONDON
Gilliam County, Oregon

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

MEMORIAL HALL FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		GAAP Basis
			Budget Basis	Adjustments	
REVENUES					
Rents and leases	\$ 500	\$ (400)	\$ 100	\$ (100)	\$ -
Investment earnings	<u>500</u>	<u>800</u>	<u>1,300</u>	<u>(1,300)</u>	<u>-</u>
Total revenues	<u>1,000</u>	<u>400</u>	<u>1,400</u>	<u>(1,400)</u>	<u>-</u>
EXPENDITURES					
General government	<u>91,000</u>	<u>(16,198)</u>	<u>74,802</u>	<u>(74,802)</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	(90,000)	16,598	(73,402)	73,402	-
OTHER FINANCING SOURCES (USES)					
Transfers in	<u>50,000</u>	<u>-</u>	<u>50,000</u>	<u>(50,000)</u>	<u>-</u>
Net change in fund balance	(40,000)	16,598	(23,402)	23,402	-
Fund balance - beginning	<u>40,000</u>	<u>11,206</u>	<u>51,206</u>	<u>(51,206)</u>	<u>-</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 27,804</u>	<u>\$ 27,804</u>	<u>\$ (27,804)</u>	<u>\$ -</u>

CITY OF CONDON
Gilliam County, Oregon

SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION -
BUDGET AND ACTUAL

WATER FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		GAAP Basis
			Budget Basis	Adjustments	
REVENUES					
Water charges	\$ 218,500	\$ (14,148)	\$ 204,352	\$ (3,581)	\$ 200,771
Investment earnings	<u>2,500</u>	<u>2,516</u>	<u>5,016</u>	<u>-</u>	<u>5,016</u>
Total revenues	<u>221,000</u>	<u>(11,632)</u>	<u>209,368</u>	<u>(3,581)</u>	<u>205,787</u>
EXPENSES					
Water operations	268,350	(85,537)	182,813	111,338	294,151
Contingency	<u>122,650</u>	<u>(122,650)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenses	<u>391,000</u>	<u>(208,187)</u>	<u>182,813</u>	<u>111,338</u>	<u>294,151</u>
Excess (deficiency) of revenues over (under) expenses	(170,000)	196,555	26,555	(114,919)	(88,364)
OTHER FINANCING SOURCES (USES)					
Transfers in	10,000	-	10,000	134,262	144,262
Transfers out	<u>(20,000)</u>	<u>-</u>	<u>(20,000)</u>	<u>-</u>	<u>(20,000)</u>
Total other financing sources (uses)	<u>(10,000)</u>	<u>-</u>	<u>(10,000)</u>	<u>134,262</u>	<u>124,262</u>
Net change in fund net position	(180,000)	196,555	16,555	19,343	35,898
Net position - beginning	<u>180,000</u>	<u>21,660</u>	<u>201,660</u>	<u>1,429,870</u>	<u>1,631,530</u>
Net position - ending	<u>\$ -</u>	<u>\$ 218,215</u>	<u>\$ 218,215</u>	<u>\$ 1,449,213</u>	<u>\$ 1,667,428</u>

CITY OF CONDON
Gilliam County, Oregon

SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION -
 BUDGET AND ACTUAL

SEWER FUND

For the Year Ended June 30, 2019

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		GAAP Basis
			Budget Basis	Adjustments	
REVENUES					
Sewer charges	\$ 250,000	\$ 1,793	\$ 251,793	\$ -	\$ 251,793
Investment earnings	<u>2,500</u>	<u>1,250</u>	<u>3,750</u>	<u>-</u>	<u>3,750</u>
Total revenues	<u>252,500</u>	<u>3,043</u>	<u>255,543</u>	<u>-</u>	<u>255,543</u>
EXPENSES					
Sewer operations	254,900	(89,109)	165,791	295,450	461,241
Contingency	<u>92,600</u>	<u>(92,600)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenses	<u>347,500</u>	<u>(181,709)</u>	<u>165,791</u>	<u>295,450</u>	<u>461,241</u>
Excess (deficiency) of revenues over (under) expenses	(95,000)	184,752	89,752	(295,450)	(205,698)
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	8,550	8,550
Transfers out	<u>(25,000)</u>	<u>-</u>	<u>(25,000)</u>	<u>-</u>	<u>(25,000)</u>
Total other financing sources (uses)	<u>(25,000)</u>	<u>-</u>	<u>(25,000)</u>	<u>8,550</u>	<u>(16,450)</u>
Net change in fund net position	(120,000)	184,752	64,752	(286,900)	(222,148)
Net position - beginning	<u>120,000</u>	<u>40,826</u>	<u>160,826</u>	<u>2,538,543</u>	<u>2,699,369</u>
Net position - ending	<u>\$ -</u>	<u>\$ 225,578</u>	<u>\$ 225,578</u>	<u>\$ 2,251,643</u>	<u>\$ 2,477,221</u>

OTHER FINANCIAL SCHEDULES

CITY OF CONDON
Gilliam County, Oregon

SCHEDULE OF FUTURE REQUIREMENTS FOR RETIREMENT OF LONG-TERM DEBT

June 30, 2019

	Governmental Activities			Business-Type Activities		
	GO Installment Sewer Bond			Sewer Revenue Bond		
	Principal	Interest	Total	Principal	Interest	Total
2019-2020	\$ 14,974	\$ 21,115	\$ 36,089	\$ 7,799	\$ 15,212	\$ 23,011
2020-2021	15,648	20,441	36,089	8,131	14,880	23,011
2021-2022	16,352	19,737	36,089	8,476	14,535	23,011
2022-2023	17,088	19,001	36,089	8,837	14,175	23,012
2023-2024	17,857	18,232	36,089	9,212	13,799	23,011
2024-2025	18,660	17,428	36,088	9,604	13,408	23,012
2025-2026	19,500	16,589	36,089	10,012	12,999	23,011
2026-2027	20,378	15,711	36,089	10,437	12,574	23,011
2027-2028	21,295	14,794	36,089	10,881	12,130	23,011
2028-2029	22,253	13,836	36,089	11,343	11,668	23,011
2029-2030	23,254	12,835	36,089	11,826	11,186	23,012
2030-2031	24,301	11,788	36,089	12,328	10,683	23,011
2031-2032	25,394	10,695	36,089	12,852	10,159	23,011
2032-2033	26,537	9,552	36,089	13,398	9,613	23,011
2033-2034	27,731	8,358	36,089	13,968	9,044	23,012
2034-2035	28,979	7,110	36,089	14,561	8,450	23,011
2035-2036	30,283	5,808	36,091	15,180	7,831	23,011
2036-2037	31,646	4,443	36,089	15,825	7,186	23,011
2037-2038	33,070	3,019	36,089	16,498	6,513	23,011
2038-2039	34,016	1,534	35,550	17,199	5,812	23,011
2039-2040	-	-	-	17,930	5,081	23,011
2040-2041	-	-	-	18,692	4,319	23,011
2041-2042	-	-	-	19,486	3,525	23,011
2042-2043	-	-	-	20,315	2,697	23,012
2043-2044	-	-	-	21,178	1,833	23,011
2044-2045	-	-	-	21,964	933	22,897
	<u>\$ 469,216</u>	<u>\$ 252,026</u>	<u>\$ 721,242</u>	<u>\$ 357,932</u>	<u>\$ 240,245</u>	<u>\$ 598,177</u>

CITY OF CONDON
Gilliam County, Oregon

COMPARATIVE SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

SEWER FUND

For the Year Ended June 30, 2019

	2019	2018
Operating revenues		
Charges for services	\$ 251,793	\$ 250,332
Operating expenses		
Personnel services	122,930	133,784
Materials and services	56,429	52,782
Depreciation	281,882	281,883
Total operating expenses	461,241	468,449
Operating income (loss)	(209,448)	(218,117)
Nonoperating revenues (expenses)		
Investment earnings	3,750	1,954
Income (loss) before contributions and transfers	(205,698)	(216,163)
Capital contributions	-	-
Transfers in	8,550	8,257
Transfers out	(25,000)	(30,000)
Change in net position	(222,148)	(237,906)
Total net position - beginning	2,699,369	2,937,275
Total net position - ending	\$ 2,477,221	\$ 2,699,369

**AUDIT COMMENTS AND DISCLOSURES REQUIRED BY
FEDERAL AND STATE REGULATIONS**



Accuity, LLC

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT REQUIRED BY OREGON STATE REGULATIONS

The Honorable Jim Hassing, Mayor
and Members of the City Council
City of Condon
Condon, Oregon 97823

We have audited the basic financial statements of the City of Condon as of and for the year ended June 30, 2019, and have issued our report thereon dated November 15, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and Government Auditing Standards.

Compliance

As part of obtaining reasonable assurance about whether the City of Condon'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 162-010-0000 through 162-010-0320 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 statement 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)

Programs funded from outside sources

Insurance and fidelity bonds in force or required by law

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, contracts, and grants, including the provisions of Oregon Revised Statutes, as specified in Oregon Administrative Rules 162-010-0000 through 162-010-0320 of the Minimum Standards for Audits of Oregon Municipal Corporations, except as follows:

1. During the year ended June 30, 2019, the City was not in compliance with Oregon Revised Statutes related to public contracts and purchasing (ORS 279).

OAR 162-010-0230 Internal Control

In planning and performing our audit, we considered the City of Condon's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Condon's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of Condon's internal control over financial reporting.

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above. However, we identified certain deficiencies in internal control over financial reporting, as described below, that we consider to be significant deficiencies in internal control over financial reporting. A *significant deficiency* is a deficiency or a combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance

We consider the deficiencies described below to be significant deficiencies in internal control over financial reporting:

1. A lack of segregation of duties exists due to the limited number of staff. Presently, a single staff member prepares checks, reconciles bank statements, performs payroll duties, and maintains utility billing accounts.

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



Accuity, LLC

Albany, Oregon
November 15, 2019



Accuity, LLC

CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

The Honorable Jim Hassing, Mayor
and Members of the City Council
City of Condon
Condon, Oregon 97823

We have audited, in accordance with the 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Condon, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 15, 2019.

Internal Control Over Financial Reporting

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

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

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

We did identify certain deficiencies in internal control over financial reporting, as described in the accompanying schedule of findings and responses that we consider to be significant deficiencies in internal control over financial reporting.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Condon's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement 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. The results of our tests disclosed an instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, which are described in the notes to the financial statements.

City of Condon, Oregon's Response to Findings

The City of Condon, Oregon's response to the findings identified in our audit is described in the accompanying schedule of findings and responses. The City of Condon, Oregon's response was not subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on it.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.


Accuity, LLC

Albany, Oregon
November 15, 2019

**CITY OF CONDON
Gilliam County, Oregon**

SCHEDULE OF FINDINGS AND RESPONSES

June 30, 2019

<u>Finding Number</u>	<u>Findings</u>
19-01	Adequate segregation of duties in most areas was impractical due to the limited number of employees. The City has, however, developed alternative procedures, which mitigate this condition to some extent.
	<u>Response</u>
19-01	Management continually evaluates the monitoring and controls established to ensure risks are mitigated.