



# City of Woodburn, Oregon



## Comprehensive Annual Financial Report For the year Ended June 30, 2020

***CITY OF WOODBURN, OREGON***

***COMPREHENSIVE ANNUAL  
FINANCIAL REPORT***

***Year Ended June 30, 2020***

***Prepared by City of Woodburn Finance  
Department  
Anthony Turley, Finance Director***

**CITY OF WOODBURN, OREGON**  
**TABLE OF CONTENTS**

---

|   | <u>Page</u> |
|---|-------------|
| <b>INTRODUCTORY SECTION</b>   |             |
| Letter of Transmittal   | i-iv        |
| Organization of the City of Woodburn, Oregon  | v           |
| List of Officials   | vi          |
| <b>FINANCIAL SECTION</b>  |             |
| <b>INDEPENDENT AUDITOR'S REPORT</b>   |             |
|   | 1-3         |
| <b>MANAGEMENT'S DISCUSSION AND ANALYSIS</b>   |             |
|   | 4-9         |
| <b>BASIC FINANCIAL STATEMENTS</b>   |             |
| Government-wide Financial Statements  |             |
| Statement of Net Position   | 10          |
| Statement of Activities   | 11          |
| Fund Financial Statements   |             |
| Balance Sheet - Governmental Funds  | 12          |
| Reconciliation of Balance Sheet - Governmental Funds to the Statement of Net Position   | 13          |
| Statement of Revenues, Expenditures and Changes in Fund Balances –<br>Governmental Funds  | 14          |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances –<br>Governmental Funds to the Statement of Activities                 | 15          |
| Statement of Net Position - Proprietary Funds   | 16          |
| Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds   | 17          |
| Statement of Cash Flows - Proprietary Funds   | 18-19       |
| Notes to Basic Financial Statements   | 20-49       |
| <b>REQUIRED SUPPLEMENTARY INFORMATION</b>   |             |
| Combining Balance Sheet - Budgetary Funds Reported as General Fund  | 50          |
| Combining Statement of Revenues, Expenditures and Changes in Fund Balance -<br>Budgetary Funds reported as General Fund                                       | 51          |
| Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  |             |
| General Fund  | 52          |
| PERS Reserve Fund   | 53          |
| Street Fund   | 54          |
| Urban Renewal Fund  | 55          |
| Schedule of the City's Proportionate Share of the Net Pension Liability (Asset) – Oregon<br>Public Employee's Retirement System                               | 56          |
| Schedule of the City's Contributions – Oregon Public Employee's Retirement System   | 57          |
| Schedule of Changes in Total Other Post-Employment Benefits Liability and Related Ratios -<br>Implicit Rate Subsidy   | 58          |
| Schedule of the City's Proportionate Share of the Net OPEB Liability (Asset) – Oregon<br>Public Employee's Retirement System Retiree Health Insurance Account | 59          |
| Schedule of the City's Contributions – Oregon Public Employee's Retirement System<br>Retiree Health Insurance Account   | 60          |
| Notes to the Required Supplementary Information   | 61-62       |

**CITY OF WOODBURN, OREGON**  
**TABLE OF CONTENTS**

---

**Page**

***FINANCIAL SECTION (Continued)***

***SUPPLEMENTARY INFORMATION***

**Governmental Funds**

|   |       |
|---|-------|
| Combining Balance Sheet – Nonmajor Funds  | 63-64 |
| Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Funds | 65-66 |
| Schedules of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual         |       |
| Transit Fund  | 67    |
| Building Inspection Fund  | 68    |
| Asset Forfeiture Fund   | 69    |
| Housing Rehabilitation Fund   | 70    |
| Lavelle Black Trust Fund  | 71    |
| Special Assessment Fund   | 72    |
| Street & Storm Capital Construction Fund  | 73    |
| Parks SDC Fund  | 74    |
| General Capital Construction Fund   | 75    |
| Street SDC Fund   | 76    |
| Storm SDC Fund  | 77    |
| Equipment Replacement Fund  | 78    |
| GO Debt Service Fund  | 79    |

**Proprietary Funds**

**Enterprise Funds**

|   |    |
|---|----|
| Schedules of Revenues, Expenditures and Changes in Fund Balances - Budget (Non-GAAP Basis) and Actual |    |
| Water Operations Combining  | 80 |
| Water Fund  | 81 |
| Water SDC Fund  | 82 |
| Water Capital Construction Fund   | 83 |
| Sewer Operations Combining  | 84 |
| Sewer Fund  | 85 |
| Sewer SDC Fund  | 86 |
| Sewer Capital Construction Fund   | 87 |

**Internal Services Funds**

|  |    |
|--|----|
| Combining Statement of Fund Net Position   | 88 |
| Combining Statement of Revenues, Expenses and Changes in Fund Net Position                           | 89 |
| Combining Statement of Cash Flows  | 90 |
| Schedules of Revenues, Expenditures and Changes in Fund Balances (Budgetary Basis) Budget and Actual |    |
| Information Technology Fund  | 91 |
| Insurance Fund   | 92 |

***STATISTICAL SECTION***

***FINANCIAL TRENDS***

|  |       |
|--|-------|
| Net Position by Component                      | 93    |
| Changes in Net Position                        | 94-95 |
| Fund Balance of Governmental Funds             | 96    |
| Changes in Fund Balances of Governmental Funds | 97    |

**CITY OF WOODBURN, OREGON**  
**TABLE OF CONTENTS**

---

|   | <u>Page</u> |
|---|-------------|
| <b>STATISTICAL SECTION (Continued)</b>                            |             |
| <b>REVENUE CAPACITY</b>   |             |
| Market and Assessed Value of Taxable Property                     | 98          |
| Direct and Overlapping Governments                                | 99          |
| Principal Property Taxpayers                                      | 100         |
| Property Tax Levies and Collections                               | 101         |
| <b>DEBT CAPACITY</b>  |             |
| Ratios of Outstanding Debt by Type                                | 102         |
| Ratios of General Bonded Debt Outstanding                         | 103         |
| Direct and Overlapping Governmental Activities Debt               | 104         |
| Legal Debt Margin   | 105         |
| Pledged Revenue Coverage  | 106         |
| <b>DEMOGRAPHIC AND ECONOMIC INFORMATION</b>                       |             |
| Demographic and Economic Statistics                               | 107         |
| Principal Employers   | 108         |
| <b>OPERATING INFORMATION</b>                                      |             |
| Full Time Equivalent Employees by Function                        | 109         |
| Operating Indicators by Function                                  | 110         |
| Capital Asset Statistics by Function                              | 111         |
| <b>OTHER INFORMATION</b>  |             |
| Water System Coverage Calculation                                 | 112         |
| Top Ten Water Customers   | 113         |
| Sewer System Coverage Calculation                                 | 114         |
| Top Ten Sewer Customers   | 115         |
| <b>COMPLIANCE SECTION</b>   |             |
| Independent Auditor's Report Required by Oregon State Regulations | 116-117     |

***INTRODUCTORY SECTION***



City of Woodburn  
270 Montgomery Street  
Woodburn, OR 97071  
(503) 982-5222 / (503) 982-5244 FAX  
[www.ci.woodburn.or.us](http://www.ci.woodburn.or.us)

November 25, 2020

**To the Citizens of Woodburn, Honorable Mayor, City Council, and City Administrator:**

It is my pleasure to submit the Comprehensive Annual Financial Report (CAFR) of the City of Woodburn, Oregon, for the fiscal year ended June 30, 2020.

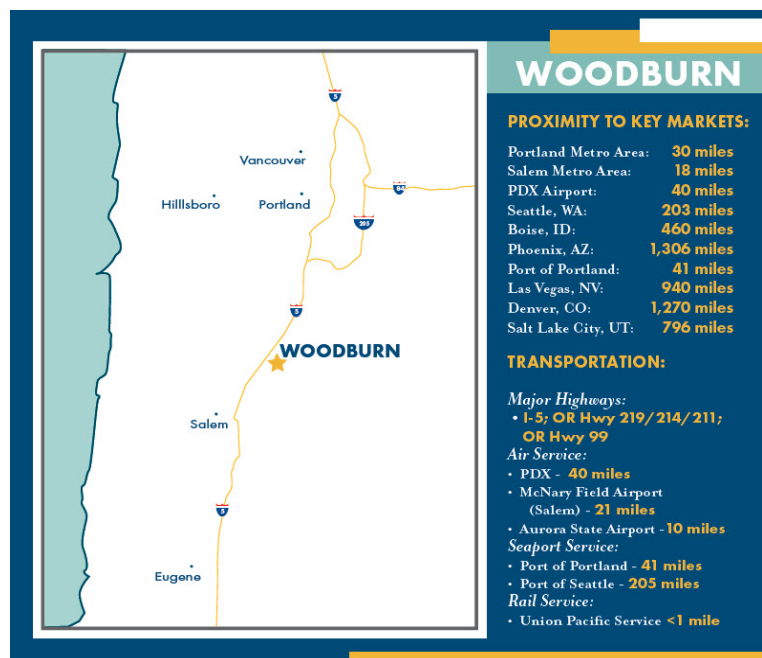
State law requires that a CAFR and component unit financial statements be published within six months of the fiscal year end and be audited in accordance with generally accepted auditing standards by independent certified public accountants. Independent auditors, Grove, Mueller & Swank, P.C., have issued an unmodified opinion on the City of Woodburn's financial statements for the fiscal year ended June 30, 2020. The independent auditors' report is presented in the Financial Section of this report. Responsibility for the completeness and reliability of the information contained in this report rests with the City's management and is based on an internal control structure designed for this purpose. The internal control structure is designed to provide reasonable, rather than absolute, assurance that these objectives are met, as the cost of the internal control should not exceed the related benefits.

In the Management's Discussion and Analysis (MD&A) section of this report, a narrative introduction, overview, and analysis of the basic financial statements is provided. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with the MD&A.

**CITY PROFILE**

The City of Woodburn is a municipal corporation which operates under a Council-Manager form of government. Policy making and legislative authority are vested on the City Council which consists of an elected Mayor (two-year term position) and six councilors (four-year term positions). The City Council is responsible for passing ordinances, resolutions, adopting a budget, and hiring the City Administrator and City Attorney among other things. The City Administrator is responsible for carrying out Council ordinances and policies, managing the daily operations, and appointing department heads.

Woodburn is located in the Willamette Valley, halfway between the larger urban areas of Portland and Salem. The city was incorporated as Woodburn on February 20, 1889.



The City of Woodburn, with a population of 25,135, is Oregon's 23rd most populated city, and 3<sup>rd</sup> populated city in Marion County. The City provides a full range of municipal services, including but not limited to: police, water, wastewater, municipal court, public works (water, sewer, storm, and transportation), economic development, community planning and building inspections, transit, parks, recreation, aquatics, and library.

**REPORTING ENTITY**

The financial statements include information for the City of Woodburn and its blended component unit, the Urban Renewal Agency of the City of Woodburn.

**BUDGET PROCESS**

The Oregon Constitution and Oregon Revised Statutes 294 require an adopted balanced budget by July 1, and that the fiscal year for local governments is July 1 through June 30. The budget sets forth City Council’s goals and objectives, and identifies the resources necessary to accomplish them. The legal level of budgetary control, as adopted by Council Resolution, is by fund, although department level detail is shown. Appropriations lapse at fiscal year-end and incomplete projects must be re-appropriated in the following fiscal year as part of the adoption of the annual budget.

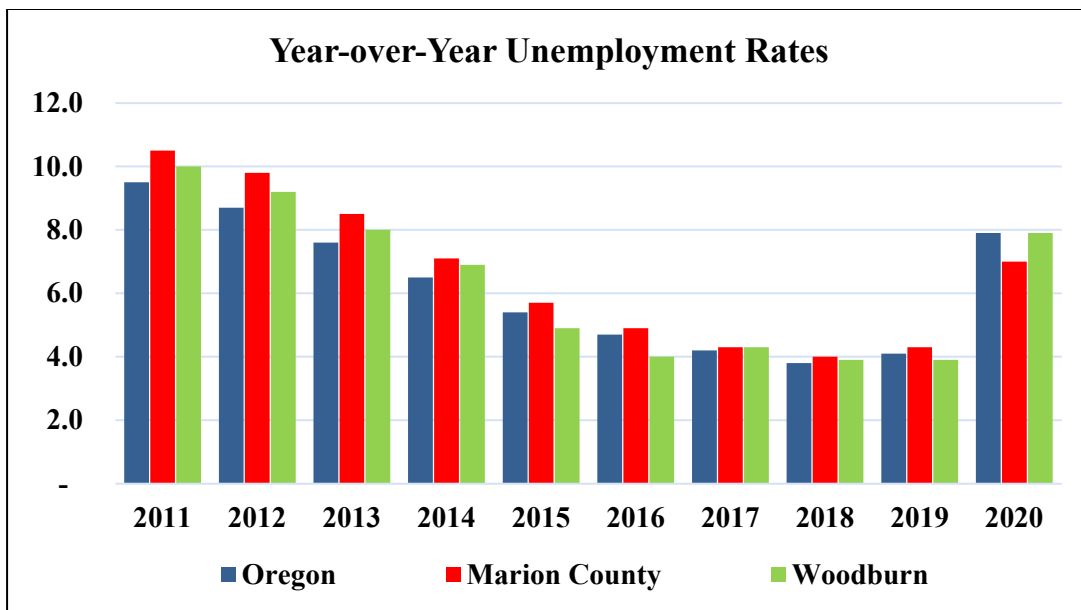
**ECONOMIC ENVIRONMENT**

Woodburn has high concentrations of employment across several traded-sector clusters. These clusters are key target industries for Woodburn and include:

- Production Technology and Machinery: manufacturing of machinery for food production, automatic sprinklers systems, bailing machines, hydraulic jacks, and other machinery production.
- Plastics Manufacturing: plastic and rubber products, chemical manufacturing, and plumbing fixtures. This cluster is strongly linked to production technology, machinery, and other chemical manufacturing.
- Metal Product Manufacturing: prefabricated metal building and component manufacturing, ornamental and architectural metal work manufacturing, bathtubs and sinks, metal pipe hangars, fire escapes, grills and grill work, and all other miscellaneous fabricated metal product manufacturing.
- Food Processing and Manufacturing: baked goods, fruit and vegetable canning, frozen foods, confectionary manufacturing, and other food related manufacturing.

Employment patterns in Woodburn, Marion County, and the Portland Region suggest that Woodburn has competitive advantages and opportunities for business development in these rapidly growing clusters:

- Apparel Manufacturing: cutting and sewing apparel, embroidering on textile products, carpet cutting and binding, sleeping bag manufacturing, hats and glove manufacturing, and other apparel manufacturing.
- Distribution and E-Commerce: wholesale trade, farm supplies and merchant wholesalers, refrigerated warehousing and storage, packaging and labeling services, or other warehouse and distribution.
- Information Technology and Analytic Technology: software publishers, electronic computer manufacturing, semiconductor manufacturing, laboratory instrument manufacturing.





Source: State of Oregon Employment Department

Oregon's unemployment rates have dropped dramatically over the last ten years. However, the COVID 19 pandemic has impacted the economy and resulted in increased unemployment. In September 2020, Oregon's year-over-year unemployment rate was 7.9 percent, and Woodburn's rate was 7.9 percent, which matches the U.S. unemployment rate of 7.9 percent for the same period.

Factors contributing to Woodburn's low unemployment rates include people's; availability, quality, skills, education/experience, and wages. Within the Woodburn Urban Growth Boundary there are 11,718 employees<sup>1</sup>. Beyond Woodburn, as of October 2020, Salem Region has a labor force of 193,805 and the Portland Region of 1,293,685<sup>1</sup>. This means that Woodburn businesses have access to a mix of highly educated skilled and unskilled workers from across the Salem and Portland Regions.

## **MAJOR ISSUES**

Development of the FY 2020-21 budget continued the focus on delivery of services to the community with cautious projections due to rising costs in the areas listed below, and an external focus to create a community leadership academy and exploration of a non-profit development center in Woodburn.

- COVID-19 Pandemic
- Wages,
- Public Employee Retirement System (PERS),
- Facility maintenance,
- Infrastructure needs, and
- Technology needs

The current budget includes set-asides for these anticipated costs. The future budgets will continue to be challenged with the need to balance delivery of service with fiscal prudence.

## **LONG-TERM FINANCIAL PLANNING**

A five-year forecast is prepared for each primary operating fund based on current service levels and conservative assumptions. Staff uses the financial plans to make recommendations for utility rate setting, debt refinancing opportunities, capital project budgets, and projection of operating expenses. Revenues are also projected to ensure that operating and capital needs are met.

## **RELEVANT FINANCIAL POLICIES**

The City of Woodburn completes an annual financial plan, which includes a review of the budget policies, fiscal strategy, and five-year forecast. Policy highlights include:

- Annual review to maintain fiscal responsibility, a balanced budget, and obtain policy direction.
- Identification of goals that maximize dedicated funding resources.
- Establishment of General Fund goals to set program priority, maximize City Council's discretion, establish a goal of cost efficiency, pursuit new revenue sources, and identify potential new programs.
- Reserve and contingency policy target levels.
- Compensation and benefit policies which address wages, health care and retirement costs.
- Capital improvement guidelines to set the importance of full cost identification, planning, and funding.
- Debt management policies to ensure thorough analysis of options.
- Investment parameters that prioritize fiscal safety, legal compliance, and a market rate of return.
- Annual audit policy to ensure financial compliance.
- Resource reduction strategy to provide guidance in fiscally challenged periods.

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<sup>1</sup> Source: State of Oregon Employment Department, August 2019 Employment and Unemployment in Oregon Counties

**DISTINGUISHED BUDGET PRESENTATION AWARD/EXCELLENCE IN FINANCIAL REPORTING AWARD**

The City of Woodburn received GFOA's Distinguished Budget Presentation Award for its FY 2019-20 annual budget document and the FY 2020-21 annual budget document has been submitted. This is the 8<sup>th</sup> consecutive year that the City of Woodburn has achieved the prestigious award of a distinguished presentation. The Distinguished Budget Presentation award is the highest form of recognition in governmental budgeting. Its attainment represents a significant accomplishment by a government and its management. In order to receive the award, a governmental unit must publish a budget document that meets program criteria as a policy document, a communications medium, an operations guide, and a financial plan. For the first time the City submitted its 2019-20 CAFR to the GFOA for the Excellence in Financial Reporting Award. Due to delays in the review process caused by the pandemic the City has not received word on the status of the application.

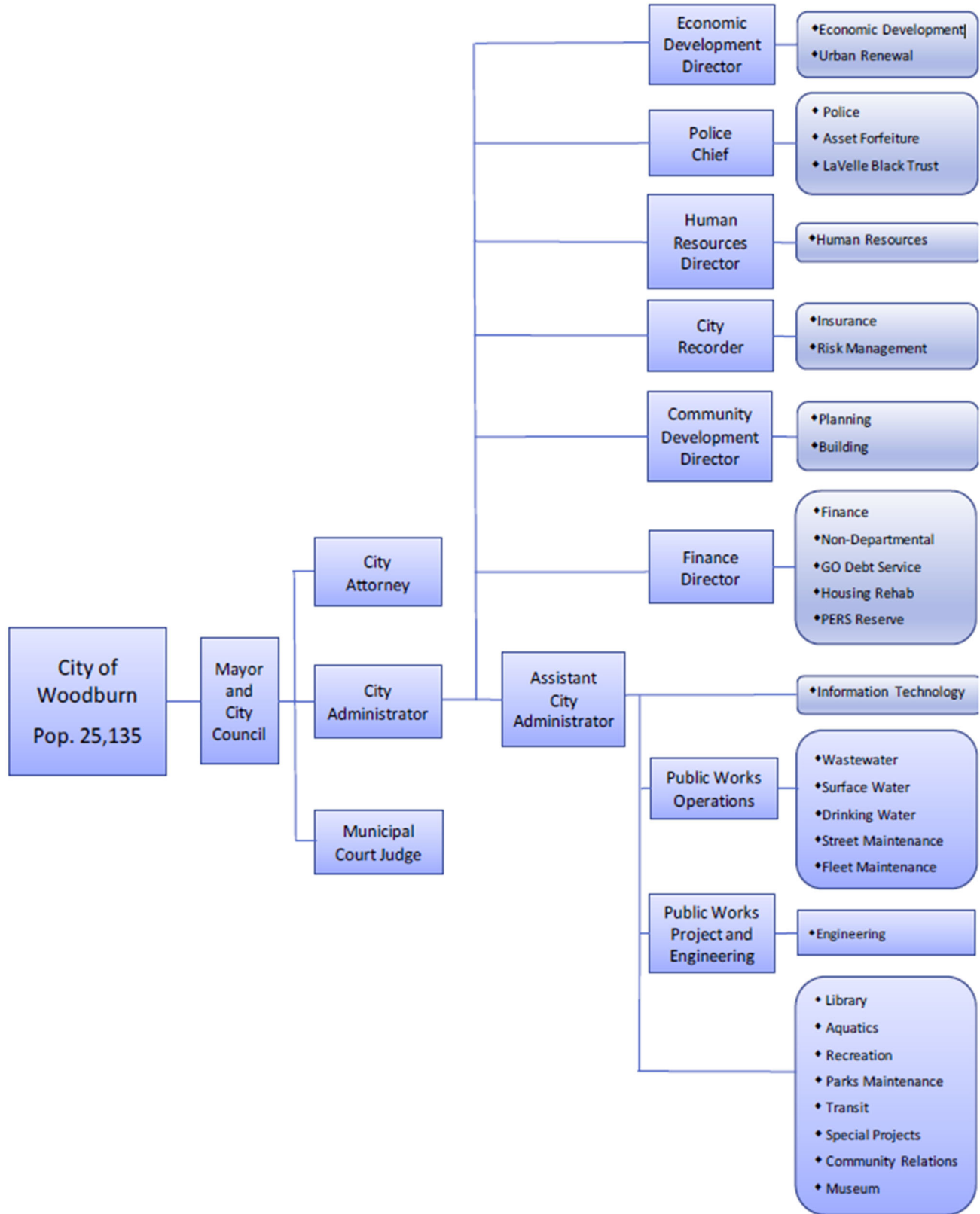
**ACKNOWLEDGMENTS**

This is the second year the City of Woodburn has prepared a Comprehensive Annual Financial Report, which goes beyond the preparation of financial reports to include sections for statistics and continuing disclosure. I would like to thank the entire Finance staff, especially Meghan Cook, Julie Moore, Tracy Fleck, and Rosie Sanchez for the excellent service they provide throughout the year which is reflected in this Comprehensive Annual Financial Report. This report is evidence of their dedication and many hours of hard work. I would also like to thank the City Council and City Administrator for the leadership and support they have provided in developing this CAFR.



Anthony Turley  
Finance Director

**ORGANIZATION OF THE CITY OF WOODBURN**



Source: City of Woodburn, FY 2020-21 Adopted Budget - Functional Organization Chart

**MAYOR AND COUNCIL MEMBERS**

| <u>Name</u>            | <u>Term Expires</u> |
|------------------------|---------------------|
| <i>Mayor</i>           |                     |
| Eric Swenson           | December 31, 2020   |
| <i>Council Members</i> |                     |
| Debbie Cabrales        | December 31, 2020   |
| Robert Carney          | December 31, 2022   |
| Mary Beth Cornwell     | December 31, 2022   |
| Lisa Ellsworth         | December 31, 2020   |
| Eric Morris            | December 31, 2020   |
| Sharon Schaub          | December 31, 2022   |

The above individuals may be contacted at the address below.

*Staff*

Scott Derickson, City Administrator  
N. Robert Shields, City Attorney  
Anthony Turley, Finance Director

City of Woodburn, Oregon  
270 Montgomery Street  
Woodburn, Oregon 97071

***FINANCIAL SECTION***



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

CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

[www.gmscpa.com](http://www.gmscpa.com)

(503) 581-7788 • FAX (503) 581-0152

475 Cottage Street NE, Suite 200 • Salem, Oregon 97301-3814

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

Honorable Mayor and Council Members  
City of Woodburn  
270 Montgomery Street  
Woodburn, Oregon 97071

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Woodburn as of and for the year ended June 30, 2020, 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

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

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

## ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Woodburn as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (MD&A) and the schedules of revenues, expenditures and changes in fund balance – budget and actual for the General, PERS Reserve, Street and Urban Renewal funds (“the budgetary schedules”), the City's PERS schedules and the City's OPEB schedules 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 management's discussion and analysis, PERS schedules and OPEB schedules described in the preceding paragraph in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The budgetary schedules described above were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The budgetary schedules have been subject 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 budgetary schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Supplementary Information***

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

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

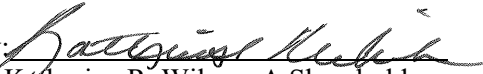
*Other Information*

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

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

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated November 25, 2020 on our consideration of the City's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

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

By:   
Katherine R. Wilson, A Shareholder  
November 25, 2020



# CITY OF WOODBURN

Year Ended June 30, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management's Discussion and Analysis of the City of Woodburn's Comprehensive Annual Financial Report (CAFR) presents a discussion and analysis of the City's financial performance during the fiscal year ended June 30, 2020. The information presented here should be considered in conjunction with the financial statements included in this report.

### FINANCIAL HIGHLIGHTS

Following are the financial highlights of the City for the fiscal year ended June 30:

|  | <u>2020</u>    | <u>2019</u>    | <u>Change</u> |
|--|----------------|----------------|---------------|
| Net position                               | \$ 140,295,337 | \$ 131,617,868 | \$ 8,677,469  |
| Change in net position                     | 8,677,469      | 6,895,584      | 1,781,885     |
| Governmental activities net position       | 79,813,938     | 74,880,614     | 4,933,324     |
| Business-type activities fund net position | 60,481,399     | 56,737,254     | 3,744,145     |
| Change in governmental net position        | 4,933,324      | 3,461,003      | 1,472,321     |
| Change in proprietary fund net position    | 3,744,145      | 3,434,581      | 309,564       |

### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The basic financial statements include three components: the government-wide financial statements, the fund financial statements and notes to the financial statements. This report also contains required and other supplementary information.

**Government-wide financial statements.** The government-wide financial statements present the net position (*statement of net position*) and results of operations (*statement of activities*) of the City as a whole. Included are all governmental and business-type assets, deferred outflows, liabilities, deferred inflows and activities of the City. The measurement focus and basis of accounting are the same for the entire City. The measurement focus is on all economic resources of the City, including current financial resources (assets) and non-current financial resources (capital assets) and the related current and non-current liabilities and equity accounts. Both government-wide statements are prepared using the accrual basis of accounting, which is similar to the methods used by most businesses and takes into account all revenues and expenses connected with the fiscal year, even if cash involved has not been received or paid.

*The statement of net position* presents information on all the City's assets, deferred outflows, liabilities and deferred inflows, with the difference reported as net position. Increases or decreases in net position may indicate whether the City's financial position is improving or deteriorating.

*The statement of activities* presents the expenses incurred in providing services to the public and the revenues associated with those activities for both governmental and business-type activities. The statement of activities begins with expenses by function. To these functions are applied charges for services, operating grants and contributions and capital grants and contributions. The resulting sums, with some adjustments, represent charges to taxpayers and may equate to the nearest that governments can determine the "bottom line".

The government-wide financial statements are divided into two categories. Governmental activities are services funded through property taxes and intergovernmental revenues. The governmental activities for the City include general government, public safety, highways and streets, culture and recreation, and economic development. Business-type activities are operations funded primarily through charges to external users of goods and services. Business-type activities include water and sewer.

**Fund Financial Statements.** A fund is a fiscal and accounting entity with a self-balancing set of accounts that is used to segregate resources that are restricted to a particular activity. The use of funds deters commingling of resources designated for a specific purpose, prevents unauthorized transfer of surpluses, and ensures compliance with legal and contractual requirements. The City has two types of fund 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 current sources and uses of spendable resources and use the modified accrual basis of accounting. Operating statements include all sources and uses of financial resources, and display the excess of revenues and other financial sources over (under) expenditures and other uses. Included in the balance sheet are liquid assets and receivables that will be converted into cash currently and short-term liabilities, including payables to vendors and employees. Unmatured bond principal or liabilities for compensated absences not to be paid in the fiscal year are not included. Because the governmental fund statements do not encompass the long-term focus of the government-wide statements, reconciliations are provided on the subsequent page of the governmental fund statements. The emphasis is on major funds that account for the predominant assets and activities of all funds.

The City maintains sixteen individual governmental funds. Information is presented separately for the General Fund, Street Fund, and Urban Renewal Fund in the Governmental Fund Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balances. The other governmental funds are combined into a single, aggregated presentation. Information for these non-major governmental funds is provided in the form of *combining statements*.

*Proprietary Funds.* The City maintains two different types of proprietary funds: enterprise and internal service funds. These funds are used to show activities that operate more like those of commercial enterprises. Fees are charged for services provided, both to outside customers and to other units of the City. Enterprise funds are presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and sewer activities. Internal service funds account for activities furnishing goods or services to other units of the government. Charges for these services are on a cost-reimbursement basis. The internal services funds include insurance and information services. The internal service funds are reported with governmental activities in the government-wide financial statements.

Proprietary fund statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for Water Operations and Sewer Operations. The internal service funds are combined into a single column in the proprietary fund financial statements.

The City adopts an annual appropriated budget for all of its funds. Budgetary comparison statements, demonstrating compliance with this budget, have been provided.

**Notes to the Financial Statements.** The notes to the financial statements are an integral part of the basic financial statements and should be read along with them. The notes provide additional information necessary to communicate the financial position of the City.

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required and other supplementary information concerning the City.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The City had \$177,624,719 in total assets, \$9,065,369 in total deferred outflows, \$44,234,382 in total liabilities and \$2,160,369 in total deferred inflows, resulting in combined net position of \$140,295,337 for governmental and business-type activities. The largest component of the City's net position reflects its net investment in capital assets (i.e., land, buildings, equipment and infrastructure, less any related debt outstanding that was needed to acquire or construct the assets). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted 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.

Governmental capital assets, net of depreciation, increased \$4,339,067 over the prior year mainly due to renovation work at City Hall and urban renewal projects in the downtown area.

Business-type capital assets, net of depreciation, decreased \$1,063,973 over the prior year due to current year depreciation.

Total liabilities for both governmental and business-type activities decreased by \$5,174,039 from the prior year mainly due to payments on long-term debt.

Overall, the City's financial net position increased by \$8,677,469 (7%). The majority of this increase is due to an increase in capital assets and a decrease in long-term debt outstanding.

### Statement of Net Position

The following table reflects the condensed Statement of Net Position compared to the prior year.

|                                  | 2020                    |                          |                | 2019                    |                          |                | Change                  |                          |                |
|----------------------------------|-------------------------|--------------------------|----------------|-------------------------|--------------------------|----------------|-------------------------|--------------------------|----------------|
|                                  | Governmental Activities | Business-type Activities | Total          | Governmental Activities | Business-type Activities | Total          | Governmental Activities | Business-type Activities | Total          |
| Cash and investments             | \$ 22,189,818           | \$ 27,305,966            | \$ 49,495,784  | \$ 26,764,428           | \$ 27,717,274            | \$ 54,481,702  | \$ (4,574,610)          | \$ (411,308)             | \$ (4,985,918) |
| Other assets                     | 2,757,594               | 943,079                  | 3,700,673      | 2,133,650               | 928,577                  | 3,062,227      | 623,944                 | 14,502                   | 638,446        |
| Capital assets                   | 70,551,381              | 53,876,881               | 124,428,262    | 66,212,314              | 54,940,854               | 121,153,168    | 4,339,067               | (1,063,973)              | 3,275,094      |
| <i>Total Assets</i>              | 95,498,793              | 82,125,926               | 177,624,719    | 95,110,392              | 83,586,705               | 178,697,097    | 388,401                 | (1,460,779)              | (1,072,378)    |
| Deferred outflows                | 7,402,891               | 1,662,478                | 9,065,369      | 4,333,212               | 840,968                  | 5,174,180      | 3,069,679               | 821,510                  | 3,891,189      |
| Other liabilities                | 14,505,304              | 3,954,800                | 18,460,104     | 14,203,263              | 3,178,115                | 17,381,378     | 302,041                 | 776,685                  | 1,078,726      |
| Long-term debt                   | 6,920,670               | 18,853,608               | 25,774,278     | 8,157,849               | 23,869,194               | 32,027,043     | (1,237,179)             | (5,015,586)              | (6,252,765)    |
| <i>Total Liabilities</i>         | 21,425,974              | 22,808,408               | 44,234,382     | 22,361,112              | 27,047,309               | 49,408,421     | (935,138)               | (4,238,901)              | (5,174,039)    |
| Deferred inflows                 | 1,661,772               | 498,597                  | 2,160,369      | 2,201,878               | 643,110                  | 2,844,988      | (540,106)               | (144,513)                | (684,619)      |
| Net position:                    |                         |                          |                |                         |                          |                |                         |                          |                |
| Net investment in capital assets | 64,447,990              | 46,922,723               | 111,370,713    | 58,807,325              | 43,073,472               | 101,880,797    | 5,640,665               | 3,849,251                | 9,489,916      |
| Restricted                       | 12,238,720              | 17,249,531               | 29,488,251     | 13,987,334              | 17,081,733               | 31,069,067     | (1,748,614)             | 167,798                  | (1,580,816)    |
| Unrestricted                     | 3,127,228               | (3,690,855)              | (563,627)      | 2,085,955               | (3,417,951)              | (1,331,996)    | 1,041,273               | (272,904)                | 768,369        |
| <i>Total Net Position</i>        | \$ 79,813,938           | \$ 60,481,399            | \$ 140,295,337 | \$ 74,880,614           | \$ 56,737,254            | \$ 131,617,868 | \$ 4,933,324            | \$ 3,744,145             | \$ 8,677,469   |

### Governmental Activities

The City's net position from governmental activities increased \$4,933,324 (6%) from June 30, 2019 to June 30, 2020 due to an increase in program revenues coupled with controlled program expenses.

## Business-type Activities

The City's net position from business-type activities increased \$3,744,145 (7%) from June 30, 2019 to June 30, 2020 due mainly to the reduction of long-term debt coupled with an increase in charges for services and controlled expenses.

## Statement of Activities

The following table reflects the condensed Statement of Activities compared to the prior year.

|   | 2020                    |                          |                | 2019                    |                          |                | Change                  |                          |              |
|---|-------------------------|--------------------------|----------------|-------------------------|--------------------------|----------------|-------------------------|--------------------------|--------------|
|   | Governmental Activities | Business-type Activities | Total          | Governmental Activities | Business-type Activities | Total          | Governmental Activities | Business-type Activities | Total        |
| <b>Revenues</b>                                 |                         |                          |                |                         |                          |                |                         |                          |              |
| Program Revenues                                |                         |                          |                |                         |                          |                |                         |                          |              |
| Charges for service                             | \$ 2,642,482            | \$ 12,112,632            | \$ 14,755,114  | \$ 2,446,723            | \$ 11,863,555            | \$ 14,310,278  | \$ 195,759              | \$ 249,077               | \$ 444,836   |
| Operating grants and contributions              | 4,346,664               | -                        | 4,346,664      | 2,582,883               | -                        | 2,582,883      | 1,763,781               | -                        | 1,763,781    |
| Capital grants and contributions                | 2,506,331               | 425,801                  | 2,932,132      | 934,723                 | 376,165                  | 1,310,888      | 1,571,608               | 49,636                   | 1,621,244    |
| <i>Total Program Revenues</i>                   | 9,495,477               | 12,538,433               | 22,033,910     | 5,964,329               | 12,239,720               | 18,204,049     | 3,531,148               | 298,713                  | 3,829,861    |
| General Revenues                                |                         |                          |                |                         |                          |                |                         |                          |              |
| Property taxes                                  | 10,908,076              | -                        | 10,908,076     | 10,467,041              | -                        | 10,467,041     | 441,035                 | -                        | 441,035      |
| Franchise taxes                                 | 1,528,351               | -                        | 1,528,351      | 1,537,523               | -                        | 1,537,523      | (9,172)                 | -                        | (9,172)      |
| Other taxes                                     | 491,023                 | -                        | 491,023        | 595,650                 | -                        | 595,650        | (104,627)               | -                        | (104,627)    |
| Intergovernmental                               | 903,481                 | -                        | 903,481        | 831,319                 | -                        | 831,319        | 72,162                  | -                        | 72,162       |
| Other   | 561,074                 | 693,058                  | 1,254,132      | 1,051,046               | 836,257                  | 1,887,303      | (489,972)               | (143,199)                | (633,171)    |
| <i>Total General Revenues</i>                   | 14,392,005              | 693,058                  | 15,085,063     | 14,482,579              | 836,257                  | 15,318,836     | (90,574)                | (143,199)                | (233,773)    |
| <i>Total Revenues</i>                           | 23,887,482              | 13,231,491               | 37,118,973     | 20,446,908              | 13,075,977               | 33,522,885     | 3,440,574               | 155,514                  | 3,596,088    |
| <b>Expenses</b>                                 |                         |                          |                |                         |                          |                |                         |                          |              |
| General government                              | 4,673,660               | -                        | 4,673,660      | 1,162,602               | -                        | 1,162,602      | 3,511,058               | -                        | 3,511,058    |
| Public safety                                   | 6,982,033               | -                        | 6,982,033      | 7,687,490               | -                        | 7,687,490      | (705,457)               | -                        | (705,457)    |
| Highways and streets                            | 2,113,284               | -                        | 2,113,284      | 2,787,782               | -                        | 2,787,782      | (674,498)               | -                        | (674,498)    |
| Culture and recreation                          | 4,139,885               | -                        | 4,139,885      | 4,226,653               | -                        | 4,226,653      | (86,768)                | -                        | (86,768)     |
| Economic development                            | 2,025,642               | -                        | 2,025,642      | 2,023,962               | -                        | 2,023,962      | 1,680                   | -                        | 1,680        |
| Interest on long-term debt                      | 59,907                  | -                        | 59,907         | 76,949                  | -                        | 76,949         | (17,042)                | -                        | (17,042)     |
| Water   | -                       | 2,679,610                | 2,679,610      | -                       | 3,012,632                | 3,012,632      | -                       | (333,022)                | (333,022)    |
| Sewer   | -                       | 5,767,483                | 5,767,483      | -                       | 5,649,231                | 5,649,231      | -                       | 118,252                  | 118,252      |
| <i>Total Expenses</i>                           | 19,994,411              | 8,447,093                | 28,441,504     | 17,965,438              | 8,661,863                | 26,627,301     | 2,028,973               | (214,770)                | 1,814,203    |
| <i>Changes in Net Position Before Transfers</i> | 3,893,071               | 4,784,398                | 8,677,469      | 2,481,470               | 4,414,114                | 6,895,584      | 1,411,601               | 370,284                  | 1,781,885    |
| <i>Transfers</i>                                | 1,040,253               | (1,040,253)              | -              | 979,533                 | (979,533)                | -              | 60,720                  | (60,720)                 | -            |
| <i>Change in Net Position</i>                   | 4,933,324               | 3,744,145                | 8,677,469      | 3,461,003               | 3,434,581                | 6,895,584      | 1,472,321               | 309,564                  | 1,781,885    |
| <i>Beginning Net Position</i>                   | 74,880,614              | 56,737,254               | 131,617,868    | 71,419,611              | 53,302,673               | 124,722,284    | 3,461,003               | 3,434,581                | 6,895,584    |
| <i>Ending Net Position</i>                      | \$ 79,813,938           | \$ 60,481,399            | \$ 140,295,337 | \$ 74,880,614           | \$ 56,737,254            | \$ 131,617,868 | \$ 4,933,324            | \$ 3,744,145             | \$ 8,677,469 |

**Governmental Activities.** Total revenues for the City's governmental activities were \$23,887,482 for the fiscal year ended June 30, 2020. Approximately 46% of the total revenue for the governmental activities was derived from property taxes and approximately 40% of the total revenue was from program revenues. Total expenses for governmental activities were \$19,994,411 and net transfers in were \$1,040,253 resulting in a \$4,933,324 increase in net position. General government activities accounted for approximately 23% of the total governmental activities expense. Public safety, highways and streets, culture and recreation, and economic development expenses account for approximately 76% of the total, and interest on long-term debt was less than 1% of total governmental activities expenses.

**Business-Type Activities.** Revenues of business-type activities totaled \$13,231,491 for the current fiscal year. These activities generated \$12,538,433 in program revenues, and \$693,058 in interest earnings and miscellaneous revenues. The total expenses for business-type activities were \$8,447,093 and net transfers out were \$1,040,253 resulting in a \$3,744,145 increase in net position. Business-type activities for the City of Woodburn consist of operations for water and sewer services.

## FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted previously, the City uses fund accounting to segregate resources that are restricted to a particular activity. Fund balance represents the excess of the assets of the fund over its liabilities. Because the fund financial statements focus on current sources and uses of spendable resources, fund balances relating to each fund may be useful in assessing the government's net resources available.

**Governmental Funds.** At the end of the fiscal year, there was \$21,267,161 of fund balance of the governmental funds, a decrease of \$1,981,978 from the prior year. The City's governmental funds include the General Fund, Street Fund, Urban Renewal Fund and other non-major funds.

The General Fund is the chief operating fund of the City. At the end of the fiscal year, a fund balance of \$6,835,922 was reported by the General Fund. The fund balance decreased by \$1,120,445 from the previous year due to increases in non-departmental expenditures offset by increases in transfers in and decreases in transfers out.

The City reports two other major governmental funds. The Street Fund had a fund balance of \$4,242,863, a decrease of \$346,168 from the previous year, due mainly to an increase in transfers out. The Urban Renewal Fund had a balance of \$1,354,312, a decrease of \$1,217,695, due to debt service and capital outlay in excess of revenue.

**Proprietary Funds.** At the end of the current fiscal year, net position of the enterprise funds equaled \$60,481,399, an increase of \$3,744,145 from the prior year, and net position of the internal service funds equaled \$752,751, an increase of \$147,669 from the prior year.

The City reports two major proprietary funds, the Water Operations Fund and the Sewer Operations Fund. The Water Operations Fund had a net position of \$9,824,690, an increase of \$1,466,263 from previous year, mainly due to an increase in charges for services. The Sewer Operations Fund had a net position of \$50,656,709, an increase of \$2,277,882 from previous year, due to stable charges for services and controlled operating expenses.

## GENERAL FUND BUDGETARY HIGHLIGHTS

Actual revenues (budgetary basis), were under budgeted amounts by less than 1%. General Fund expenditures ended \$4,569,451 below budgeted amounts primarily due to management efforts to contain costs throughout the fiscal year. There was one supplemental budget that affected balances in the General Fund during the year, which resulted in an increase in transfers out and a decrease in contingency of \$460,000.

## CAPITAL ASSET AND DEBT ADMINISTRATION

**Capital Assets.** The City's investment in capital assets for its governmental and business-type activities equaled \$70,551,381 and \$53,876,881 respectively, at the end of the current fiscal year, net of accumulated depreciation. This investment includes land, construction in process, buildings, equipment, and infrastructure. Additional information about the City's capital assets is presented on pages 32-33 in the notes to the financial statements.

|                          | <i>Governmental Activities</i> |                      | <i>Business-type Activities</i> |                      | <i>Total</i>          |                       |
|--------------------------|--------------------------------|----------------------|---------------------------------|----------------------|-----------------------|-----------------------|
|                          | <i>2020</i>                    | <i>2019</i>          | <i>2020</i>                     | <i>2019</i>          | <i>2020</i>           | <i>2019</i>           |
| Land                     | \$ 23,056,538                  | \$ 23,055,692        | \$ 1,783,816                    | \$ 1,783,816         | \$ 24,840,354         | \$ 24,839,508         |
| Construction in progress | 11,715,865                     | 6,529,430            | 4,879,135                       | 4,175,633            | 16,595,000            | 10,705,063            |
| Buildings                | 17,255,382                     | 17,255,382           | 62,748,380                      | 62,748,380           | 80,003,762            | 80,003,762            |
| Equipment                | 7,936,642                      | 7,403,150            | 3,028,659                       | 3,028,659            | 10,965,301            | 10,431,809            |
| Infrastructure           | 44,632,537                     | 44,562,023           | 32,362,730                      | 31,746,151           | 76,995,267            | 76,308,174            |
| Accumulated depreciation | (34,045,583)                   | (32,593,363)         | (50,925,839)                    | (48,541,785)         | (84,971,422)          | (81,135,148)          |
| Net capital assets       | <u>\$ 70,551,381</u>           | <u>\$ 66,212,314</u> | <u>\$ 53,876,881</u>            | <u>\$ 54,940,854</u> | <u>\$ 124,428,262</u> | <u>\$ 121,153,168</u> |

**Long-term Debt.** At the end of the current fiscal year, long-term debt outstanding for the governmental activities totaled \$6,920,670, compared to \$8,157,849 in the prior year. The decrease is due to scheduled debt repayments. For the business-type activities, total long-term debt equaled \$18,853,610 compared to \$23,869,194 in the prior year. The decrease is due to scheduled debt repayments. Additional information about the City’s long-term debt outstanding is presented on pages 34-36 in the notes to the financial statements.

|                            | <i>Governmental Activities</i> |                     | <i>Business-type Activities</i> |                      | <i>Total</i>         |                      |
|----------------------------|--------------------------------|---------------------|---------------------------------|----------------------|----------------------|----------------------|
|                            | <i>2020</i>                    | <i>2019</i>         | <i>2020</i>                     | <i>2019</i>          | <i>2020</i>          | <i>2019</i>          |
| General obligation bonds   | \$ 2,301,000                   | \$ 2,812,000        | \$ -                            | \$ -                 | \$ 2,301,000         | \$ 2,812,000         |
| Direct borrowings          | 3,808,000                      | 4,600,000           | -                               | -                    | 3,808,000            | 4,600,000            |
| Direct placement revenue b | -                              | -                   | 17,266,543                      | 22,158,072           | 17,266,543           | 22,158,072           |
| Bond premium               | -                              | -                   | 1,519,698                       | 1,657,852            | 1,519,698            | 1,657,852            |
| Accrued compensated abse   | 811,670                        | 745,849             | 67,369                          | 53,270               | 879,039              | 799,119              |
|                            | <u>\$ 6,920,670</u>            | <u>\$ 8,157,849</u> | <u>\$ 18,853,610</u>            | <u>\$ 23,869,194</u> | <u>\$ 25,774,280</u> | <u>\$ 32,027,043</u> |

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

Oregon, much like the national economic environment, has steadily improved over the last few years. The low unemployment rates have positively impacted wages and Oregon’s median household incomes have risen. The strong economy, coupled with steady population growth and Woodburn’s 2015 approval of the Urban Growth Boundary, will result in an increase in local development and property tax revenue projections.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide the City of Woodburn’s citizens, taxpayers, customers, investors and creditors with a general overview of the City’s finances and to demonstrate the City’s accountability for the money it receives. Questions about this report or requests for additional financial information should be addressed to the City of Woodburn, 270 Montgomery Street, Woodburn, Oregon 97071.

***BASIC FINANCIAL STATEMENTS***

**CITY OF WOODBURN, OREGON**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2020**

|   | <b>Governmental<br/>Activities</b> | <b>Business-type<br/>Activities</b> | <b>Totals</b>         |
|---|------------------------------------|-------------------------------------|-----------------------|
| <b>ASSETS</b>                             |                                    |                                     |                       |
| Cash and investments                      | \$ 22,189,818                      | \$ 27,305,966                       | \$ 49,495,784         |
| Accounts receivable                       | 1,521,252                          | 1,032,834                           | 2,554,086             |
| Property taxes receivable                 | 437,379                            | -                                   | 437,379               |
| Assessment liens receivable               | 20,460                             | -                                   | 20,460                |
| Loans receivable                          | 497,714                            | -                                   | 497,714               |
| Prepaid expenses                          | 26,690                             | 6,859                               | 33,549                |
| Internal balances                         | 131,181                            | (131,181)                           | -                     |
| Non-depreciable capital assets            | 34,772,403                         | 6,662,951                           | 41,435,354            |
| Other capital assets, net of depreciation | 35,778,978                         | 47,213,930                          | 82,992,908            |
| OPEB asset                                | 122,918                            | 34,567                              | 157,485               |
| <i>Total Assets</i>                       | <u>95,498,793</u>                  | <u>82,125,926</u>                   | <u>177,624,719</u>    |
| <b>DEFERRED OUTFLOWS</b>                  |                                    |                                     |                       |
| Deferred outflows related to PERS         | 7,321,964                          | 1,639,271                           | 8,961,235             |
| Deferred outflows related to OPEB         | 75,318                             | 22,304                              | 97,622                |
| Deferred charges on refunding             | 5,609                              | 903                                 | 6,512                 |
| <i>Total Deferred Outflows</i>            | <u>7,402,891</u>                   | <u>1,662,478</u>                    | <u>9,065,369</u>      |
| <b>LIABILITIES</b>                        |                                    |                                     |                       |
| Accounts payable                          | 693,658                            | 376,665                             | 1,070,323             |
| Accrued payroll liabilities               | 532,239                            | -                                   | 532,239               |
| Deposits payable                          | -                                  | 138,165                             | 138,165               |
| Interest payable                          | 11,814                             | 271,568                             | 283,382               |
| Noncurrent liabilities:                   |                                    |                                     |                       |
| Due within one year:                      |                                    |                                     |                       |
| Long-term debt                            | 1,348,000                          | 5,098,001                           | 6,446,001             |
| Bond premium                              | -                                  | 138,154                             | 138,154               |
| Accrued compensated absences              | 324,668                            | 26,948                              | 351,616               |
| Due in more than one year:                |                                    |                                     |                       |
| Long-term debt                            | 4,761,000                          | 12,168,541                          | 16,929,541            |
| Bond premium                              | -                                  | 1,381,543                           | 1,381,543             |
| Accrued compensated absences              | 487,002                            | 40,421                              | 527,423               |
| OPEB liability                            | 502,436                            | 151,154                             | 653,590               |
| Net pension liability                     | 12,765,157                         | 3,017,248                           | 15,782,405            |
| <i>Total Liabilities</i>                  | <u>21,425,974</u>                  | <u>22,808,408</u>                   | <u>44,234,382</u>     |
| <b>DEFERRED INFLOWS</b>                   |                                    |                                     |                       |
| Deferred inflows related to PERS          | 1,545,547                          | 464,543                             | 2,010,090             |
| Deferred inflows related to OPEB          | 116,225                            | 34,054                              | 150,279               |
| <i>Total Deferred Inflows</i>             | <u>1,661,772</u>                   | <u>498,597</u>                      | <u>2,160,369</u>      |
| <b>NET POSITION</b>                       |                                    |                                     |                       |
| Net investment in capital assets          | 64,447,990                         | 46,922,723                          | 111,370,713           |
| Restricted for:                           |                                    |                                     |                       |
| Debt service                              | 32,604                             | -                                   | 32,604                |
| Culture and recreation                    | 170,172                            | -                                   | 170,172               |
| Community development                     | 2,292,920                          | -                                   | 2,292,920             |
| Construction                              | 9,743,024                          | 17,249,531                          | 26,992,555            |
| Unrestricted                              | 3,127,228                          | (3,690,855)                         | (563,627)             |
| <i>Total Net Position</i>                 | <u>\$ 79,813,938</u>               | <u>\$ 60,481,399</u>                | <u>\$ 140,295,337</u> |

*The accompanying notes are an integral part of the financial statements.*



**CITY OF WOODBURN, OREGON**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED JUNE 30, 2020**

| <b>FUNCTIONS/PROGRAMS</b>               | <b>Expenses</b>      | <b>Program Revenues</b>                             |   |   |
|---|----------------------|---|---|---|
|   |                      | <b>Fees, Fines<br/>and Charges<br/>for Services</b> | <b>Operating<br/>Grants and<br/>Contributions</b> | <b>Capital<br/>Grants and<br/>Contributions</b> |
| <b>Governmental activities:</b>         |                      |   |   |   |
| General government                      | \$ 4,673,660         | \$ 243,805  | \$ 720,761  | \$ 73,674                                       |
| Public safety                           | 6,982,033            | 243,369   | 3,190   | 275   |
| Highways and streets                    | 2,113,284            | 2,275   | 1,707,151   | 1,527,699                                       |
| Culture and recreation                  | 4,139,885            | 573,205   | 875,410   | 904,683   |
| Economic development                    | 2,025,642            | 1,579,828   | 1,040,152   | -   |
| Interest on long-term debt              | 59,907               | -   | -   | -   |
| <i>Total Governmental activities</i>    | 19,994,411           | 2,642,482   | 4,346,664   | 2,506,331                                       |
| <b>Business-type activities:</b>        |                      |   |   |   |
| Water                                   | 2,679,610            | 3,990,442   | -   | 296,217   |
| Sewer                                   | 5,767,483            | 8,122,190   | -   | 129,584   |
| <i>Total Business-type activities</i>   | 8,447,093            | 12,112,632  | -   | 425,801   |
| <i>Total Activities</i>                 | <u>\$ 28,441,504</u> | <u>\$ 14,755,114</u>                                | <u>\$ 4,346,664</u>                               | <u>\$ 2,932,132</u>                             |
| <b>General Revenues:</b>                |                      |   |   |   |
| Property taxes                          |                      |   |   |   |
| Franchise taxes                         |                      |   |   |   |
| Other taxes                             |                      |   |   |   |
| Intergovernmental                       |                      |   |   |   |
| Gain on disposition of assets           |                      |   |   |   |
| Unrestricted investment earnings        |                      |   |   |   |
| Miscellaneous                           |                      |   |   |   |
| <i>Total General Revenues</i>           |                      |   |   |   |
| <b>Transfers</b>                        |                      |   |   |   |
| <b>Change in Net Position</b>           |                      |   |   |   |
| <b>Net Position - beginning of year</b> |                      |   |   |   |
| <b>Net Position - end of year</b>       |                      |   |   |   |

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***Net (Expenses) Revenues  
and Changes in Net Position***

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| <b><i>Governmental<br/>Activities</i></b> | <b><i>Business-type<br/>Activities</i></b> | <b><i>Totals</i></b> |
|---|--|----------------------|
| \$ (3,635,420)                            | \$ -                                       | \$ (3,635,420)       |
| (6,735,199)                               | -  | (6,735,199)          |
| 1,123,841                                 | -  | 1,123,841            |
| (1,786,587)                               | -  | (1,786,587)          |
| 594,338                                   | -  | 594,338              |
| (59,907)                                  | -  | (59,907)             |
| (10,498,934)                              | -  | (10,498,934)         |
| -   | 1,607,049                                  | 1,607,049            |
| -   | 2,484,291                                  | 2,484,291            |
| -   | 4,091,340                                  | 4,091,340            |
| (10,498,934)                              | 4,091,340                                  | (6,407,594)          |
| 10,908,076                                | -  | 10,908,076           |
| 1,528,351                                 | -  | 1,528,351            |
| 491,023                                   | -  | 491,023              |
| 903,481                                   | -  | 903,481              |
| 11,060                                    | -  | 11,060               |
| 517,897                                   | 622,056                                    | 1,139,953            |
| 32,117                                    | 71,002                                     | 103,119              |
| 14,392,005                                | 693,058                                    | 15,085,063           |
| 1,040,253                                 | (1,040,253)                                | -                    |
| 4,933,324                                 | 3,744,145                                  | 8,677,469            |
| 74,880,614                                | 56,737,254                                 | 131,617,868          |
| \$ 79,813,938                             | \$ 60,481,399                              | \$ 140,295,337       |

*The accompanying notes are an integral part of the financial statements.*

**CITY OF WOODBURN, OREGON**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**JUNE 30, 2020**

|   | <u>Special Revenue</u> |               |                      |
|---|------------------------|---------------|----------------------|
|   | <u>General</u>         | <u>Street</u> | <u>Urban Renewal</u> |
| <b>ASSETS</b>   |                        |               |                      |
| Cash and investments  | \$ 6,617,203           | \$ 4,181,442  | \$ 1,614,325         |
| Accounts receivable   | 728,941                | 122,613       | -                    |
| Property taxes receivable                                   | 383,469                | -             | 30,516               |
| Assessment liens receivable                                 | -                      | -             | -                    |
| Loans receivable  | -                      | -             | -                    |
| Prepaid expenses  | 23,390                 | -             | -                    |
| Due from other funds  | 746,961                | -             | -                    |
|   | <hr/>                  | <hr/>         | <hr/>                |
| <i>Total Assets</i>   | \$ 8,499,964           | \$ 4,304,055  | \$ 1,644,841         |
|   | <hr/> <hr/>            | <hr/> <hr/>   | <hr/> <hr/>          |
| <b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES</b>      |                        |               |                      |
| <b>Liabilities</b>  |                        |               |                      |
| Accounts payable  | \$ 144,934             | \$ 24,868     | \$ 253,224           |
| Accrued payroll and payroll liabilities                     | 532,239                | -             | -                    |
| Due to other funds  | 333,903                | 36,324        | 7,841                |
|   | <hr/>                  | <hr/>         | <hr/>                |
| <i>Total Liabilities</i>                                    | 1,011,076              | 61,192        | 261,065              |
| <b>Deferred Inflows</b>                                     |                        |               |                      |
| Unavailable revenue   | 652,966                | -             | 29,464               |
| <b>Fund Balance</b>   |                        |               |                      |
| Non-spendable   | 23,390                 | -             | -                    |
| Restricted for:   |                        |               |                      |
| Debt service  | -                      | -             | -                    |
| Construction  | -                      | 4,242,863     | -                    |
| Culture and recreation                                      | -                      | -             | -                    |
| Community development                                       | -                      | -             | 1,354,312            |
| Committed to:   |                        |               |                      |
| Public safety   | -                      | -             | -                    |
| Capital outlay  | -                      | -             | -                    |
| Planning and building                                       | -                      | -             | -                    |
| Unassigned  | 6,812,532              | -             | -                    |
|   | <hr/>                  | <hr/>         | <hr/>                |
| <i>Total Fund Balance</i>                                   | 6,835,922              | 4,242,863     | 1,354,312            |
|   | <hr/> <hr/>            | <hr/> <hr/>   | <hr/> <hr/>          |
| <i>Total Liabilities, Deferred Inflows and Fund Balance</i> | \$ 8,499,964           | \$ 4,304,055  | \$ 1,644,841         |
|   | <hr/> <hr/>            | <hr/> <hr/>   | <hr/> <hr/>          |

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| <i>Other<br/>Governmental<br/>Funds</i> | <i>Total</i>  |
|---|---------------|
| \$ 8,648,708                            | \$ 21,061,678 |
| 659,974                                 | 1,511,528     |
| 23,394                                  | 437,379       |
| 20,460                                  | 20,460        |
| 497,714                                 | 497,714       |
| 3,300                                   | 26,690        |
| -                                       | 746,961       |
| \$ 9,853,550                            | \$ 24,302,410 |
| \$ 9,853,550                            | \$ 24,302,410 |
| <br>                                    |               |
| \$ 261,159                              | \$ 684,185    |
| -                                       | 532,239       |
| 217,565                                 | 595,633       |
| 478,724                                 | 1,812,057     |
| <br>                                    |               |
| 540,762                                 | 1,223,192     |
| <br>                                    |               |
| 3,300                                   | 26,690        |
| 32,604                                  | 32,604        |
| 6,282,301                               | 10,525,164    |
| 170,172                                 | 170,172       |
| 411,430                                 | 1,765,742     |
| <br>                                    |               |
| 15,132                                  | 15,132        |
| 749,139                                 | 749,139       |
| 1,169,986                               | 1,169,986     |
| -                                       | 6,812,532     |
| 8,834,064                               | 21,267,161    |
| \$ 9,853,550                            | \$ 24,302,410 |

*The accompanying notes are an integral part of the financial statements.*

**CITY OF WOODBURN, OREGON**

**RECONCILIATION OF BALANCE SHEET - GOVERNMENTAL FUNDS TO THE  
STATEMENT OF NET POSITION  
JUNE 30, 2020**

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|  |                      |
|--|----------------------|
| <i>Fund Balances</i>   | \$ 21,267,161        |
| The Statement of Net Position reports receivables at their net realizable value. However, receivables not available to pay for current period expenditures are reported as unavailable in governmental funds.  | 1,223,192            |
| PERS net pension liability, OPEB asset and liability, deferred outflows of resources arising from contributions paid, changes in assumptions, and differences between expected and actual experience, and deferred inflows arising from changes in proportionate share of earnings in the current year are not financial resources in governmental funds, but are reported in the Statement of Net Position. |                      |
| Net pension liability - PERS   | (12,237,824)         |
| OPEB liability   | (480,783)            |
| OPEB asset   | 117,880              |
| Deferred outflows - PERS   | 7,022,693            |
| Deferred outflows - OPEB   | 72,154               |
| Deferred inflows - PERS  | (1,484,098)          |
| Deferred inflows - OPEB  | (111,664)            |
| Deferred outflows arising from refundings are not financial resources in governmental funds, but are reported in the Statement of Net Position.  | 5,609                |
| Capital assets are not financial resources in governmental funds, but are reported in the Statement of Net Position at their net depreciable value.  |                      |
| Cost   | 104,596,964          |
| Accumulated depreciation   | (34,045,583)         |
| All liabilities are reported in the Statement of Net Position. However, if they are not due and payable in the current period, they are not recorded in governmental funds.  |                      |
| Accrued compensated absences   | (763,700)            |
| Accrued interest   | (11,814)             |
| Long-term debt   | (6,109,000)          |
| Internal service funds are proprietary-type funds and not reported with governmental funds. However, because internal service funds primarily benefit governmental activities, their assets, liabilities and net position are reported along with governmental activities in the Statement of Net Position.  | 752,751              |
| <i>Net Position of Governmental Activities</i>   | <u>\$ 79,813,938</u> |

*The accompanying notes are an integral part of the financial statements.*

**CITY OF WOODBURN, OREGON****STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
GOVERNMENTAL FUNDS  
YEAR ENDED JUNE 30, 2020**

|   | <i>Special Revenue</i> |               |                      |
|---|------------------------|---------------|----------------------|
|   | <i>General</i>         | <i>Street</i> | <i>Urban Renewal</i> |
| <b>REVENUES</b>                             |                        |               |                      |
| Taxes and assessments                       | \$ 9,932,526           | \$ 101,204    | \$ 775,881           |
| Licenses and permits                        | 1,999,971              | 353,887       | -                    |
| Charges for services                        | 903,988                | -             | -                    |
| Intergovernmental                           | 1,020,875              | 1,707,151     | 1,040,152            |
| Fines and forfeitures                       | 352,400                | -             | -                    |
| Miscellaneous                               | 891,903                | 123,912       | 42,547               |
| <i>Total Revenues</i>                       | 15,101,663             | 2,286,154     | 1,858,580            |
| <b>EXPENDITURES</b>                         |                        |               |                      |
| Current                                     |                        |               |                      |
| General government                          | 4,397,582              | -             | -                    |
| Economic development                        | 849,111                | -             | 369,189              |
| Public safety                               | 7,574,867              | -             | -                    |
| Highways and streets                        | -                      | 1,654,523     | -                    |
| Culture and recreation                      | 3,103,380              | -             | -                    |
| Debt Service                                |                        |               |                      |
| Principal                                   | 532,000                | -             | 260,000              |
| Interest                                    | 42,391                 | -             | 74,975               |
| Capital outlay                              | 2,901                  | -             | 2,359,821            |
| <i>Total Expenditures</i>                   | 16,502,232             | 1,654,523     | 3,063,985            |
| <b>REVENUES OVER (UNDER) EXPENDITURES</b>   | (1,400,569)            | 631,631       | (1,205,405)          |
| <b>OTHER FINANCING SOURCES (USES)</b>       |                        |               |                      |
| Transfers in                                | 374,009                | 90,000        | -                    |
| Transfers out                               | (116,000)              | (1,067,799)   | (12,290)             |
| Proceeds from sale of assets                | 22,115                 | -             | -                    |
| <i>Total Other Financing Sources (Uses)</i> | 280,124                | (977,799)     | (12,290)             |
| <b>NET CHANGE IN FUND BALANCE</b>           | (1,120,445)            | (346,168)     | (1,217,695)          |
| <b>FUND BALANCE, beginning of year</b>      | 7,956,367              | 4,589,031     | 2,572,007            |
| <b>FUND BALANCE, end of year</b>            | \$ 6,835,922           | \$ 4,242,863  | \$ 1,354,312         |

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| <i>Other<br/>Governmental<br/>Funds</i> | <i>Total</i>  |
|---|---------------|
| \$ 575,048                              | \$ 11,384,659 |
| 1,542,273                               | 3,896,131     |
| 26,798                                  | 930,786       |
| 2,652,079                               | 6,420,257     |
| -                                       | 352,400       |
| 248,405                                 | 1,306,767     |
| <hr/>                                   |               |
| 5,044,603                               | 24,291,000    |
| -                                       | 4,397,582     |
| 857,118                                 | 2,075,418     |
| -                                       | 7,574,867     |
| -                                       | 1,654,523     |
| 925,027                                 | 4,028,407     |
| 511,000                                 | 1,303,000     |
| 57,515                                  | 174,881       |
| 3,177,736                               | 5,540,458     |
| <hr/>                                   |               |
| 5,528,396                               | 26,749,136    |
| <hr/>                                   |               |
| (483,793)                               | (2,458,136)   |
| 1,727,049                               | 2,191,058     |
| (540,990)                               | (1,737,079)   |
| 64                                      | 22,179        |
| <hr/>                                   |               |
| 1,186,123                               | 476,158       |
| <hr/>                                   |               |
| 702,330                                 | (1,981,978)   |
| 8,131,734                               | 23,249,139    |
| <hr/>                                   |               |
| \$ 8,834,064                            | \$ 21,267,161 |
| <hr/> <hr/>                             |               |

*The accompanying notes are an integral part of the financial statements.*

**CITY OF WOODBURN, OREGON**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2020**

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Net Change in Fund Balances - Total Governmental Funds \$ (1,981,978)

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

Governmental funds defer revenues that do not provide current financial resources.

However, the Statement of Activities recognizes such revenues at their net realizable value when earned, regardless of when received.

|                           |           |
|---------------------------|-----------|
| Property tax receivables  | 14,440    |
| Increases in other assets | (180,963) |

Governmental funds do not report expenditures for unpaid compensated absences, unpaid payroll, interest expense or arbitrage since they do not require the use of current financial resources. However, the Statement of Activities reports such expenses when incurred, regardless of when settlement ultimately occurs.

|                              |          |
|------------------------------|----------|
| Accrued compensated absences | (60,946) |
| Accrued interest payable     | (990)    |
| Deferred charge on refunding | (1,402)  |

Capital outlays are reported as expenditures in governmental funds. However, the Statement of Activities allocates the cost of capital outlay over their estimated useful lives as depreciation expense.

|   |             |
|---|-------------|
| Capital outlay expenditures capitalized | 5,791,287   |
| Depreciation                            | (1,452,220) |

Proceeds from the issuance of long-term debt provide current financial resources to governmental funds and are reported as revenues. In the same way, repayments of long-term debt use current financial resources and are reported as expenditures in governmental funds. However, neither the receipt of debt proceeds nor the payment of debt principal affect the Statement of Activities, but are reported as increases and decreases in noncurrent liabilities in the Statement of Net Position.

|                     |           |
|---------------------|-----------|
| Debt principal paid | 1,303,000 |
|---------------------|-----------|

Current year PERS pension and OPEB expenses related to changes in liabilities are reported as an expense in the Statement of Activities but are not recorded as an expenditure in the governmental funds.

|  |           |
|--|-----------|
|  | 1,355,426 |
|--|-----------|

Net income of internal service funds

|  |         |
|--|---------|
|  | 147,670 |
|--|---------|

*Change in Net Position of Governmental Activities*

|  |                     |
|--|---------------------|
|  | <u>\$ 4,933,324</u> |
|--|---------------------|



**CITY OF WOODBURN, OREGON**  
**STATEMENT OF NET POSITION - PROPRIETARY FUNDS**  
**JUNE 30, 2020**

|   |                         |                         |               | <i>Governmental<br/>Activities</i> |
|---|-------------------------|-------------------------|---------------|------------------------------------|
|   | <i>Water Operations</i> | <i>Sewer Operations</i> | <i>Total</i>  | <i>Internal Service</i>            |
| <b>ASSETS</b>                             |                         |                         |               |                                    |
| <b>Current Assets</b>                     |                         |                         |               |                                    |
| Cash and investments                      | \$ 6,107,734            | \$ 21,198,232           | \$ 27,305,966 | \$ 1,128,140                       |
| Accounts receivable                       | 276,815                 | 756,019                 | 1,032,834     | 9,724                              |
| Prepaid leases                            | -                       | 6,859                   | 6,859         | -                                  |
| <i>Total Current Assets</i>               | 6,384,549               | 21,961,110              | 28,345,659    | 1,137,864                          |
| <b>Noncurrent Assets</b>                  |                         |                         |               |                                    |
| Nondepreciable capital assets             | 1,727,950               | 4,935,001               | 6,662,951     | -                                  |
| Other capital assets, net of depreciation | 9,080,216               | 38,133,714              | 47,213,930    | -                                  |
| OPEB asset                                | 14,648                  | 19,919                  | 34,567        | 5,038                              |
| <i>Total Noncurrent Assets</i>            | 10,822,814              | 43,088,634              | 53,911,448    | 5,038                              |
| <i>Total Assets</i>                       | 17,207,363              | 65,049,744              | 82,257,107    | 1,142,902                          |
| <b>DEFERRED OUTFLOWS</b>                  |                         |                         |               |                                    |
| Deferred outflows related to PERS         | 588,543                 | 1,050,728               | 1,639,271     | 299,271                            |
| Deferred outflows related to OPEB         | 9,728                   | 12,576                  | 22,304        | 3,164                              |
| Deferred charge on refunding              | 903                     | -                       | 903           | -                                  |
| <i>Total Deferred Outflows</i>            | 599,174                 | 1,063,304               | 1,662,478     | 302,435                            |
| <b>LIABILITIES</b>                        |                         |                         |               |                                    |
| <b>Current Liabilities</b>                |                         |                         |               |                                    |
| Accounts payable                          | 110,520                 | 266,145                 | 376,665       | 9,472                              |
| Due to other funds                        | 59,685                  | 71,496                  | 131,181       | 20,148                             |
| Deposits payable                          | 138,165                 | -                       | 138,165       | -                                  |
| Accrued interest payable                  | 14,424                  | 257,144                 | 271,568       | -                                  |
| Current portion of long-term liabilities  |                         |                         |               |                                    |
| Long-term debt                            | 1,402,000               | 3,696,001               | 5,098,001     | -                                  |
| Bond premiums                             | -                       | 138,154                 | 138,154       | -                                  |
| Accrued compensated absences              | 16,819                  | 10,128                  | 26,948        | 19,188                             |
| <i>Total Current Liabilities</i>          | 1,741,613               | 4,439,068               | 6,180,682     | 48,808                             |
| <b>Noncurrent Liabilities</b>             |                         |                         |               |                                    |
| Accrued compensated absences              | 25,229                  | 15,193                  | 40,421        | 28,782                             |
| Long-term debt                            | 4,790,000               | 7,378,541               | 12,168,541    | -                                  |
| Bond premiums                             | -                       | 1,381,543               | 1,381,543     | -                                  |
| Net pension liability                     | 1,141,794               | 1,875,454               | 3,017,248     | 527,333                            |
| OPEB liability                            | 67,269                  | 83,885                  | 151,154       | 21,653                             |
| <i>Total Noncurrent Liabilities</i>       | 6,024,292               | 10,734,616              | 16,758,907    | 577,768                            |
| <i>Total Liabilities</i>                  | 7,765,905               | 15,173,684              | 22,939,589    | 626,576                            |
| <b>DEFERRED INFLOWS</b>                   |                         |                         |               |                                    |
| Deferred inflows related to PERS          | 201,774                 | 262,769                 | 464,543       | 61,449                             |
| Deferred inflows related to OPEB          | 14,168                  | 19,886                  | 34,054        | 4,561                              |
|   | 215,942                 | 282,655                 | 498,597       | 66,010                             |
| <b>NET POSITION:</b>                      |                         |                         |               |                                    |
| Net investment in capital assets          | 4,617,069               | 42,305,654              | 46,922,723    | -                                  |
| Restricted for:                           |                         |                         |               |                                    |
| Construction                              | 3,629,440               | 13,620,091              | 17,249,531    | -                                  |
| Unrestricted                              | 1,578,181               | (5,269,036)             | (3,690,855)   | 752,751                            |
| <i>Total Net Position</i>                 | \$ 9,824,690            | \$ 50,656,709           | \$ 60,481,399 | \$ 752,751                         |

*The accompanying notes are an integral part of the financial statements.*

**CITY OF WOODBURN, OREGON**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - PROPRIETARY FUNDS**  
**YEAR ENDED JUNE 30, 2020**

|  | <u>Water Operations</u> | <u>Sewer Operations</u> | <u>Total</u>  | <u>Governmental<br/>Activities</u> |
|--|-------------------------|-------------------------|---------------|------------------------------------|
|  |                         |                         |               | <u>Internal Service</u>            |
| <b>OPERATING REVENUES</b>                                |                         |                         |               |                                    |
| Charges for services                                     | \$ 3,990,442            | \$ 8,122,190            | \$ 12,112,632 | \$ 1,888,447                       |
| Miscellaneous  | 61,379                  | 9,623                   | 71,002        | 2,288                              |
| <i>Total Operating Revenues</i>                          | 4,051,821               | 8,131,813               | 12,183,634    | 1,890,735                          |
| <b>OPERATING EXPENSES</b>                                |                         |                         |               |                                    |
| Personal services  | 1,310,062               | 1,735,141               | 3,045,203     | 460,915                            |
| Materials and services                                   | 760,029                 | 1,185,381               | 1,945,410     | 1,204,282                          |
| Depreciation   | 409,679                 | 1,974,375               | 2,384,054     | -                                  |
| <i>Total Operating Expenses</i>                          | 2,479,770               | 4,894,897               | 7,374,667     | 1,665,197                          |
| <b>OPERATING INCOME (LOSS)</b>                           | 1,572,051               | 3,236,916               | 4,808,967     | 225,538                            |
| <b>NONOPERATING REVENUES<br/>(EXPENSES)</b>              |                         |                         |               |                                    |
| Investment revenue                                       | 137,010                 | 485,046                 | 622,056       | 14,600                             |
| Amortization of bond premiums                            | -                       | 138,154                 | 138,154       | -                                  |
| Interest expense   | (199,840)               | (1,010,740)             | (1,210,580)   | -                                  |
| <i>Total Nonoperating Revenues<br/>(Expenses)</i>        | (62,830)                | (387,540)               | (450,370)     | 14,600                             |
| <b>NET INCOME BEFORE<br/>CONTRIBUTIONS AND TRANSFERS</b> | 1,509,221               | 2,849,376               | 4,358,597     | 240,138                            |
| Capital contributions                                    | 296,217                 | 129,584                 | 425,801       | -                                  |
| Transfers out  | (339,175)               | (701,078)               | (1,040,253)   | (92,469)                           |
| <b>CHANGE IN NET POSITION</b>                            | 1,466,263               | 2,277,882               | 3,744,145     | 147,669                            |
| <b>NET POSITION, beginning of year</b>                   | 8,358,427               | 48,378,827              | 56,737,254    | 605,082                            |
| <b>NET POSITION, end of year</b>                         | \$ 9,824,690            | \$ 50,656,709           | \$ 60,481,399 | \$ 752,751                         |

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

**CITY OF WOODBURN, OREGON**  
**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS**  
**YEAR ENDED JUNE 30, 2020**

|  | <u>Water<br/>Operations</u> | <u>Sewer<br/>Operations</u> | <u>Totals</u>        | <u>Governmental<br/>Activities</u><br><br><u>Internal Service</u> |
|--|-----------------------------|-----------------------------|----------------------|---|
| <b>CASH FLOWS FROM OPERATING<br/>ACTIVITIES</b>                      |                             |                             |                      |   |
| Collected from customers   | \$ 4,046,056                | \$ 8,011,458                | \$ 12,057,514        | \$ 1,894,734  |
| Paid to suppliers  | (699,271)                   | (1,081,710)                 | (1,780,981)          | (1,601,618)   |
| Paid to employees  | (1,463,445)                 | (1,946,376)                 | (3,409,821)          | (116,701)   |
| <i>Net Cash Provided by Operating<br/>Activities</i>                 | 1,883,340                   | 4,983,372                   | 6,866,712            | 176,415   |
| <b>CASH FLOWS FROM NON-CAPITAL<br/>FINANCING ACTIVITIES</b>          |                             |                             |                      |   |
| Received from (paid to) other funds                                  | 59,685                      | 71,496                      | 131,181              | 20,148  |
| Transfers out  | (339,175)                   | (701,078)                   | (1,040,253)          | (29,530)  |
| <i>Net Cash Used in Non-Capital<br/>Financing Activities</i>         | (279,490)                   | (629,582)                   | (909,072)            | (9,382)   |
| <b>CASH FLOWS FROM CAPITAL AND<br/>RELATED FINANCING ACTIVITIES</b>  |                             |                             |                      |   |
| Acquisition of capital assets  | (178,082)                   | (1,141,999)                 | (1,320,081)          | (62,939)  |
| Principal paid on loans and bonds payable                            | (1,422,000)                 | (3,469,529)                 | (4,891,529)          | -   |
| Capital contributions  | 295,374                     | 127,720                     | 423,094              | -   |
| Interest paid  | (203,151)                   | (999,337)                   | (1,202,488)          | -   |
| <i>Net Cash Used in Capital and<br/>Related Financing Activities</i> | (1,507,859)                 | (5,483,145)                 | (6,991,004)          | (62,939)  |
| <b>CASH FLOWS FROM INVESTING<br/>ACTIVITIES</b>                      |                             |                             |                      |   |
| Interest on investments  | 137,010                     | 485,046                     | 622,056              | 14,601  |
| <i>Increase (Decrease) in Cash and Investments</i>                   | 233,001                     | (644,309)                   | (411,308)            | 118,695   |
| <b>CASH AND INVESTMENTS, Beginning of year</b>                       | 5,874,733                   | 21,842,541                  | 27,717,274           | 1,009,445   |
| <b>CASH AND INVESTMENTS, End of year</b>                             | <u>\$ 6,107,734</u>         | <u>\$ 21,198,232</u>        | <u>\$ 27,305,966</u> | <u>\$ 1,128,140</u>   |

*The accompanying notes are an integral part of the financial statements.*

**CITY OF WOODBURN, OREGON**  
**STATEMENT OF CASH FLOWS (Continued)**  
**YEAR ENDED JUNE 30, 2020**

|  | <u>Water<br/>Operations</u> | <u>Sewer<br/>Operations</u> | <u>Totals</u>       | <u>Governmental<br/>Activities</u><br><br><u>Internal Service</u> |
|--|-----------------------------|-----------------------------|---------------------|---|
| <b>RECONCILIATION OF OPERATING INCOME<br/>TO CASH FLOWS FROM OPERATING<br/>ACTIVITIES</b>  |                             |                             |                     |   |
| Operating income (loss)  | \$ 1,572,051                | \$ 3,236,916                | \$ 4,808,967        | \$ 225,537  |
| Adjustments to reconcile the change in operating<br>cash provided by operating activities: |                             |                             |                     |   |
| Depreciation   | 409,679                     | 1,974,375                   | 2,384,054           | -   |
| Change in assets and liabilities:  |                             |                             |                     |   |
| Accounts receivable  | (8,805)                     | (120,357)                   | (129,162)           | 4,000   |
| Deferred outflows  | (355,455)                   | (466,055)                   | (821,510)           | (131,784)   |
| OPEB asset   | (5,978)                     | (7,834)                     | (13,812)            | -   |
| Accounts payable and accrued liabilities   | 60,758                      | 103,674                     | 164,432             | 2,773   |
| Customer deposits  | 3,040                       | -                           | 3,040               | -   |
| Compensated absences payable   | 10,419                      | 3,680                       | 14,099              | 4,875   |
| Net pension liability (asset)  | 257,001                     | 336,772                     | 593,773             | 95,228  |
| OPEB liability   | 3,179                       | 4,165                       | 7,344               | 1,178   |
| Deferred inflows   | (62,549)                    | (81,964)                    | (144,513)           | (23,177)  |
| <i>Net Cash Provided by Operating<br/>Activities</i>                                       | <u>\$ 1,883,340</u>         | <u>\$ 4,983,372</u>         | <u>\$ 6,866,712</u> | <u>\$ 176,415</u>   |
| <i>Noncash Transactions</i>  |                             |                             |                     |   |
| Transfer of capital assets   | <u>\$ -</u>                 | <u>\$ -</u>                 | <u>\$ -</u>         | <u>\$ (62,939)</u>  |

*The accompanying notes are an integral part of the financial statements.*

***NOTES TO BASIC FINANCIAL STATEMENTS***

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City of Woodburn, Oregon (the City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting standards.

*The Financial Reporting Entity*

The City of Woodburn, Oregon is governed by an elected mayor and six council members who comprise the City Council. The City Council exercises supervisory responsibilities over the City operations, but day-to-day management control is the responsibility of a city administrator. All significant activities and organizations for which the City is financially accountable are included in the financial statements for the year ended June 30, 2020.

There are certain governmental agencies and various service districts which provide services within the City. These agencies have independently elected governing boards and the City is not financially accountable for these organizations. Therefore, financial information for these agencies is not included in the accompanying basic financial statements.

As defined by accounting principles generally accepted in the United States of America, the financial reporting entity consists of the primary government, as well as its component units, which are legally separate organizations for which the elected officials of the primary government are financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's board, and either a) the ability to impose will by the primary government, or b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government. The City of Woodburn's financial statements include the Woodburn Urban Renewal Agency as a blended component unit. The City Council and Board of Directors of Woodburn Urban Renewal Agency are composed of the same individuals.

The separately issued financial statements of the Woodburn Urban Renewal Agency may be obtained from the City, 270 Montgomery Street, Woodburn, Oregon 97071.

*Basic Financial Statements*

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

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

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Basis of Presentation (Continued)*

*Fund financial statements* display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, enterprise or fiduciary. Currently, the City has general, special revenue, capital projects, debt service, internal service and enterprise type funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Nonmajor funds are consolidated into a single column within each fund type in the financial section of the basic financial statements and are detailed in the other supplementary information.

The government-wide and proprietary fund financial statements are accounted for using an economic resources measurement focus, whereby all assets and liabilities are included in the statement of net position and the statement of fund net position. The increases and decreases in those net positions are presented in the government-wide statement of activities and in the proprietary fund statement of revenues, expenses and changes in fund net position. These funds use the accrual basis of accounting whereby revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Interfund activity consists of transfers, services provided and/or used, reimbursements, advances and loans. As a general rule, the effect of interfund activity has been eliminated from the governmental-wide financial statements. Exceptions to this general rule include interfund services provided and/or used. Interfund services provided and/or used are accounted for as revenues and expenses since the elimination of such revenues and expenses would distort the direct costs and program revenues reported for the various functions.

Amounts reported as program revenues in the statement of activities include (1) fines, fees and charges to customers or applicants for goods, services or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions, including special assessments. Grants and contributions not restricted are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Operating revenues and operating expenses are intermediate components within the proprietary fund statement of revenues, expenses and changes in fund net position, and include only those transactions that constitute their principal, ongoing activities exclusive of investing or financing transactions. Significant operating revenues include charges for services and miscellaneous income. Significant operating expenses include personnel, materials and supplies, outside services, and depreciation. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

*Fund Balance*

In the fund financial statements, the fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Although not a major impact on the financial statements, Governmental Fund type fund balances are now reported in the following classifications.

Fund balance is reported as nonspendable when the resources cannot be spent because they are either in a nonspendable form or legally or contractually required to be maintained intact. Resources in nonspendable form include inventories, prepaids and deposits, and assets held for resale.

Fund balance is reported as restricted when the constraints placed on the use of resources are either: (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Fund Balance (Continued)*

Fund balance is reported as committed when the City Council takes formal action that places specific constraints on how the resources may be used. The City Council can modify or rescind the commitment at any time through taking a similar formal action.

Resources that are constrained by the City's intent to use them for a specific purpose, but are neither restricted nor committed, are reported as assigned fund balance. Intent is expressed when the City Council approves which resources should be "reserved" during the adoption of the annual budget. The City's Finance Director uses that information to determine whether those resources should be classified as assigned or unassigned for presentation in the City's Annual Financial Report.

Unassigned fund balance is the residual classification for the General Fund. This classification represents fund balance that has not been restricted, committed, or assigned within the General Fund. This classification is also used to report any negative fund balance amounts in other governmental funds.

The City Council has approved a policy to maintain an ending fund balance in the General Fund, in order to provide stable services and employment to offset cyclical variations in revenues and expenditures. The targeted floor for the ending balance is 20% of annual operating revenue, as shown as a minimum fund balance in the General Fund, with the long-term goal of increasing the reserve to 25% as year-end savings occur. The City Council is the highest level of decision-making authority and may take formal action by vote or resolution to establish, modify, or rescind a fund balance commitment.

*Definitions of Governmental Fund Types*

The General Fund is used to account for all financial resources not accounted for in another fund.

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects. The term "proceeds of specific revenues sources" means that the revenue sources for the fund must be from restricted or committed sources, specifically that a substantial portion of the revenue must be from these sources and be expended in accordance with those requirements.

Capital Projects Funds are utilized to account for financial resources to be used for the acquisition or construction of capital equipment and facilities.

Debt Service Funds are utilized to account for the accumulation of resources for, and the payment of, long-term debt principal and interest.

*Governmental Fund Financial Statements*

Governmental funds use the modified accrual basis of accounting whereby revenues are recorded only when susceptible to accrual (both measurable and available). "Measurable" means that the amount of the transaction can be determined. "Available" is defined as being collectible within the current period or soon enough thereafter (30 days) to be used to liquidate liabilities of the current period. Expenditures other than interest on noncurrent obligations, are recorded when the fund liability is incurred.



**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Governmental Fund Financial Statements (Continued)*

Real and personal property taxes are levied as of July 1 for each fiscal year on values assessed as of January 1. Property taxes are an enforceable lien on both real and personal property as of July 1 and are due and payable in three installments on November 15, February 15 and May 15. All property taxes are billed and collected by Marion County and remitted to the City. In the governmental fund financial statements, property taxes are reflected as revenues in the fiscal period for which they were levied, provided they are due, or past due and receivable within the current period, and collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period (30 days). Otherwise, they are reported as unavailable revenues.

Intergovernmental revenues are recognized as revenues when all eligibility requirements are met. There are, however, essentially two types of intergovernmental revenues. In one, monies must be expended on the specific purpose or project before any amounts will be paid to the City; therefore, all eligibility requirements are determined to be met when the underlying expenditures are recorded. In the other, monies are virtually unrestricted as to the purpose of the expenditure and are usually revocable only for failure to comply with prescribed requirements; therefore, all eligibility requirements are determined to be met at the time of receipt, or earlier, if the susceptible accrual criteria are met.

Licenses and permits, charges for services, fines and forfeits and miscellaneous revenues (except investment earnings) are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned since they are measurable and available.

When both restricted and unrestricted resources are available for use, it is the City's practice to use restricted resources first, then unrestricted resources as they are needed.

The reporting model sets forth minimum criteria (percentage of the assets, liabilities, receipts or disbursements of either fund category or the government and enterprise combined) for the determination of major funds. Nonmajor funds are combined in a column in the fund financial statements and detailed in the combining section.

The City reports the following major governmental funds:

- General Fund
- Street Fund
- Urban Renewal Fund

The City reports the following major proprietary funds:

- Water Operations
- Sewer Operations

*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 reporting amounts of certain assets, liabilities, revenues and expenses as of and for the year ended June 30, 2020. Actual results may differ from such estimates.

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Cash and Investments*

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and certificates of deposit. Investments, included in cash and investments, are carried at cost which approximates fair value. For purposes of the statement of cash flows, the proprietary funds consider cash and cash equivalents to include the cash and investment common pool. These amounts have the general characteristics of demand deposit accounts in that the proprietary funds may deposit additional cash at any time and also may withdraw cash at any time without prior notice or penalty.

*Receivables and Unavailable Revenues*

Receivables for state, county and local shared revenues, included in accounts receivable, are recorded as revenue in the governmental funds as earned.

Receivables of the enterprise funds are recorded as revenue as earned.

Property taxes receivable for the governmental fund types, which have been collected within thirty days subsequent to year end, are considered measurable and available and are recognized as revenues. All other property taxes are considered unavailable and, accordingly, have not been recorded as revenue. Property taxes receivable by the City represent the City's allocated share of delinquent property taxes and other amounts to be collected from property owners within Marion County, Oregon.

Assessment liens in the governmental fund types are recognized as receivables at the time property owners are assessed for property improvements. All assessments receivable are considered unavailable and, accordingly, have not been recorded as revenue.

Revolving loans in the government fund types are recognized as receivables at the time housing rehabilitation loans are made. All loans receivable are considered unavailable and, accordingly, have not been recorded as revenue.

*Inventory and Prepaid Items*

Inventory in business-type funds is state at cost (first-in, first-out basis) and is charged to expense as used. Prepaid items in the governmental funds are stated at cost and charged to expenditures in the period consumed.

*Capital Assets*

Capital assets are stated at cost or estimated historical cost. Donated assets are recorded at fair market value at date of donation. Estimated fair market value of donated assets is determined based on engineering estimates of current cost or price indexed cost.

Capital assets include land, right-of-way (included with land), buildings, improvements, equipment, infrastructure and other tangible and intangible assets costing over \$5,000 used in operations that have initial useful lives extending beyond a single reporting period. Infrastructure are those capital assets that are stationary in nature and can be preserved for a significantly greater number of years than most other capital assets. Infrastructure reported in governmental activities consists of roads, bridges, sidewalks, and traffic and lighting systems. Infrastructure reported in business-type activities consists of water and wastewater collection systems.

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Capital Assets (Continued)*

All capital assets, except for infrastructure in governmental activities prior to July 1, 1980, have been capitalized in the government-wide and proprietary fund financial statements. In accordance with the current financial resources measurement focus, capital assets are not capitalized in the governmental fund financial statements. All purchased capital assets are valued at cost where historical records are available and at estimated historical cost where no historical records exist. Historical cost is measured by the cash or cash equivalent price of obtaining an asset, including ancillary charges necessary to place the asset into its intended location and condition for use. Donated capital assets are reported at their estimated fair value at the time of acquisition plus ancillary charges, if any. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Amounts expended for maintenance and repairs are charged to expenditures/expenses in the appropriate funds as incurred and are not capitalized.

Capital assets are depreciated unless they are inexhaustible in nature (e.g., land and right-of-ways). Depreciation is an accounting process to allocate the cost of capital assets to expense in a systematic and rational manner to those periods expected to benefit from the use of capital assets. Depreciation is not intended to represent an estimate in the decline of fair market value, nor are capital assets, net of accumulated depreciation, intended to represent an estimate of the current condition of the assets, or the maintenance requirements needed to maintain the assets at their current level of condition.

Depreciation is computed over the estimated useful lives of the capital assets. All estimates of useful lives are based on actual experience by City departments with identical or similar capital assets. Depreciation is calculated on the straight-line basis, except for infrastructure and improvements other than buildings reported in the governmental activities column of the government-wide financial statements, which are calculated using a composite depreciation method. The estimated useful lives of the various categories of assets are as follows:

|                            |               |
|----------------------------|---------------|
| Buildings and improvements | 10 - 40 years |
| Water and Sewer Systems    | 15 - 50 years |
| Infrastructure             | 50 years      |
| Equipment                  | 5 - 15 years  |

Upon disposal of capital assets, cost and accumulated depreciation are removed from the accounts and, if appropriate, a gain or loss on the disposal is recognized.

*Long-Term Debt*

Long-term debt directly related and expected to be paid from the enterprise funds is recorded in these funds. All other unmatured long-term debt is recorded on the statement of net position. Repayment of general bonded debt will be made from debt service funds. Bond premiums will be amortized over the life of the related debt. Payment of compensated absences will be made primarily from the General Fund, Street Fund, Water Fund and Sewer Fund.

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenditure) until then. The City reports deferred outflows of resources related to pensions and other post-employment benefits for contributions made after the June 30, 2019 measurement date, differences between expected and actual experience, and changes in proportionate share, as well as deferred charges related to refunded bonds.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows*, represents an acquisition that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. The City reports deferred inflows related to pensions and other post-employment benefits for changes in projected earnings versus actual earnings and contribution versus proportionate share of contributions.

The third instance of deferred inflows arises only under a modified accrual basis of accounting. Accordingly, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and loans receivable. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

*Net Pension Liability*

The City reports its proportionate share of the Net Pension Liability of the Oregon Public Employees Retirement System (OPERS). A negative Net Pension Liability is reported as a Net Pension Asset. For purposes of measuring the net pension liability or asset, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about fiduciary net position of OPERS and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

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

The City reports two components of post-employment benefits other than pensions (OPEB) - Oregon Public Employees Retirement System Retiree Health Insurance Account (OPERS RHIA) and a single-employer defined benefit post-employment health plan administered by Citycounty Insurance Services (CIS).

The City reports its proportionate share of the Oregon Public Employees Retirement System Retiree Health Insurance Account (OPERS RHIA). A negative OPEB liability is reported as an OPEB Asset. For purposes of measuring the City's OPEB liability or asset, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of OPERS RHIA and additions to/deductions from OPERS RHIA's fiduciary net position have been determined on the same basis as they are reported by OPERS RHIA. For this purpose, the benefit payments are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Post-Employment Benefits Other Than Pensions (OPEB) (Continued)*

The City reports an OPEB liability or asset, deferred outflows of resources and deferred inflows of resources related to the implicit subsidy arising from the City's single-employer defined benefit post-employment health plan administered by CIS. For the purpose of measuring the City's OPEB liability or asset, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information has been determined based on an actuarial valuation provided by CIS. Benefit payments are recognized when due and payable in accordance with benefit terms.

*Accrued Vacation Pay*

Accumulated vested vacation pay is accrued in the proprietary funds as it is earned by employees. In governmental fund types, the amounts, if any, expected to be liquidated with expendable available resources are accrued as liabilities of the funds and the amount payable from future resources is recorded on the statement of net position. The accrued payables in the Statement of Net Position are recorded as long-term in that the amount is not expected to materially change. Sick pay, which does not vest, is recorded in all funds when leave is taken.

*Budget and Budgetary Accounting*

A budget is prepared for each fund in accordance with the modified accrual basis of accounting for all funds. For budgetary purposes, interfund loan transactions are reported as interfund transfers. Appropriations are made at the program/function level for all funds. Expenditures may not legally exceed appropriations. Appropriations lapse at the end of each fiscal year. Budget amounts include original approved amounts and all subsequent appropriation transfers approved by the City Council. After budget approval, the City Council may approve supplemental appropriations if an occurrence, condition, or need exists which had not been ascertained at the time the budget was adopted. Management may not amend the budget. A supplemental budget requires hearings before the public, publications in newspapers and approval by the City Council.

**ORGANIZATION AND OPERATION**

The City's financial operations are accounted for in the following funds:

*Governmental Fund Types*

*General Fund*

The General Fund accounts for activities of the City which are not accounted for in any other fund. Principal sources of revenue are property taxes, franchise fees and state and county shared revenues. Primary expenditures are for public safety, highways and streets, economic development, culture and recreation, and general government. In accordance with GASB Statement No. 54, the PERS Reserve fund, which is budgeted separately and accounts for the City's participation in the State's employer incentive program, is combined with the General fund for financial reporting purposes.

*Special Revenue Funds*

*Street Fund* - This fund is used to account for the City's street operations. The fund's major source of revenue is highway gas tax received from the State of Oregon.

**CITY OF WOODBURN, OREGON**  
*NOTES TO BASIC FINANCIAL STATEMENTS (Continued)*  
*YEAR ENDED JUNE 30, 2020*

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**ORGANIZATION AND OPERATION (Continued)**

*Governmental Fund Types (Continued)*

*Special Revenue Funds (Continued)*

*Urban Renewal Fund* – This fund accounts for transactions related to urban renewal, including debt service on the URA loan. Property taxes are the primary source of revenue.

*Transit Fund* – This fund accounts for amounts held to be used for transportation services.

*Building Inspection Fund* - This fund accounts for building permit revenue and associated operations.

*Asset Forfeiture Fund* - This fund accounts for the seizure of private properties that are the product of illegal activity, and for the expenditure of the proceeds by the City for illegal drug activity investigations and subsequent arrests.

*Housing Rehabilitation Fund* - This fund accounts for the City’s CDBG grant program and provides low income housing and small business loans.

*Lavelle Black Trust Fund* – This fund accounts for the donations received to continue the police dog program.

*Capital Projects Funds*

*Special Assessment Fund* - This fund accounts for the repayment of local improvement district (LID) assessments. The money is used for construction of LID projects.

*Street & Storm Capital Construction Fund* - This fund accounts for transfers from the Storm and Street funds. The money is used for street and storm related capital projects.

*Parks SDC Fund* - This fund is used to account for the collection and spending of park SDCs.

*General Capital Construction Fund* - This fund is used to account for transfers from general services funds used for general services construction projects.

*Street SDC Fund* - This fund accounts for the collection and spending of street SDCs.

*Storm SDC Fund* - This fund accounts for the collection and spending of storm SDCs.

*Equipment Replacement Fund* - This fund accounts for transfers from other funds set aside for future equipment purchases.

*Debt Service Fund*

*GO Debt Service Fund* - This fund accounts for debt service on the City’s 2005 GO bond (refunded in 2017). Property taxes are the major source of revenue.

**ORGANIZATION AND OPERATION** *(Continued)*

*Proprietary Fund Types*

*Enterprise Funds*

The City has two enterprise funds. Three individually budgeted funds are related to water, and report as Water Operations, and three individually budgeted funds are related to sewer, and report as Sewer Operations. The specific funds and their purposes are as follows.

*Water Operations* - This operating fund includes the Water fund, the Water SDC fund and the Water Capital Construction fund. Customer usage fees and system development charges (SDCs) are the primary sources of revenue. The funds account for water general operations, water system capital improvement projects and the retirement of associated debt.

*Sewer Operations* - This operating fund includes the Sewer fund, the Sewer SDC fund and the Sewer Capital Construction Fund. Customer usage fees and system development charges (SDCs) are the primary sources of revenue. The funds account for the operation of the City's sewer system, sewer system capital improvement projects, and the retirement of related debt.

*Internal Service Funds*

The City has two internal service funds which provide services to other City departments. Internal charges are the primary revenue source for all funds. Expenditures are for the purposes as described below.

*Information Technology Fund* - This fund accounts for the maintenance and replacement of the City's network and technology services.

*Insurance Fund* – This fund accounts for the City's insurance coverage.

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

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**CASH AND INVESTMENTS**

The City maintains a cash and investment pool that is available for use by all funds. Each fund type’s portion of this pool is displayed on the Statement of Net Position as part of “cash and investments.”

|                                      | <i>Carrying<br/>Value</i> | <i>Fair<br/>Value</i> |
|--------------------------------------|---------------------------|-----------------------|
| <b>Cash</b>                          |                           |                       |
| Cash on hand                         | \$ 3,760                  | \$ 3,760              |
| Deposits with financial institutions | 446,995                   | 446,995               |
| Certificates of deposit              | 7,233,703                 | 7,233,703             |
| <b>Investments</b>                   |                           |                       |
| Local Government Investment Pool     | 41,811,326                | 42,179,266            |
|                                      | <u>\$ 49,495,784</u>      | <u>\$ 49,863,724</u>  |

Cash is reported in the financial statements as follows:

|  |                      |
|--|----------------------|
| Governmental funds   | \$ 21,061,678        |
| Internal Service funds (included in governmental activities) | 1,128,140            |
| Enterprise funds   | 27,305,966           |
|  | <u>\$ 49,495,784</u> |

*Deposits*

The book balance of the City’s bank deposits was \$466,995 and the bank balance was \$651,216 at year end. The difference is due to transactions in process. Bank deposits are secured to legal limits by federal deposit insurance. The remaining amount is secured in accordance with ORS 295 under a collateral program administered by the Oregon State Treasurer.

*Investments*

The State Treasurer of the State of Oregon maintains the Oregon Short Term Fund, of which the Local Government Investment Pool is part. Participation by local governments is voluntary. The State of Oregon investment policies are governed by statute and the Oregon Investment Council. In accordance with Oregon Statutes, the investment funds are invested as a prudent investor would do, exercising reasonable care, skill and caution. The Oregon Short Term Fund is the LGIP for local governments and was established by the State Treasurer. It was created to meet the financial and administrative responsibilities of federal arbitrage regulations. The investments are regulated by the Oregon Short Term Fund Board and approved by the Oregon Investment Council (ORS 294.805 to 294.895). The carrying value of the City’s position in the pool is the same as the value of the pool shares; fair value was 100.88% of the value of the pool shares as of June 30, 2020. The investment in the Oregon Short-term Fund is not subject to classification. Separate financial statements for the Oregon Short-term Fund are available from the Oregon State Treasurer.



## **CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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### **CASH AND INVESTMENTS (Continued)**

#### *Interest Rate Risk*

In accordance with its investment policy, the City manages its exposure to declines in fair value of its investments by limiting the weighted average maturity of its investments.

#### *Custodial Credit Risk - Deposits*

This is the risk that in the event of a bank failure, the City's deposits may not be returned. The Federal Depository Insurance Corporation (FDIC) and the National Credit Union Administration (NCUA) provide insurance for the City's deposits up to \$250,000 for the aggregate of demand deposits and the aggregate of all time deposits and savings accounts at each financial institution and credit union. Deposits in excess of FDIC and NCUA coverage are with institutions participating in the Oregon Public Funds Collateralization Program (PFCP). The PFCP is a shared liability structure for participating bank depositories, better protecting public funds though still not guaranteeing that all funds are 100% protected. Barring any exceptions, a bank depository is required to pledge collateral valued at least 10% of their quarter-end public fund deposits if they are well capitalized, 25% of their quarter-end public fund deposits if they are adequately capitalized or 110% of their quarter-end public fund deposits if they are 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. As of June 30, 2020, \$401,216 of the City's bank balances were exposed to custodial credit risk as part of the Public Funds Collateralization Program.

#### *Custodial Risk - Investments*

For an investment, this is the risk that, in the event of a failure of the counterparty, the City will not be able to recover the value of its investments or collateralized securities that are in the possession of an outside party. The City's investment policy limits the types of investments that may be held and does not allow securities to be held by the counterparty.

The LGIP is administered by the Oregon State Treasury with the advice of other state agencies and is not registered with the U.S. Securities and Exchange Commission. The LGIP is an open-ended no-load diversified portfolio offered to any agency, political subdivision, or public corporation of the state that by law is made the custodian of, or has control of any fund. The LGIP is commingled with the State's short-term funds. In seeking to best serve local governments of Oregon, the Oregon Legislature established the Oregon Short Term Fund Board, which has established diversification percentages and specifies the types and maturities of the investments. The purpose of the Board is to advise the Oregon State Treasury in the management and investment of the LGIP. These investments within the LGIP must be invested and managed as a prudent investor would, exercising reasonable care, skill and caution. Professional standards indicate that the investments in external investment pools are not subject to custodial risk because they are not evidenced by securities that exist in physical or book entry form. Nevertheless, management does not believe that there is any substantial custodial risk related to investments in the LGIP. The LGIP is not rated for credit quality.

**CITY OF WOODBURN, OREGON**  
**NOTES TO BASIC FINANCIAL STATEMENTS (Continued)**  
**YEAR ENDED JUNE 30, 2020**

**CAPITAL ASSETS**

The summary of capital assets for the business-type activities for the year ended June 30, 2020 is as follows:

|                                      | <i>Balances<br/>July 1,<br/>2019</i> | <i>Additions</i> | <i>Retirements</i> | <i>Balances<br/>June 30,<br/>2020</i> |
|--------------------------------------|--------------------------------------|------------------|--------------------|---------------------------------------|
| <i>Nondepreciable assets</i>         |                                      |                  |                    |                                       |
| Land                                 | \$ 1,783,816                         | \$ -             | \$ -               | \$ 1,783,816                          |
| Construction in progress             | 4,175,633                            | 703,502          | -                  | 4,879,135                             |
| Subtotal, nondepreciable assets      | 5,959,449                            | 703,502          | -                  | 6,662,951                             |
| <i>Depreciable assets</i>            |                                      |                  |                    |                                       |
| Buildings                            | 62,748,380                           | -                | -                  | 62,748,380                            |
| Water and sewer systems              | 31,746,151                           | 616,579          | -                  | 32,362,730                            |
| Equipment                            | 3,028,659                            | -                | -                  | 3,028,659                             |
| Subtotal, depreciable assets         | 97,523,190                           | 616,579          | -                  | 98,139,769                            |
| <i>Accumulated depreciation</i>      |                                      |                  |                    |                                       |
| Buildings and improvements           | (33,164,506)                         | (1,717,705)      | -                  | (34,882,211)                          |
| Water and sewer systems              | (13,427,986)                         | (532,370)        | -                  | (13,960,356)                          |
| Equipment                            | (1,949,293)                          | (133,979)        | -                  | (2,083,272)                           |
| Total accumulated depreciation       | (48,541,785)                         | (2,384,054)      | -                  | (50,925,839)                          |
| <i>Total depreciable assets, net</i> | 48,981,405                           | (1,767,475)      | -                  | 47,213,930                            |
| Net capital assets                   | \$ 54,940,854                        | \$ (1,063,973)   | \$ -               | \$ 53,876,881                         |

Depreciation expense was allocated as follows:

|                  |                     |
|------------------|---------------------|
| Water operations | \$ 409,679          |
| Sewer operations | 1,974,375           |
|                  | <u>\$ 2,384,054</u> |

**CITY OF WOODBURN, OREGON**  
**NOTES TO BASIC FINANCIAL STATEMENTS (Continued)**  
**YEAR ENDED JUNE 30, 2020**

**CAPITAL ASSETS (Continued)**

The changes in the capital assets for governmental activities for the year ended June 30, 2020 are as follows:

|                                      | <i>Balances<br/>July 1,<br/>2019</i> | <i>Additions</i> | <i>Retirements/<br/>Transfers</i> | <i>Balances<br/>June 30,<br/>2020</i> |
|--------------------------------------|--------------------------------------|------------------|-----------------------------------|---------------------------------------|
| <i>Nondepreciable assets</i>         |                                      |                  |                                   |                                       |
| Land                                 | \$ 23,055,692                        | \$ 846           | \$ -                              | \$ 23,056,538                         |
| Construction in progress             | 6,529,430                            | 5,186,435        | -                                 | 11,715,865                            |
| Subtotal, nondepreciable assets      | 29,585,122                           | 5,187,281        | -                                 | 34,772,403                            |
| <i>Depreciable assets</i>            |                                      |                  |                                   |                                       |
| Buildings                            | 17,255,382                           | -                | -                                 | 17,255,382                            |
| Equipment                            | 7,403,150                            | 533,492          | -                                 | 7,936,642                             |
| Infrastructure                       | 44,562,023                           | 70,514           | -                                 | 44,632,537                            |
| Subtotal, depreciable assets         | 69,220,555                           | 604,006          | -                                 | 69,824,561                            |
| <i>Accumulated depreciation</i>      |                                      |                  |                                   |                                       |
| Buildings                            | (7,751,855)                          | (403,777)        | -                                 | (8,155,632)                           |
| Equipment                            | (6,227,864)                          | (330,491)        | -                                 | (6,558,355)                           |
| Infrastructure                       | (18,613,644)                         | (717,952)        | -                                 | (19,331,596)                          |
| Total accumulated depreciation       | (32,593,363)                         | (1,452,220)      | -                                 | (34,045,583)                          |
| <i>Total depreciable assets, net</i> | 36,627,192                           | (848,214)        | -                                 | 35,778,978                            |
| Net capital assets                   | \$ 66,212,314                        | \$ 4,339,067     | \$ -                              | \$ 70,551,381                         |

Depreciation expense was allocated as follows:

|                        |                     |
|------------------------|---------------------|
| General government     | \$ 271,770          |
| Public safety          | 233,847             |
| Highways and streets   | 827,201             |
| Culture and recreation | 119,402             |
|                        | <u>\$ 1,452,220</u> |

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

**LONG-TERM DEBT**

Long-term debt transactions for the year were as follows:

|   | <i>Outstanding<br/>July 1,<br/>2019</i> | <i>Issued</i>     | <i>Matured/<br/>Redeemed<br/>During Year</i> | <i>Outstanding<br/>June 30,<br/>2020</i> | <i>Due<br/>Within<br/>One Year</i> |
|---|---|-------------------|--|--|------------------------------------|
| <i>Governmental Activities:</i>           |   |                   |  |  |                                    |
| Direct placement general obligation bonds | \$ 2,812,000                            | \$ -              | \$ (511,000)                                 | \$ 2,301,000                             | \$ 539,000                         |
| Direct borrowings                         | 4,600,000                               | -                 | (792,000)                                    | 3,808,000                                | 809,000                            |
|   | 7,412,000                               | -                 | (1,303,000)                                  | 6,109,000                                | 1,348,000                          |
| Accrued compensated absences              | 745,849                                 | 726,469           | (660,648)                                    | 811,670                                  | 324,668                            |
|   | <u>\$ 8,157,849</u>                     | <u>\$ 726,469</u> | <u>\$ (1,963,648)</u>                        | <u>\$ 6,920,670</u>                      | <u>\$ 1,672,668</u>                |
| <i>Business-type Activities:</i>          |   |                   |  |  |                                    |
| Direct placement revenue bonds            | 7,614,000                               | -                 | (1,422,000)                                  | 6,192,000                                | 1,402,000                          |
| Revenue bonds                             | 14,544,072                              | -                 | (3,469,529)                                  | 11,074,543                               | 3,696,001                          |
|   | 22,158,072                              | -                 | (4,891,529)                                  | 17,266,543                               | 5,098,001                          |
| 2011 Sewer Revenue Bond premium           | 1,657,852                               | -                 | (138,154)                                    | 1,519,698                                | -                                  |
| Accrued compensated absences              | 53,270                                  | 80,535            | (66,436)                                     | 67,369                                   | 26,948                             |
|   | <u>\$ 23,869,194</u>                    | <u>\$ 80,535</u>  | <u>\$ (5,096,119)</u>                        | <u>\$ 18,853,610</u>                     | <u>\$ 5,124,949</u>                |

*Direct Placement General Obligation Bonds Payable - Governmental Activities*

General Obligation Bond Series 2017 (2005 refunding): In November 2017, the City issued bonds directly to a bank in the amount of \$3,749,000 at 2.08% interest, to refund bonds issued in 2005. Bond interest is payable semiannually, while principal is due annually through June 2024. The bonds are unsecured, and the City has levied an ad valorem tax to service payments due. Amounts due are not subject to acceleration in the event of default. The balance at June 30, 2020 is \$2,301,000.

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

| <i>Fiscal Year<br/>Ending<br/>June 30,</i> | <i>Principal</i>    | <i>Interest</i>   | <i>Total</i>        |
|--|---------------------|-------------------|---------------------|
| 2021                                       | \$ 539,000          | \$ 48,526         | \$ 587,526          |
| 2022                                       | 568,000             | 37,315            | 605,315             |
| 2023                                       | 597,000             | 25,501            | 622,501             |
| 2024                                       | 597,000             | 13,082            | 610,082             |
|  | <u>\$ 2,301,000</u> | <u>\$ 124,424</u> | <u>\$ 2,425,424</u> |

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

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**LONG-TERM DEBT (Continued)**

*Loans from Direct Borrowings - Governmental Activities*

2019 Full Faith and Credit Financing Agreement (City Hall): In May 2019, the City entered into a direct financing agreement in the amount of \$1,700,000 at 2.35% interest, to fund renovations at Woodburn City Hall. Interest is payable semiannually, while principal is due annually through June 2023. The loan is unsecured and payable from any legally available funds of the City. Amounts due are not subject to acceleration in the event of default. The balance at June 30, 2020 is \$1,168,000.

2019 Urban Renewal Note Payable: In June 2019, the Woodburn Urban Renewal Agency (a component unit of the City) entered into a note payable agreement in the amount of \$2,900,000 at 2.77% interest, to fund urban renewal projects. Interest is payable semiannually, while principal is due annually through June 2029. The loan is secured by the tax increment revenues, and amounts due are not subject to acceleration in the event of default. The balance at June 30, 2020 is \$2,640,000.

Annual debt service requirements for direct borrowings are as follows:

| <i>Fiscal Year<br/>Ending<br/>June 30,</i> | <i>Principal</i>    | <i>Interest</i>   | <i>Total</i>        |
|--|---------------------|-------------------|---------------------|
| 2021                                       | \$ 809,000          | \$ 100,576        | \$ 909,576          |
| 2022                                       | 576,000             | 80,465            | 656,465             |
| 2023                                       | 591,000             | 65,798            | 656,798             |
| 2024                                       | 285,000             | 50,746            | 335,746             |
| 2025                                       | 293,000             | 42,852            | 335,852             |
| 2026-2029                                  | 1,254,000           | 88,003            | 1,342,003           |
|  | <b>\$ 3,808,000</b> | <b>\$ 428,440</b> | <b>\$ 4,236,440</b> |

*Direct Placement Revenue Bonds Payable - Business-type Activities*

2018 Water Revenue Refunding Bond - Direct Placement: In October 2020, the City issued bonds totaling \$8,630,000 at 2.94% interest to refund outstanding loans payable. Bond interest is payable semiannually, while principal is due annually through December 2024. The bonds are secured by the net revenues of the water system. The balance at June 30, 2020 is \$6,192,000.

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

**LONG-TERM DEBT (Continued)**

*Direct Placement Revenue Bonds Payable - Business-type Activities (Continued)*

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

| <i>Fiscal Year<br/>Ending<br/>June 30,</i> | <i>Principal</i>    | <i>Interest</i>   | <i>Total</i>        |
|--|---------------------|-------------------|---------------------|
| 2021                                       | \$ 1,402,000        | \$ 161,435        | 1,563,435           |
| 2022                                       | 1,104,000           | 124,597           | 1,228,597           |
| 2023                                       | 1,442,000           | 87,171            | 1,529,171           |
| 2024                                       | 1,332,000           | 46,393            | 1,378,393           |
| 2025-2029                                  | 912,000             | 13,406            | 925,406             |
|  | <u>\$ 6,192,000</u> | <u>\$ 433,002</u> | <u>\$ 6,625,002</u> |

*Revenue Bonds Payable - Business-type Activities*

2011 Wastewater Revenue and Refunding Bonds (Series A and B): In November 2011, the City issued bonds totaling \$36,910,000 to refund outstanding loans payable and to finance various improvements in the Wastewater System. The Series 2011A bonds include variable interest between 3.00% and 5.00%, payable semiannually, with principal due annually through April 2031. The Series 2011B bonds include variable interest, compounded semiannually and payable only at maturity, due March 2023. Net revenues of the wastewater system have been pledged as payment for the bonds. In the event of default, the bonds are not subject to acceleration. The balance at June 30, 2020 is \$11,074,543, and \$1,519,698 of bond premiums are yet to be amortized. At June 30, 2020, there was \$11,831,178 in unspent bond proceeds related the construction of the wastewater treatment plant.

In July 2020, the City authorized a defeasance of all outstanding 2011 Wastewater Revenue and Refunding Bonds (Series A and B). Funds totaling \$13,478,918, consisting of unspent bond proceeds and other funds, were placed in an irrevocable escrow to be used solely for satisfying future scheduled payments. This transaction qualifies as an in-substance defeasance, and as such, the City will not recognize an obligation for these bonds subsequent to June 30, 2020.

**PENSION PLAN – OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM**

**Plan Description**

Substantially all City employees are members in the Oregon Public Employees Retirement System (OPERS); a cost-sharing multiple-employer defined benefit pension plan that acts as a common investment and administrative agent for government units in the State of Oregon. Employees hired before August 29, 2003 belong to the Tier One/Tier Two Retirement Benefit Program (established pursuant to ORS Chapter 238), while employees hired on or after August 29, 2003 belong to the OPSRP Pension Program (established pursuant to ORS Chapter 238A). OPERS produces an independently audited CAFR which can be found at: [http://www.oregon.gov/pers/Pages/section/financial\\_reports/financials.aspx](http://www.oregon.gov/pers/Pages/section/financial_reports/financials.aspx).

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**PENSION PLAN – OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)**

**Benefits Provided**

*Tier One/Tier Two Retirement Benefit*

*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% for police and fire employees, 1.67% 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.

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

*Death Benefits.* Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

- the member was employed by a PERS employer at the time of death,
- the member died within 120 days after termination of PERS-covered employment,
- the member died as a result of injury sustained while employed in a PERS-covered job, or
- the member was on an official leave of absence from a PERS-covered job at the time of death.

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

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

*Pension Benefits.* The Pension Program (ORS Chapter 238A) 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 by formula for members who attain normal retirement age. For general service members, 1.5% is multiplied by the number of years of service and the final average salary.

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**PENSION PLAN – OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)**

**Benefits Provided (Continued)**

*OPSRP Pension Program*

Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit. For police and fire members, 1.8% 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.

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

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

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

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

**Contributions**

PERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. Employer contribution rates for the period were based on the December 31, 2018 actuarial valuation as subsequently modified by 2013 legislated changes in benefit provisions. The rates based on a percentage of payroll, first became effective July 1, 2019. The City's contribution rates for the period were 23.69% for Tier One/Tier Two members, 15.80% for OPSRP General Service members, and 20.43% for OPSRP Police and Fire members. The City's total contributions exclusive of the 6% "pick-up" was \$1,874,810.

In addition, the City funded an employer's side account totaling \$2,823,043, for which they received a 25% match of \$705,761 from the State's Employer Incentive Fund. These amounts will reduce future required contributions for the next 20 years.

Covered employees are required to contribute 6% of their salary to the Plan, but the employer is allowed to pay any or all of the employees' contribution in addition to the required employers' contribution. The City has elected to contribute the 6% "pick-up" or \$544,557 of the employees' contribution.



**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

**PENSION PLAN – OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)**

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

At June 30, 2020, the City reported a liability of \$15,782,405 for its proportionate share of the OPERS net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2017 rolled forward to June 30, 2019. The City’s proportion of the net pension liability was based on a projection of the City’s long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. At June 30, 2019, the City’s proportion was 0.0912%, which is an increase of 0.0056% from its proportion measured as of June 30, 2018.

For the year ended June 30, 2020, the City recognized pension expense of \$1,743,352. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|   | <u><i>Deferred Outflows of<br/>Resources</i></u> | <u><i>Deferred Inflows of<br/>Resources</i></u> |
|---|--|---|
| Differences between expected and actual experience                                  | \$ 870,353                                       | \$ -  |
| Changes of assumptions  | 2,141,063  | -   |
| Net difference between projected and actual earnings on investments                 | -  | 447,415   |
| Changes in proportionate share  | 547,793  | 1,416,340                                       |
| Differences between employer contributions and proportionate share of contributions | 123,121  | 146,335   |
| Contributions subsequent to measurement date  | 5,278,905  | -   |
|   | <u>\$ 8,961,235</u>                              | <u>\$ 2,010,090</u>                             |
| Total   |  |   |

Deferred outflows of resources related to pensions of \$1,874,810 resulting from the City’s contributions subsequent to the measurement date will be recognized as either a reduction of the net pension liability or an increase in the net pension asset in the year ending June 30, 2021. \$3,404,096 related to the balance of the side account at June 30, 2020 will be amortized over the next 20 years. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as an addition to (reduction from) as follows:

| <u><i>Fiscal Year<br/>Ending<br/>June 30,</i></u> |           |                  |
|---|-----------|------------------|
| 2021  | \$        | 1,064,738        |
| 2022  |           | (161,163)        |
| 2023  |           | 288,486          |
| 2024  |           | 432,086          |
| 2025  |           | 48,092           |
| Total   | <u>\$</u> | <u>1,672,239</u> |

**PENSION PLAN – OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)**

**Actuarial Methods and Assumptions**

The total pension liability in the December 31, 2017 actuarial valuation was determined using the following actuarial methods and assumptions:

|                            |  |
|----------------------------|--|
| Actuarial Cost Method      | Entry Age Normal   |
| Amortization Method        | Amortized as a level percentage of payroll as layered amortization bases over a closed period; Tier One/Tier Two UAL is amortized over 20 years and OPSRP pension UAL is amortized over 16 years   |
| Asset Valuation Method     | Market value of assets   |
| Actuarial Assumptions:     |  |
| Inflation Rate             | 2.50%  |
| Investment Rate of Return  | 7.20%  |
| Projected Salary Increases | 3.50% overall payroll growth; salaries for individuals are assumed to grow at 3.50% plus assumed rates of merit/longevity increases based on service   |
| Mortality                  | <p><i>Healthy retirees and beneficiaries:</i><br/>                     RP-2014 Healthy annuitant, sex-distinct, generational with unisex, Social Security Data Scale, with collar adjustments and set-backs as described in the valuation.</p> <p><i>Active members:</i><br/>                     RP-2014 Employees, sex-distinct, generational with unisex, Social Security Data Scale, with collar adjustments and set-backs as described in the valuation.</p> <p><i>Disabled retirees:</i><br/>                     RP-2014 Disabled retirees, sex-distinct, generational with unisex, Social Security Data Scale.</p> |

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2016 experience study which reviewed experience for the four-year period ending on December 31, 2016.

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

**PENSION PLAN – OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)**

**Long-Term Expected Rate of Return**

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

| Asset Class                       | Target | Compound Annual<br>Return (Geometric) |
|-----------------------------------|--------|---------------------------------------|
| Core Fixed Income                 | 8.00 % | 3.49 %                                |
| Short-Term Bonds                  | 8.00   | 3.38                                  |
| Bank/Leveraged Loans              | 3.00   | 5.09                                  |
| High Yield Bonds                  | 1.00   | 6.45                                  |
| Large/Mid Cap US Equities         | 15.75  | 6.30                                  |
| Small Cap US Equities             | 1.31   | 6.69                                  |
| Micro Cap US Equities             | 1.31   | 6.80                                  |
| Developed Foreign Equities        | 13.13  | 6.71                                  |
| Emerging Market Equities          | 4.12   | 7.45                                  |
| Non-US Small Cap Equities         | 1.88   | 7.01                                  |
| Private Equity                    | 17.50  | 7.82                                  |
| Real Estate (Property)            | 10.00  | 5.51                                  |
| Real Estate (REITS)               | 2.50   | 6.37                                  |
| Hedge Fund of Funds - Diversified | 2.50   | 4.09                                  |
| Hedge Fund - Event-driven         | 0.63   | 5.86                                  |
| Timber                            | 1.88   | 5.62                                  |
| Farmland                          | 1.88   | 6.15                                  |
| Infrastructure                    | 3.75   | 6.60                                  |
| Commodities                       | 1.88   | 3.84                                  |
| Assumed Inflation - Mean          |        | 2.50 %                                |

**Discount Rate**

The discount rate used to measure the total pension liability was 7.20% for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

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**PENSION PLAN – OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)**

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

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

|  | <b>1% Decrease<br/>(6.20%)</b> | <b>Discount Rate<br/>(7.20%)</b> | <b>1% Increase<br/>(8.20%)</b> |
|--|--------------------------------|----------------------------------|--------------------------------|
| Proportionate share of the net pension liability | \$ 25,274,120                  | \$ 15,782,405                    | \$ 7,839,146                   |

**Pension Plan Fiduciary Net Position**

Detailed information about the pension plan’s fiduciary net position is available in the separately issued OPERS financial report.

**DEFINED CONTRIBUTION PENSION PLANS**

The City sponsors two defined contribution pension plans. Both plan’s provisions and contribution requirements are established and amended by the City Council.

The 401A is administered by ICMA Retirement Corp. to provide retirement benefits for the City Attorney. The City has established a contribution amount equivalent to approximately 7% of covered salary. The City contributed \$8,424 to the plan for the year ended June 30, 2020.

The 457 plan is administered by both ICMA Retirement Corporation and First Investors Financial Services, and provides additional retirement benefits for contract and unrepresented employees. The City has established matching contribution rates of 5% or 8.5%, depending on contractual agreements. The City contributed \$178,944 to the plan for the year ended June 30, 2020.

**POST EMPLOYMENT BENEFITS OTHER THAN PENSIONS**

The other postemployment benefits (OPEB) for the City combines two separate plans. The City provides an implicit rate subsidy for retiree health insurance premiums, and a contribution to the State of Oregon’s PERS cost-sharing multiple-employer defined health insurance benefit plan.

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**POST EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)**

**Financial Statement Presentation**

The City's two OPEB plans are presented in the aggregate on the Statement of Net Position. The amounts on the financial statements relate to the plans as follows:

|  | <b><i>Implicit Rate<br/>Subsidy Plan</i></b> | <b><i>PERS<br/>RHIA Plan</i></b> | <b><i>Total OPEB<br/>on Financials</i></b> |
|--|--|----------------------------------|--|
| Total OPEB asset                                     | \$ -   | \$ 157,485                       | \$ 157,485                                 |
| Deferred Outflows of Resources                       |  |                                  |  |
| Contributions After Measurement Date                 | 38,599                                       | 40,436                           | 79,035                                     |
| Change in assumptions                                | 18,060                                       | -                                | 18,060                                     |
| Changes in proportionate share                       | -  | 527                              | 527  |
| Total Deferred Outflows of Resources                 | 56,659                                       | 40,963                           | 97,622                                     |
| Total OPEB Liability                                 | (653,590)                                    | -                                | (653,590)                                  |
| Deferred Inflows of Resources                        |  |                                  |  |
| Differences between expected and actual experience   | (12,842)                                     | (20,768)                         | (33,610)                                   |
| Change in assumptions                                | (106,415)                                    | (163)                            | (106,578)                                  |
| Net difference between projected and actual earnings |  | (9,721)                          | (9,721)                                    |
| Changes in proportionate share                       |  | (370)                            | (370)                                      |
| Total Deferred Inflows of Resources                  | (119,257)                                    | (31,022)                         | (150,279)                                  |
| OPEB Expense/(Income)                                | (10,218)                                     | 61,991                           | 51,773                                     |

**Implicit Rate Subsidy**

*Plan Description*

The City's single-employer defined benefit postemployment healthcare plan is administered by Citycounty Insurance Services (CIS). Benefit provisions are established through negotiations between the City and representatives of the City or through resolutions passed by City Council. No assets have been accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

The City's postemployment healthcare plan administrator issues a publicly available financial report that includes financial statements and required supplementary information for CIS. This report may be obtained by writing to the CIS Main Office, 1212 Court Street NE, Salem OR 97301.

*Benefits Provided*

The plan provides eligible retirees and their dependents under age 65 the same health care coverage at the same premium rates as offered to active employees. The retiree is responsible for the premiums.

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

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**POST EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)**

**Implicit Rate Subsidy (Continued)**

As of the valuation date of July 1, 2018, the following employees were covered by the benefit terms:

|  |            |
|--|------------|
| Inactive employees or beneficiaries receiving benefits | 8          |
| Active employees                                       | 112        |
|  | <u>120</u> |

*Total OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB*

The City’s total OPEB liability of \$653,590 was measured as of June 30, 2019, and was determined by an actuarial valuation as of July 1, 2018. For the fiscal year ended June 30, 2020, the City recognized OPEB income from this plan of \$10,218. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to this OPEB plan from the following sources:

|  | <i>Deferred Outflow<br/>of Resources</i> | <i>Deferred Inflow<br/>of Resources</i> |
|--|--|---|
| Differences between expected and actual experience | \$ -                                     | \$ 12,842                               |
| Changes of assumptions                             | 18,060                                   | 106,415                                 |
| Contributions subsequent to measurement date       | 38,599                                   | -                                       |
|  | <u>56,659</u>                            | <u>119,257</u>                          |
| Total  | <u>\$ 56,659</u>                         | <u>\$ 119,257</u>                       |

Deferred outflows of resources related to OPEB of \$56,659 resulting from the City’s contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| <u><i>Year ended June 30:</i></u> |                     |
|-----------------------------------|---------------------|
| 2021                              | \$ (15,521)         |
| 2022                              | (15,521)            |
| 2023                              | (15,521)            |
| 2024                              | (15,521)            |
| 2025                              | (15,521)            |
| Thereafter                        | (23,592)            |
|                                   | <u>(101,197)</u>    |
| Total                             | <u>\$ (101,197)</u> |

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

**POST EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)**

*Actuarial Assumptions and Other Inputs*

The total OPEB liability for the June 30, 2020 valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified: inflation rate of 2.50%, projected salary increases of 3.50%, discount rate of 3.50% (change from 3.87% in the previous measurement period), medical and vision varies between 6.00% and 4.75% (due to the timing of the excise tax scheduled to affect health care benefits), dental at 4.50%, and mortality rates based on the RP-2014 healthy annuitant, sex-distinct, generational with unisex, Social Security Data Scale, with collar adjustments and setbacks.

The discount rate was based on Bond Buyer 20-Year General Obligation Bond Index.

*Changes in the Total OPEB Liability*

|   | <u><b>Total OPEB<br/>Liability</b></u> |
|---|--|
| Balance as of June 30, 2019             | \$ 618,796                             |
| Changes for the year:                   |  |
| Service cost                            | 39,806                                 |
| Interest on total OPEB liability        | 24,532                                 |
| Effect of assumptions changes or inputs | 20,318                                 |
| Benefit payments                        | (49,862)                               |
| Balance as of June 30, 2020             | <u>\$ 653,590</u>                      |

The effect of changes in assumptions is the result of the change in the discount rate from 3.87 to 3.50.

*Sensitivity of the Total OPEB Liability*

The following presents the City’s total OPEB liability, as well as what the liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.50 percent) or 1 percentage point higher (4.50 percent) than the current discount rate. A similar sensitivity analysis is then presented for changes in the healthcare trend assumption.

| <b>Discount Rate:</b>             | <u><b>1% Decrease<br/>(2.50%)</b></u>                         | <u><b>Current Discount<br/>Rate (3.50%)</b></u>              | <u><b>1% Increase<br/>(4.50%)</b></u>                         |
|-----------------------------------|---|--|---|
| Total OPEB Liability              | \$ 709,856  | \$ 653,590   | \$ 602,086  |
| <br><b>Healthcare Cost Trend:</b> |   |  |   |
|                                   | <u><b>1% Decrease<br/>(5.00% decreasing<br/>to 3.75%)</b></u> | <u><b>Trend Rate (6.00%<br/>decreasing to<br/>4.75%)</b></u> | <u><b>1% Increase (7.00%<br/>decreasing to<br/>5.75%)</b></u> |
| Total OPEB Liability              | \$ 582,357  | \$ 653,590   | \$ 739,119  |

**CITY OF WOODBURN, OREGON**

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

YEAR ENDED JUNE 30, 2020

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**POST EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)**

**PERS Retirement Health Insurance Account**

*Plan Description*

The City contributes to the PERS Retirement Health Insurance Account (RHIA) for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit other postemployment benefit plan administered by PERS. RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums for eligible retirees. ORS 238.420 established this trust fund. Authority to establish and amend the benefit provisions of RHIA reside with the Oregon Legislature. The plan is closed to new entrants hired after August 29, 2003. PERS issues publicly available financial statements and required supplementary information. That report may be obtained by writing to Oregon Public Employees Retirement System, PO Box 23700, Tigard, OR 97281-3700 or online at: <https://www.oregon.gov/PERS/Pages/Financials/Actuarial-Financial-Information.aspx>.

*Benefits Provided*

Because RHIA was created by enabling legislation (ORS 238.420), contribution requirements of the plan members and the participating employers were established and may be amended only by the Oregon Legislature. ORS require that an amount equal to \$60 or the total monthly cost of Medicare companion health insurance premiums coverage, whichever is less, shall be paid from the RHIA established by the employer, and any monthly cost in excess of \$60 shall be paid by the eligible retired member in the manner provided in ORS 238.410. To be eligible to receive this monthly payment toward the premium cost, the member must: (1) have eight years or more of qualifying service in PERS at the time of retirement or receive a disability allowance as if the member had eight years or more of creditable service in PERS, (2) receive both Medicare Parts A and B coverage, and (3) enroll in a PERS-sponsored health plan.

A surviving spouse or dependent of a deceased PERS retiree who was eligible to receive the subsidy is eligible to receive the subsidy if he or she (1) is receiving a retirement benefit or allowance from PERS or (2) was insured at the time the member died and the member retired before May 1, 1991.

*Contributions*

PERS funding policy provides for 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. Employer contribution rates for the period were based on the December 31, 2017 actuarial valuation. The rates based on a percentage of payroll, first became effective July 1, 2020. The City's contribution rates for the period were 0.50% for Tier One/Tier Two members, and 0.43% for OPSRP members. The City's total for the year ended June 30, 2020 contributions was \$40,436.

*OPEB Assets, Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB*

At June 30, 2020, the City reported an asset of \$157,485 for its proportionate share of the OPERS net OPEB asset. The net OPEB asset was measured as of June 30, 2019 and was determined by an actuarial valuation as of December 31, 2017, rolled forward to June 30, 2019. The City's proportion of the net OPEB asset was based on the City's contributions to the RHIA program during the measurement period relative to contributions from all participating employers. At June 30, 2019, the City's proportionate share was 0.0815%, which is a decrease from its proportion of 0.0825% as of June 30, 2018.



**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

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**POST EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)**

**PERS Retirement Health Insurance Account (Continued)**

For the year ended June 30, 2020, the City recognized OPEB expense from this plan of \$51,773. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to this OPEB plan from the following sources:

|  | <i>Deferred<br/>Outflow of<br/>Resources</i> | <i>Deferred<br/>Inflow of<br/>Resources</i> |
|--|--|---|
| Differences between expected and actual experience   | \$ -   | \$ 20,768                                   |
| Changes of assumptions                               | -  | 163   |
| Net difference between projected and actual earnings | -  | 9,721                                       |
| Change in proportionate share                        | 527  | 370   |
| contributions subsequent to the MD                   | 40,436                                       | -   |
|  | <hr/>  | <hr/>                                       |
| Total  | <u>\$ 40,963</u>                             | <u>\$ 31,022</u>                            |

Deferred outflows of resources related to OPEB of \$40,436 resulting from the City’s contributions subsequent to the measurement date will be recognized as either a reduction of the net OPEB liability or an increase in the net OPEB asset in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| <i>Year ended<br/>June 30:</i> |                    |
|--------------------------------|--------------------|
| 2021                           | \$ (15,854)        |
| 2022                           | (13,869)           |
| 2023                           | (1,774)            |
| 2024                           | 1,002              |
|                                | <hr/>              |
| Total                          | <u>\$ (30,495)</u> |

*Actuarial Methods and Assumptions*

See OPERS Pension Plan footnote for additional information on actuarial assumptions and methods, the long-term expected rate of return, and the discount rate.

**CITY OF WOODBURN, OREGON**  
 NOTES TO BASIC FINANCIAL STATEMENTS (Continued)  
 YEAR ENDED JUNE 30, 2020

**PERS Retirement Health Insurance Account (Continued)**

*Sensitivity of the proportionate share of the net OPEB liability (asset) to changes in the discount rate*

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

|                            | <b>1% Decrease</b><br><b>(6.20%)</b> | <b>Discount Rate</b><br><b>(7.20%)</b> | <b>1% Increase</b><br><b>(8.20%)</b> |
|----------------------------|--------------------------------------|--|--------------------------------------|
| Net OPEB liability (asset) | \$ (122,092)                         | \$ (157,485)                           | \$ (187,644)                         |

*OPEB Plan Fiduciary Net Position*

Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

**TRANSFERS**

Interfund transfers are as follows:

| <i>Transfers To</i>   | <i>Transfers From</i>          |                     |                                     |                                   |                             |                             |                             | <i>Total</i>        |
|---|--------------------------------|---------------------|-------------------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------|
|   | <i>Governmental Activities</i> |                     |                                     | <i>Business-type Activities</i>   |                             |                             |                             |                     |
|   | <i>General</i>                 | <i>Street</i>       | <i>Urban<br/>Renewal<br/>Agency</i> | <i>Non-major<br/>Governmental</i> | <i>Water<br/>Operations</i> | <i>Sewer<br/>Operations</i> | <i>Internal<br/>Service</i> |                     |
| <i>Governmental activities</i>  |                                |                     |                                     |                                   |                             |                             |                             |                     |
| General   | \$ -                           | \$ 56,750           | \$ 12,290                           | \$ 40,990                         | \$ 83,850                   | \$ 150,599                  | \$ 29,530                   | \$ 378,959          |
| Street  | -                              | -                   | -                                   | -                                 | -                           | 90,000                      | -                           | 90,000              |
| Other non-major governmental  | 116,000                        | 1,011,049           | -                                   | 500,000                           | 50,000                      | 50,000                      | -                           | 1,727,049           |
| <b>Total</b>  | <b>\$ 116,000</b>              | <b>\$ 1,067,799</b> | <b>\$ 12,290</b>                    | <b>\$ 540,990</b>                 | <b>\$ 133,850</b>           | <b>\$ 290,599</b>           | <b>\$ 29,530</b>            | <b>\$ 2,196,008</b> |
| <b>Reconciliation:</b>  |                                |                     |                                     |                                   |                             |                             |                             |                     |
| Total internal charges to governmental activities from business-type activities |                                |                     |                                     |                                   |                             |                             |                             | 615,804             |
| Total governmental funds  |                                |                     |                                     |                                   |                             |                             |                             | (2,196,008)         |
| Total business-type activities  |                                |                     |                                     |                                   |                             |                             |                             | 424,449             |
|   |                                |                     |                                     |                                   |                             |                             |                             | <u>\$ 1,040,253</u> |

The primary purpose of transfers is to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

In the governmental activities column of the statement of activities, transfers between governmental funds have been eliminated. In a like manner, transfer between enterprise funds have been eliminated in the business-type activities column.

**CITY OF WOODBURN, OREGON**  
*NOTES TO BASIC FINANCIAL STATEMENTS (Continued)*  
*YEAR ENDED JUNE 30, 2020*

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**EXPENDITURES IN EXCESS OF APPROPRIATIONS**

Expenditures in excess of appropriations for the year ending June 30, 2020 occurred as follows:

|               | <u><i>Budget</i></u> | <u><i>Actual</i></u> | <u><i>Variance</i></u> |
|---------------|----------------------|----------------------|------------------------|
| Urban Renewal |                      |                      |                        |
| Debt service  | \$ 268,500           | \$ 334,975           | \$ (66,475)            |

**CONTINGENCIES**

The City purchases commercial insurance to cover all commonly insurable risks, which includes property damage, liability and employee bonds. Most policies carry a small deductible amount. No insurance claims settled in each of the prior three years have exceeded policy coverage.

The City is a defendant in various litigation proceedings. Management believes any losses arising from these actions will not materially affect the City's financial position.

**SUBSEQUENT EVENTS**

Management has evaluated subsequent events through November 25, 2020, the date on which the financial statements were available to be issued.

As noted on page 36, in July 2020, the City authorized a defeasance of all outstanding 2011 Wastewater Revenue and Refunding Bonds (Series A and B). In addition, subsequent to year end, the City received \$687,000 in reimbursement basis COVID relief funding for expenditures through December 2020.

***REQUIRED SUPPLEMENTARY INFORMATION***

**CITY OF WOODBURN, OREGON****COMBINING BALANCE SHEET - BUDGETARY FUNDS REPORTED AS GENERAL FUND**

JUNE 30, 2020

|   | <i>Budgetary funds</i> |                     | <i>Total (reported as<br/>General Fund)</i> |
|---|------------------------|---------------------|---|
|   | <i>General Fund</i>    | <i>PERS Reserve</i> |   |
| <b>ASSETS</b>   |                        |                     |   |
| Cash and investments  | \$ 6,617,203           | \$ -                | \$ 6,617,203                                |
| Accounts receivable   | 728,941                | -                   | 728,941                                     |
| Property taxes receivable                                       | 383,469                | -                   | 383,469                                     |
| Prepaid expenses  | 23,390                 | -                   | 23,390                                      |
| Due from other funds  | 746,961                | -                   | 746,961                                     |
| <i>Total Assets</i>   | <u>\$ 8,499,964</u>    | <u>\$ -</u>         | <u>\$ 8,499,964</u>                         |
| <b>LIABILITIES, DEFERRED INFLOWS AND<br/>FUND BALANCES</b>      |                        |                     |   |
| <b>Liabilities:</b>   |                        |                     |   |
| Accounts payable  | 144,934                | -                   | 144,934                                     |
| Accrued payroll and payroll liabilities                         | 532,239                | -                   | 532,239                                     |
| Due to other funds  | 333,903                | -                   | -   |
| <i>Total Liabilities</i>  | <u>1,011,076</u>       | <u>-</u>            | <u>677,173</u>                              |
| <b>Deferred Inflows</b>   |                        |                     |   |
| Unavailable revenue   | 652,966                | -                   | 652,966                                     |
| <b>Fund Balance:</b>  |                        |                     |   |
| Non-spendable   | 23,390                 | -                   | 23,390                                      |
| Unassigned  | 6,812,532              | -                   | 6,812,532                                   |
| <i>Total Fund Balance</i>                                       | <u>6,835,922</u>       | <u>-</u>            | <u>6,835,922</u>                            |
| <i>Total Liabilities, Deferred Inflows and Fund<br/>Balance</i> | <u>\$ 8,499,964</u>    | <u>\$ -</u>         | <u>\$ 8,499,964</u>                         |

**CITY OF WOODBURN, OREGON**

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

*BUDGETARY FUNDS REPORTED AS GENERAL FUND*

*YEAR ENDED JUNE 30, 2020*

|   | <i>Budgetary funds</i> |                     |                     | <i>Total (reported as General Fund)</i> |
|---|------------------------|---------------------|---------------------|---|
|   | <i>General Fund</i>    | <i>PERS Reserve</i> | <i>Eliminations</i> |   |
| <b>REVENUES</b>                             |                        |                     |                     |   |
| Taxes and assessments                       | \$ 9,932,526           | \$ -                | \$ -                | \$ 9,932,526                            |
| Licenses and permits                        | 1,999,971              | -                   | -                   | 1,999,971                               |
| Charges for services                        | 903,988                | -                   | -                   | 903,988                                 |
| Intergovernmental                           | 1,020,875              | -                   | -                   | 1,020,875                               |
| Fines and forfeitures                       | 352,400                | -                   | -                   | 352,400                                 |
| Miscellaneous                               | 872,439                | 19,464              | -                   | 891,903                                 |
| <i>Total Revenues</i>                       | 15,082,199             | 19,464              | -                   | 15,101,663                              |
| <b>EXPENDITURES</b>                         |                        |                     |                     |   |
| Administration                              | 1,289,009              | -                   | -                   | 1,289,009                               |
| Economic development                        | 138,365                | -                   | -                   | 138,365                                 |
| Nondepartmental                             | 284,530                | 2,824,043           | -                   | 3,108,573                               |
| Police                                      | 7,574,867              | -                   | -                   | 7,574,867                               |
| Community services                          | 3,103,380              | -                   | -                   | 3,103,380                               |
| Planning                                    | 470,851                | -                   | -                   | 470,851                                 |
| Engineering                                 | 242,796                | -                   | -                   | 242,796                                 |
| Debt Service                                |                        |                     |                     |   |
| Principal                                   | 532,000                | -                   | -                   | 532,000                                 |
| Interest                                    | 42,391                 | -                   | -                   | 42,391                                  |
| <i>Total Expenditures</i>                   | 13,678,189             | 2,824,043           | -                   | 16,502,232                              |
| <b>REVENUES OVER (UNDER) EXPENDITURES</b>   | 1,404,010              | (2,804,579)         | -                   | (1,400,569)                             |
| <b>OTHER FINANCING SOURCES (USES)</b>       |                        |                     |                     |   |
| Transfers in                                | -                      | 1,126,299           | (752,290)           | 374,009                                 |
| Transfers out                               | (868,290)              | -                   | 752,290             | (116,000)                               |
| Proceeds from sales of assets               | 22,115                 | -                   | -                   | 22,115                                  |
| <i>Total Other Financing Sources (Uses)</i> | (846,175)              | 1,126,299           | -                   | 280,124                                 |
| <b>NET CHANGE IN FUND BALANCE</b>           | 557,835                | (1,678,280)         | -                   | (1,120,445)                             |
| <b>FUND BALANCE, beginning of year</b>      | 6,278,087              | 1,678,280           | -                   | 7,956,367                               |
| <b>FUND BALANCE, end of year</b>            | \$ 6,835,922           | \$ -                | \$ -                | \$ 6,835,922                            |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – GENERAL FUND (BUDGETARY BASIS)  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                             |                       |              |               |                 |
| Taxes and assessments                       | \$ 9,943,000          | \$ 9,943,000 | \$ 9,932,526  | \$ (10,474)     |
| Licenses and permits                        | 159,700               | 159,700      | 209,334       | 49,634          |
| Franchise fees                              | 1,896,700             | 1,896,700    | 1,790,637     | (106,063)       |
| Charges for services                        | 1,070,110             | 1,070,110    | 903,988       | (166,122)       |
| Intergovernmental                           | 906,500               | 906,500      | 1,020,875     | 114,375         |
| Fines and forfeitures                       | 456,500               | 456,500      | 352,400       | (104,100)       |
| Miscellaneous                               | 706,520               | 706,520      | 872,439       | 165,919         |
| <i>Total Revenues</i>                       | 15,139,030            | 15,139,030   | 15,082,199    | (56,831)        |
| <b>EXPENDITURES</b>                         |                       |              |               |                 |
| Administration                              | 1,389,700             | 1,389,700    | 1,289,009     | 100,691         |
| Economic development                        | 170,290               | 170,290      | 138,365       | 31,925          |
| Nondepartmental                             | 339,100               | 339,100      | 284,530       | 54,570          |
| Police                                      | 8,078,740             | 8,078,740    | 7,574,867     | 503,873         |
| Community services                          | 3,606,040             | 3,606,040    | 3,103,380     | 502,660         |
| Planning                                    | 496,460               | 496,460      | 470,851       | 25,609          |
| Engineering                                 | 290,420               | 290,420      | 242,796       | 47,624          |
| Debt service                                |                       |              |               |                 |
| Principal                                   | 500,000               | 500,000      | 532,000       | (32,000) *      |
| Interest                                    | 75,000                | 75,000       | 42,391        | 32,609          |
| Contingency                                 | 3,761,890             | 3,301,890    | -             | 3,301,890       |
| <i>Total Expenditures</i>                   | 18,707,640            | 18,247,640   | 13,678,189    | 4,569,451       |
| <b>REVENUES OVER (UNDER) EXPENDITURES</b>   | (3,568,610)           | (3,108,610)  | 1,404,010     | 4,512,620       |
| <b>OTHER FINANCING SOURCES (USES)</b>       |                       |              |               |                 |
| Transfers out                               | (408,290)             | (868,290)    | (868,290)     | -               |
| Proceeds from sale of assets                | 25,000                | 25,000       | 22,115        | (2,885)         |
| <i>Total Other Financing Sources (Uses)</i> | (383,290)             | (843,290)    | (846,175)     | (2,885)         |
| <b>NET CHANGE IN FUND BALANCE</b>           | (3,951,900)           | (3,951,900)  | 557,835       | 4,509,735       |
| <b>FUND BALANCE, beginning of year</b>      | 5,306,900             | 5,306,900    | 6,278,087     | 971,187         |
| <b>FUND BALANCE, end of year</b>            | \$ 1,355,000          | \$ 1,355,000 | 6,835,922     | \$ 5,480,922    |

\*Debt service is appropriated as a combined total therefore this is not an overexpenditure of appropriations.

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – PERS RESERVE FUND (BUDGETARY BASIS)  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                               |                       |              |               |                 |
| Miscellaneous                                 | \$ 60,000             | \$ 60,000    | \$ 19,464     | \$ (40,536)     |
| <b>EXPENDITURES</b>                           |                       |              |               |                 |
| Materials and services                        | 2,089,710             | 2,824,710    | 2,824,043     | 667             |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (2,029,710)           | (2,764,710)  | (2,804,579)   | (39,869)        |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |              |               |                 |
| Transfers in                                  | 362,710               | 1,097,710    | 1,126,299     | 28,589          |
| <b>NET CHANGE IN FUND BALANCE</b>             | (1,667,000)           | (1,667,000)  | (1,678,280)   | (11,280)        |
| <b>FUND BALANCE, beginning of year</b>        | 1,667,000             | 1,667,000    | 1,678,280     | 11,280          |
| <b>FUND BALANCE, end of year</b>              | \$ -                  | \$ -         | \$ -          | \$ -            |



**CITY OF WOODBURN, OREGON****SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - STREET FUND (BUDGETARY BASIS)  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |                    | <i>Actual</i>       | <i>Variance</i>     |
|---|-----------------------|--------------------|---------------------|---------------------|
|   | <i>Original</i>       | <i>Final</i>       |                     |                     |
| <b>REVENUES</b>                               |                       |                    |                     |                     |
| Taxes and assessments                         | \$ 130,000            | \$ 130,000         | \$ 101,204          | \$ (28,796)         |
| Licenses and permits                          | 500                   | 500                | 369                 | (131)               |
| Franchise fees                                | 368,000               | 368,000            | 353,518             | (14,482)            |
| Intergovernmental                             | 1,500,000             | 1,500,000          | 1,707,151           | 207,151             |
| Miscellaneous                                 | 196,180               | 196,180            | 123,912             | (72,268)            |
| <i>Total Revenues</i>                         | <u>2,194,680</u>      | <u>2,194,680</u>   | <u>2,286,154</u>    | <u>91,474</u>       |
| <b>EXPENDITURES</b>                           |                       |                    |                     |                     |
| Street  | 2,787,780             | 2,787,780          | 1,654,523           | 1,133,257           |
| Contingency                                   | 1,000,000             | 954,000            | -                   | 954,000             |
| <i>Total Expenditures</i>                     | <u>3,787,780</u>      | <u>3,741,780</u>   | <u>1,654,523</u>    | <u>2,087,257</u>    |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (1,593,100)           | (1,547,100)        | 631,631             | 2,178,731           |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |                    |                     |                     |
| Transfers in                                  | 90,000                | 90,000             | 90,000              | -                   |
| Transfers out                                 | (2,095,750)           | (2,141,750)        | (1,067,799)         | 1,073,951           |
| <i>Total Other Financing Sources (Uses)</i>   | <u>(2,005,750)</u>    | <u>(2,051,750)</u> | <u>(977,799)</u>    | <u>1,073,951</u>    |
| <b>NET CHANGE IN FUND BALANCE</b>             | (3,598,850)           | (3,598,850)        | (346,168)           | 3,252,682           |
| <b>FUND BALANCE, beginning of year</b>        | <u>4,057,800</u>      | <u>4,057,800</u>   | <u>4,589,031</u>    | <u>531,231</u>      |
| <b>FUND BALANCE, end of year</b>              | <u>\$ 458,950</u>     | <u>\$ 458,950</u>  | <u>\$ 4,242,863</u> | <u>\$ 3,783,913</u> |

**CITY OF WOODBURN, OREGON****SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - URBAN RENEWAL FUND (BUDGETARY BASIS)  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                               |                       |              |               |                 |
| Taxes and assessments                         | \$ 785,800            | \$ 785,800   | \$ 775,881    | \$ (9,919)      |
| Intergovernmental                             | 1,000,000             | 1,000,000    | 1,040,152     | 40,152          |
| Miscellaneous                                 | 39,200                | 39,200       | 42,547        | 3,347           |
| <i>Total Revenues</i>                         | 1,825,000             | 1,825,000    | 1,858,580     | 33,580          |
| <b>EXPENDITURES</b>                           |                       |              |               |                 |
| Personal services                             | 228,580               | 228,580      | 202,723       | 25,857          |
| Materials and services                        | 271,120               | 271,120      | 166,466       | 104,654         |
| Capital outlay                                | 3,713,500             | 3,713,500    | 2,359,821     | 1,353,679       |
| Debt service                                  |                       |              |               |                 |
| Principal                                     | 150,000               | 150,000      | 260,000       | (110,000)       |
| Interest                                      | 118,500               | 118,500      | 74,975        | 43,525          |
| Contingency                                   | 200,010               | 190,010      | -             | 190,010         |
| <i>Total Expenditures</i>                     | 4,681,710             | 4,671,710    | 3,063,985     | 2,987,260       |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (2,856,710)           | (2,846,710)  | (1,205,405)   | 3,020,840       |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |              |               |                 |
| Transfers out                                 | (2,290)               | (12,290)     | (12,290)      | -               |
| <b>NET CHANGE IN FUND BALANCE</b>             | (2,859,000)           | (2,859,000)  | (1,217,695)   | 3,020,840       |
| <b>FUND BALANCE, beginning of year</b>        | 3,159,000             | 3,159,000    | 2,572,007     | (586,993)       |
| <b>FUND BALANCE, end of year</b>              | \$ 300,000            | \$ 300,000   | \$ 1,354,312  | \$ 2,433,847    |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)**

**OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM**

**LAST SEVER FISCAL YEARS <sup>1</sup>**

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|   | <u>2020</u>   | <u>2019</u>   | <u>2018</u>   | <u>2017</u>   | <u>2016</u>  | <u>2015</u>    | <u>2014</u>  |
|---|---------------|---------------|---------------|---------------|--------------|----------------|--------------|
| City's proportion of the net pension liability (asset)  | 0.0912%       | 0.0856%       | 0.0994%       | 0.1081%       | 0.1224%      | 0.1145%        | 0.1145%      |
| City's proportionate share of the net pension liability (asset)   | \$ 15,782,405 | \$ 12,969,468 | \$ 13,401,200 | \$ 16,230,093 | \$ 7,026,676 | \$ (2,595,126) | \$ 5,842,512 |
| City's covered-employee payroll   | 8,868,978     | 8,950,436     | 8,800,124     | 8,344,438     | 8,457,225    | 8,048,595      | 7,956,480    |
| City's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll | 178.0%        | 144.9%        | 152.3%        | 194.5%        | 83.1%        | -32.2%         | 73.4%        |
| Plan fiduciary net position as a percentage of the total pension liability                                      | 80.2%         | 82.1%         | 83.1%         | 80.5%         | 91.9%        | 103.6%         | 92.0%        |

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

**CITY OF WOODBURN, OREGON**  
**SCHEDULE OF THE CITY'S CONTRIBUTIONS**  
**OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM**  
**LAST SEVEN FISCAL YEARS <sup>1</sup>**

|  | <u>2020</u>   | <u>2019</u>  | <u>2018</u>  | <u>2017</u>  | <u>2016</u>  | <u>2015</u>  | <u>2014</u>  |
|--|---------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Contractually required contributions                                 | \$ 1,874,810  | \$ 1,407,165 | \$ 1,347,984 | \$ 1,034,667 | \$ 1,096,838 | \$ 1,046,147 | \$ 1,022,429 |
| Contributions in relation to the contractually required contribution | (1,874,810)   | (1,407,165)  | (1,347,984)  | (1,034,667)  | (1,096,838)  | (1,046,147)  | (1,022,429)  |
| Contribution deficiency (excess)                                     | <u>\$ -</u>   | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  |
| City's covered-employee payroll                                      | \$ 10,145,281 | \$ 8,868,978 | \$ 8,950,436 | \$ 8,800,124 | \$ 8,344,438 | \$ 8,457,225 | \$ 8,048,595 |
| Contributions as a percentage of covered-employee payroll            | 18.48%        | 15.87%       | 15.06%       | 11.76%       | 13.14%       | 12.37%       | 12.70%       |

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

**CITY OF WOODBURN, OREGON****SCHEDULE OF CHANGES IN TOTAL OTHER POST-EMPLOYMENT BENEFITS LIABILITY AND RELATED RATIOS - IMPLICIT RATE SUBSIDY  
LAST THREE FISCAL YEARS<sup>1</sup>**

|  | <u>2020</u>   | <u>2019</u>  | <u>2018</u>  |
|--|---------------|--------------|--------------|
| Service cost                                     | \$ 39,806     | \$ 47,892    | \$ 51,565    |
| Interest on total OPEB liability                 | 24,532        | 25,949       | 21,016       |
| Effect of economic/demographic gains or (losses) | -             | (16,512)     | -            |
| Effect of assumption change or inputs            | 20,318        | (96,751)     | (46,746)     |
| Benefit payments                                 | (49,862)      | (37,144)     | (32,401)     |
|  | <hr/>         | <hr/>        | <hr/>        |
| Net change in total OPEB liability               | 34,794        | (76,566)     | (6,566)      |
| Net OPEB liability, beginning                    | 618,796       | 695,362      | 701,928      |
|  | <hr/>         | <hr/>        | <hr/>        |
| Net OPEB liability, ending                       | \$ 653,590    | \$ 618,796   | \$ 695,362   |
|  | <hr/> <hr/>   | <hr/> <hr/>  | <hr/> <hr/>  |
| Covered payroll                                  | \$ 10,145,281 | \$ 8,868,978 | \$ 8,950,436 |
| Total OPEB liability as a % of covered payroll   | 6.4%          | 7.0%         | 7.8%         |

*Notes:*

The above table presents the most recent actuarial valuations for the City's post-employment health insurance benefits plan and provides information that approximates the funding progress of the plan.

There are no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

<sup>1</sup> 10-year trend information required by GASB Statement 75 will be presented prospectively

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET)  
OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM RETIREE HEALTH INSURANCE ACCOUNT  
LAST FOUR FISCAL YEARS<sup>1</sup>**

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|  | <u>2020</u>  | <u>2019</u> | <u>2018</u> | <u>2017</u> |
|--|--------------|-------------|-------------|-------------|
| City's proportion of the net OPEB liability (asset)  | 0.0815%      | 0.0825%     | 0.0815%     | 0.0869%     |
| City's proportionate share of the net OPEB liability (asset)   | \$ (157,485) | \$ (92,049) | \$ (34,002) | \$ 23,610   |
| City's covered-employee payroll  | 8,868,978    | 8,950,436   | 8,800,124   | 8,344,438   |
| City's proportionate share of the net OPEB liability (asset) as a percentage of its covered-employee payroll | -1.8%        | -1.0%       | -0.4%       | 0.3%        |
| Plan fiduciary net position as a percentage of the total pension liability                                   | 124.0%       | 124.0%      | 108.9%      | 94.2%       |

<sup>1</sup> 10-year trend information required by GASB Statement 75 will be presented prospectively

**CITY OF WOODBURN, OREGON**  
**SCHEDULE OF THE CITY'S CONTRIBUTIONS**  
**OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM RETIREE HEALTH INSURANCE ACCOUNT**  
**LAST FOUR FISCAL YEARS <sup>1</sup>**

|  | <u>2020</u>   | <u>2019</u>   | <u>2018</u>  | <u>2017</u>  |
|--|---------------|---------------|--------------|--------------|
| Contractually required contributions                                 | \$ 40,436     | \$ 39,580     | \$ 40,561    | \$ 38,765    |
| Contributions in relation to the contractually required contribution | (40,436)      | (39,580)      | (40,561)     | (38,765)     |
| Contribution deficiency (excess)                                     | <u>\$ -</u>   | <u>\$ -</u>   | <u>\$ -</u>  | <u>\$ -</u>  |
| City's covered-employee payroll                                      | \$ 10,145,281 | \$ 10,145,281 | \$ 8,950,436 | \$ 8,800,124 |
| Contributions as a percentage of covered-employee payroll            | 0.40%         | 0.39%         | 0.45%        | 0.44%        |

<sup>1</sup> 10-year trend information required by GASB Statement 75 will be presented prospectively

## **CITY OF WOODBURN, OREGON**

### **NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION YEAR ENDED JUNE 30, 2020**

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#### **STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

##### *Budgetary Information*

On or before June 30 of each year, the City enacts a resolution approving the budget, appropriating the expenditures, and levying the property taxes. The City's budget is presented on the modified accrual basis of accounting which is the same basis as GAAP with the exception of interfund loans, which are not reported on the budgetary basis.

Prior to enacting this resolution, the proposed budget is presented to a budget committee consisting of members of the City Council and a like number of interested citizens. The budget committee presents the budget to the City Council for budget hearings prior to enactment of the resolution. The City budgets all funds as required by Oregon Local Budget Law.

The resolution authorizing appropriations for each fund sets the legal level of control by which expenditures cannot legally exceed appropriations. Appropriations of expenditures are made at the program/function level for all funds. The detail budget document is required to contain more specific information for the above mentioned expenditure categories. Unexpected additional resources may be added to the budget through the use of a supplemental budget. A supplemental budget requires hearings before the public, publications in newspapers, and adoption by the City Council. Management may modify original and supplemental budgets by the use of appropriation transfers between the legal levels of control within a fund. Such transfers require approval by the City Council. Management may not amend the budget without seeking the approval of the Council. Appropriations lapse as of year-end.

##### *Changes in Benefit Terms*

The Oregon Supreme Court on April 30, 2015, ruled that the provisions of Senate Bill 861, signed into law in October 2013, that limited the post-retirement COLA on benefits accrued prior to the signing of the law was unconstitutional. Benefits could be modified prospectively, but not retrospectively. As a result, those who retired before the bills were passed will continue to receive a COLA tied to the Consumer Price Index that normally results in a 2% increase annually. OPERS will make restoration payments to those benefit recipients. Senate Bill 822 lowered the COLA from 2% to 1.5% for recipients who do not pay Oregon income tax because they are not residents of Oregon.

OPERS members who have accrued benefits before and after the effective dates of the 2013 legislation will have a blended COLA rate when they retire.

This is a change in benefit terms was not included in the net pension liability (asset) proportionate shares provided by OPERS for the years ending June 30, 2015 and June 30, 2014.

##### *Changes of assumptions*

Details and a comprehensive list of changes in methods and assumptions can be found in the 2012, 2014, and 2016 experience study for the System, which were published on September 18, 2013, September 23, 2015, and July 26, 2017, respectively. These reports can be found at: <http://www.oregon.gov/PERS/Pages/Financials/Actuarial-Presentations-and-Reports.aspx>.



**CITY OF WOODBURN, OREGON**  
*NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION*  
*YEAR ENDED JUNE 30, 2020*

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**STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY** *(Continued)*

*Other Postemployment Benefits*

The tables on pages 58-60 present the activities, changes in the proportionate share and contributions related to the City's postemployment health insurance benefit plans (implicit rate subsidy and retirees health insurance account) based on the most recent actuarial valuations for the City.

There are no assets accumulated in a trust that meet the criteria in paragraph 4 of GASB Statement No. 75.

***SUPPLEMENTARY INFORMATION***

**CITY OF WOODBURN, OREGON****COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS**

JUNE 30, 2020

|   | <i>Special Revenue</i> |                                |                             |
|---|------------------------|--------------------------------|-----------------------------|
|   | <i>Transit</i>         | <i>Building<br/>Inspection</i> | <i>Asset<br/>Forfeiture</i> |
| <b>ASSETS</b>   |                        |                                |                             |
| Cash and investments  | \$ -                   | \$ 1,255,728                   | \$ 15,132                   |
| Accounts receivable   | 227,923                | -                              | -                           |
| Property taxes receivable                                   | -                      | -                              | -                           |
| Assessment liens receivable                                 | -                      | -                              | -                           |
| Loans receivable  | -                      | -                              | -                           |
| Prepaid expenses  | -                      | -                              | -                           |
| <i>Total Assets</i>   | <u>\$ 227,923</u>      | <u>\$ 1,255,728</u>            | <u>\$ 15,132</u>            |
| <b>LIABILITIES, DEFERRED INFLOWS AND FUND<br/>BALANCE</b>   |                        |                                |                             |
| <b>Liabilities:</b>   |                        |                                |                             |
| Accounts payable  | \$ 4,428               | \$ 62,812                      | \$ -                        |
| Due to other funds  | 88,494                 | 22,930                         | -                           |
| <i>Total Liabilities</i>                                    | <u>92,922</u>          | <u>85,742</u>                  | <u>-</u>                    |
| <b>Deferred Inflows:</b>                                    |                        |                                |                             |
| Unavailable revenue   | -                      | -                              | -                           |
| <b>Fund Balance:</b>  |                        |                                |                             |
| Non-spendable   | -                      | -                              | -                           |
| Restricted for:   |                        |                                |                             |
| Debt service  | -                      | -                              | -                           |
| Construction  | -                      | -                              | -                           |
| Culture and recreation                                      | 135,001                | -                              | -                           |
| Community development                                       | -                      | -                              | -                           |
| Committed to:   |                        |                                |                             |
| Public safety   | -                      | -                              | 15,132                      |
| Capital outlay  | -                      | -                              | -                           |
| Planning and building                                       | -                      | 1,169,986                      | -                           |
| <i>Total Fund Balance</i>                                   | <u>135,001</u>         | <u>1,169,986</u>               | <u>15,132</u>               |
| <i>Total Liabilities, Deferred Inflows and Fund Balance</i> | <u>\$ 227,923</u>      | <u>\$ 1,255,728</u>            | <u>\$ 15,132</u>            |

| <i>Special Revenue</i>        |                            | <i>Capital Projects</i>   |  |                   |                                     |
|-------------------------------|----------------------------|---------------------------|--|-------------------|-------------------------------------|
| <i>Housing Rehabilitation</i> | <i>Lavelle Black Trust</i> | <i>Special Assessment</i> | <i>Street &amp; Storm Capital Construction</i> | <i>Parks SDC</i>  | <i>General Capital Construction</i> |
| \$ 411,525                    | \$ 35,171                  | \$ 29,978                 | \$ 905,159                                     | 713,259           | \$ -                                |
| -                             | -                          | -                         | -  | -                 | 432,051                             |
| -                             | -                          | -                         | -  | -                 | -                                   |
| -                             | -                          | 20,460                    | -  | -                 | -                                   |
| 497,714                       | -                          | -                         | -  | -                 | -                                   |
| -                             | -                          | -                         | -  | -                 | 3,300                               |
| <b>\$ 909,239</b>             | <b>\$ 35,171</b>           | <b>\$ 50,438</b>          | <b>\$ 905,159</b>                              | <b>\$ 713,259</b> | <b>\$ 435,351</b>                   |
| \$ -                          | \$ -                       | \$ -                      | \$ 119,719                                     | \$ -              | \$ 74,200                           |
| 95                            | -                          | -                         | -  | -                 | 106,046                             |
| 95                            | -                          | -                         | 119,719  | -                 | 180,246                             |
| 497,714                       | -                          | 20,460                    | -  | -                 | -                                   |
| -                             | -                          | -                         | -  | -                 | 3,300                               |
| -                             | -                          | -                         | -  | -                 | -                                   |
| -                             | -                          | -                         | 785,440  | 713,259           | 251,805                             |
| -                             | 35,171                     | -                         | -  | -                 | -                                   |
| 411,430                       | -                          | -                         | -  | -                 | -                                   |
| -                             | -                          | -                         | -  | -                 | -                                   |
| -                             | -                          | 29,978                    | -  | -                 | -                                   |
| -                             | -                          | -                         | -  | -                 | -                                   |
| <b>411,430</b>                | <b>35,171</b>              | <b>29,978</b>             | <b>785,440</b>                                 | <b>713,259</b>    | <b>255,105</b>                      |
| <b>\$ 909,239</b>             | <b>\$ 35,171</b>           | <b>\$ 50,438</b>          | <b>\$ 905,159</b>                              | <b>\$ 713,259</b> | <b>\$ 435,351</b>                   |

**CITY OF WOODBURN, OREGON****COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS (Continued)**

JUNE 30, 2020

|   | <b>Capital Projects</b> |                   |                              |
|---|-------------------------|-------------------|------------------------------|
|   | <b>Street SDC</b>       | <b>Storm SDC</b>  | <b>Equipment Replacement</b> |
| <b>ASSETS</b>   |                         |                   |                              |
| Cash and investments  | \$ 3,822,980            | \$ 708,817        | \$ 719,161                   |
| Accounts receivable   | -                       | -                 | -                            |
| Property taxes receivable                                   | -                       | -                 | -                            |
| Assessment liens receivable                                 | -                       | -                 | -                            |
| Loans receivable  | -                       | -                 | -                            |
| Prepaid expenses  | -                       | -                 | -                            |
|   | <hr/>                   | <hr/>             | <hr/>                        |
| <i>Total Assets</i>   | <b>\$ 3,822,980</b>     | <b>\$ 708,817</b> | <b>\$ 719,161</b>            |
|   | <hr/> <hr/>             | <hr/> <hr/>       | <hr/> <hr/>                  |
| <b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE</b>       |                         |                   |                              |
| <b>Liabilities:</b>   |                         |                   |                              |
| Accounts payable  | \$ -                    | \$ -              | \$ -                         |
| Due to other funds  | -                       | -                 | -                            |
|   | <hr/>                   | <hr/>             | <hr/>                        |
| <i>Total Liabilities</i>                                    | -                       | -                 | -                            |
| <b>Deferred Inflows:</b>                                    |                         |                   |                              |
| Unavailable revenue   | -                       | -                 | -                            |
| <b>Fund Balance:</b>  |                         |                   |                              |
| Non-spendable   | -                       | -                 | -                            |
| Restricted for:   |                         |                   |                              |
| Debt service  | -                       | -                 | -                            |
| Construction  | 3,822,980               | 708,817           | -                            |
| Culture and recreation                                      | -                       | -                 | -                            |
| Community development                                       | -                       | -                 | -                            |
| Committed to:   |                         |                   |                              |
| Public safety   | -                       | -                 | -                            |
| Capital outlay  | -                       | -                 | 719,161                      |
| Planning and building                                       | -                       | -                 | -                            |
|   | <hr/>                   | <hr/>             | <hr/>                        |
| <i>Total Fund Balance</i>                                   | <b>3,822,980</b>        | <b>708,817</b>    | <b>719,161</b>               |
|   | <hr/> <hr/>             | <hr/> <hr/>       | <hr/> <hr/>                  |
| <i>Total Liabilities, Deferred Inflows and Fund Balance</i> | <b>\$ 3,822,980</b>     | <b>\$ 708,817</b> | <b>\$ 719,161</b>            |
|   | <hr/> <hr/>             | <hr/> <hr/>       | <hr/> <hr/>                  |

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| <b><i>Debt Service</i></b>    |                     |
|-------------------------------|---------------------|
| <b><i>GO Debt Service</i></b> | <b><i>Total</i></b> |
| \$ 31,798                     | \$ 8,648,708        |
| -                             | 659,974             |
| 23,394                        | 23,394              |
| -                             | 20,460              |
| -                             | 497,714             |
| -                             | 3,300               |
| <b>\$ 55,192</b>              | <b>\$ 9,853,550</b> |
| <br>                          |                     |
| \$ -                          | \$ 261,159          |
| -                             | 217,565             |
| <br>                          |                     |
| -                             | 478,724             |
| <br>                          |                     |
| 22,588                        | 540,762             |
| <br>                          |                     |
| -                             | 3,300               |
| 32,604                        | 32,604              |
| -                             | 6,282,301           |
| -                             | 170,172             |
| -                             | 411,430             |
| <br>                          |                     |
| -                             | 15,132              |
| -                             | 749,139             |
| -                             | 1,169,986           |
| <br>                          |                     |
| 32,604                        | 8,834,064           |
| <br>                          |                     |
| <b>\$ 55,192</b>              | <b>\$ 9,853,550</b> |

**CITY OF WOODBURN, OREGON****COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
NONMAJOR GOVERNMENTAL FUNDS  
YEAR ENDED JUNE 30, 2020**

|   | <b>Special Revenue</b> |                                |                             |
|---|------------------------|--------------------------------|-----------------------------|
|   | <b>Transit</b>         | <b>Building<br/>Inspection</b> | <b>Asset<br/>Forfeiture</b> |
| <b>REVENUES</b>                             |                        |                                |                             |
| Taxes and assessments                       | \$ -                   | \$ -                           | \$ -                        |
| Licenses and permits                        | -                      | 823,240                        | -                           |
| Charges for services                        | 26,798                 | -                              | -                           |
| Intergovernmental                           | 828,932                | 175,619                        | -                           |
| Miscellaneous                               | 9,399                  | 23,948                         | 331                         |
| <i>Total Revenues</i>                       | 865,129                | 1,022,807                      | 331                         |
| <b>EXPENDITURES</b>                         |                        |                                |                             |
| Current                                     |                        |                                |                             |
| Culture and recreation                      | 919,763                | -                              | -                           |
| Economic development                        | -                      | 882,011                        | -                           |
| Debt service                                |                        |                                |                             |
| Principal                                   | -                      | -                              | -                           |
| Interest                                    | -                      | -                              | -                           |
| Capital outlay                              | -                      | -                              | -                           |
| <i>Total Expenditures</i>                   | 919,763                | 882,011                        | -                           |
| <b>REVENUES OVER (UNDER) EXPENDITURES</b>   | (54,634)               | 140,796                        | 331                         |
| <b>OTHER FINANCING SOURCES (USES)</b>       |                        |                                |                             |
| Transfers in                                | 116,000                | -                              | -                           |
| Transfers out                               | (6,510)                | (34,480)                       | -                           |
| Proceeds from sales of assets               | 64                     | -                              | -                           |
| <i>Total Other Financing Sources (Uses)</i> | 109,554                | (34,480)                       | -                           |
| <b>NET CHANGE IN FUND BALANCE</b>           | 54,920                 | 106,316                        | 331                         |
| <b>FUND BALANCE, beginning of year</b>      | 80,081                 | 1,063,670                      | 14,801                      |
| <b>FUND BALANCE, end of year</b>            | \$ 135,001             | \$ 1,169,986                   | \$ 15,132                   |

| <i>Special Revenue</i>        |                            | <i>Capital Projects</i>   |  |
|-------------------------------|----------------------------|---------------------------|--|
| <i>Housing Rehabilitation</i> | <i>Lavelle Black Trust</i> | <i>Special Assessment</i> | <i>Street &amp; Storm Capital Construction</i> |
| \$ -                          | \$ -                       | \$ -                      | \$ -   |
| -                             | -                          | -                         | -  |
| -                             | -                          | -                         | -  |
| -                             | -                          | -                         | 1,000,000                                      |
| 58,543                        | 942                        | 11,158                    | -  |
| 58,543                        | 942                        | 11,158                    | 1,000,000                                      |
| -                             | 2,660                      | -                         | -  |
| 2,604                         | -                          | -                         | -  |
| -                             | -                          | -                         | -  |
| -                             | -                          | -                         | -  |
| -                             | -                          | -                         | 1,675,609                                      |
| 2,604                         | 2,660                      | -                         | 1,675,609                                      |
| 55,939                        | (1,718)                    | 11,158                    | (675,609)                                      |
| -                             | -                          | -                         | 1,461,049                                      |
| -                             | -                          | -                         | -  |
| -                             | -                          | -                         | -  |
| -                             | -                          | -                         | 1,461,049                                      |
| 55,939                        | (1,718)                    | 11,158                    | 785,440  |
| 355,491                       | 36,889                     | 18,820                    | -  |
| \$ 411,430                    | \$ 35,171                  | \$ 29,978                 | \$ 785,440                                     |



**CITY OF WOODBURN, OREGON****COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
NONMAJOR GOVERNMENTAL FUNDS (Continued)**

YEAR ENDED JUNE 30, 2020

|   | <b>Capital Projects</b> |   |                   |
|---|-------------------------|---|-------------------|
|   | <b>Parks SDC</b>        | <b>General Capital<br/>Construction</b> | <b>Street SDC</b> |
| <b>REVENUES</b>                             |                         |   |                   |
| Taxes and assessments                       | \$ -                    | \$ -                                    | \$ -              |
| Licenses and permits                        | 185,033                 | -                                       | 504,314           |
| Charges for services                        | -                       | -                                       | -                 |
| Intergovernmental                           | -                       | 647,528                                 | -                 |
| Miscellaneous                               | 12,377                  | 11,588                                  | 81,224            |
| <i>Total Revenues</i>                       | 197,410                 | 659,116                                 | 585,538           |
| <b>EXPENDITURES</b>                         |                         |   |                   |
| Current                                     |                         |   |                   |
| Culture and recreation                      | -                       | -                                       | -                 |
| Economic development                        | -                       | -                                       | -                 |
| Debt service                                |                         |   |                   |
| Principal                                   | -                       | -                                       | -                 |
| Interest                                    | -                       | -                                       | -                 |
| Capital outlay                              | -                       | 1,221,540                               | -                 |
| <i>Total Expenditures</i>                   | -                       | 1,221,540                               | -                 |
| <b>REVENUES OVER (UNDER) EXPENDITURES</b>   | 197,410                 | (562,424)                               | 585,538           |
| <b>OTHER FINANCING SOURCES (USES)</b>       |                         |   |                   |
| Transfers in                                | -                       | -                                       | -                 |
| Transfers out                               | -                       | -                                       | (500,000)         |
| Proceeds from sales of assets               | -                       | -                                       | -                 |
| <i>Total Other Financing Sources (Uses)</i> | -                       | -                                       | (500,000)         |
| <b>NET CHANGE IN FUND BALANCE</b>           | 197,410                 | (562,424)                               | 85,538            |
| <b>FUND BALANCE, beginning of year</b>      | 515,849                 | 817,529                                 | 3,737,442         |
| <b>FUND BALANCE, end of year</b>            | \$ 713,259              | \$ 255,105                              | \$ 3,822,980      |

| <u>Capital Projects</u> |                              | <u>Debt Service</u>    |              |
|-------------------------|------------------------------|------------------------|--------------|
| <u>Storm SDC</u>        | <u>Equipment Replacement</u> | <u>GO Debt Service</u> | <u>Total</u> |
| \$ -                    | \$ -                         | \$ 575,048             | \$ 575,048   |
| 29,686                  | -                            | -                      | 1,542,273    |
| -                       | -                            | -                      | 26,798       |
| -                       | -                            | -                      | 2,652,079    |
| 15,006                  | 17,191                       | 6,698                  | 248,405      |
| 44,692                  | 17,191                       | 581,746                | 5,044,603    |
| -                       | -                            | -                      | 922,423      |
| -                       | -                            | -                      | 884,615      |
| -                       | -                            | 511,000                | 511,000      |
| -                       | -                            | 57,515                 | 57,515       |
| -                       | 255,694                      | -                      | 3,152,843    |
| -                       | 255,694                      | 568,515                | 5,528,396    |
| 44,692                  | (238,503)                    | 13,231                 | (483,793)    |
| -                       | 150,000                      | -                      | 1,727,049    |
| -                       | -                            | -                      | (540,990)    |
| -                       | -                            | -                      | 64           |
| -                       | 150,000                      | -                      | 1,186,123    |
| 44,692                  | (88,503)                     | 13,231                 | 702,330      |
| 664,125                 | 807,664                      | 19,373                 | 8,131,734    |
| \$ 708,817              | \$ 719,161                   | \$ 32,604              | \$ 8,834,064 |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - TRANSIT FUND  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                               |                       |              |               |                 |
| Charges for services                          | \$ 53,000             | \$ 53,000    | \$ 26,798     | \$ (26,202)     |
| Intergovernmental                             | 808,600               | 808,600      | 828,932       | 20,332          |
| Miscellaneous                                 | 12,640                | 12,640       | 9,399         | (3,241)         |
| <i>Total Revenues</i>                         | 874,240               | 874,240      | 865,129       | (9,111)         |
| <b>EXPENDITURES</b>                           |                       |              |               |                 |
| Transit                                       | 1,061,550             | 1,061,550    | 919,763       | 141,787         |
| Contingency                                   | 166,940               | 166,940      | -             | 166,940         |
| <i>Total Expenditures</i>                     | 1,228,490             | 1,228,490    | 919,763       | 308,727         |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (354,250)             | (354,250)    | (54,634)      | 299,616         |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |              |               |                 |
| Transfers in                                  | 116,000               | 116,000      | 116,000       | -               |
| Transfers out                                 | (6,510)               | (6,510)      | (6,510)       | -               |
| Proceeds from sale of assets                  | -                     | -            | 64            | 64              |
| <i>Total Other Financing Sources (Uses)</i>   | 109,490               | 109,490      | 109,554       | 64              |
| <b>NET CHANGE IN FUND BALANCE</b>             | (244,760)             | (244,760)    | 54,920        | 299,680         |
| <b>FUND BALANCE, beginning of year</b>        | 244,760               | 244,760      | 80,081        | (164,679)       |
| <b>FUND BALANCE, end of year</b>              | \$ -                  | \$ -         | \$ 135,001    | \$ 135,001      |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - BUILDING INSPECTION FUND  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |                  | <i>Actual</i>       | <i>Variance</i>     |
|---|-----------------------|------------------|---------------------|---------------------|
|   | <i>Original</i>       | <i>Final</i>     |                     |                     |
| <b>REVENUES</b>                               |                       |                  |                     |                     |
| Licenses and permits                          | \$ 781,590            | \$ 781,590       | \$ 823,240          | \$ 41,650           |
| Intergovernmental                             | 730,940               | 730,940          | 175,619             | (555,321)           |
| Miscellaneous                                 | 37,400                | 37,400           | 23,948              | (13,452)            |
| <i>Total Revenues</i>                         | <u>1,549,930</u>      | <u>1,549,930</u> | <u>1,022,807</u>    | <u>(527,123)</u>    |
| <b>EXPENDITURES</b>                           |                       |                  |                     |                     |
| Building inspection                           | 1,503,480             | 1,503,480        | 882,011             | 621,469             |
| Contingency                                   | 1,322,040             | 1,294,040        | -                   | 1,294,040           |
| <i>Total Expenditures</i>                     | <u>2,825,520</u>      | <u>2,797,520</u> | <u>882,011</u>      | <u>1,915,509</u>    |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (1,275,590)           | (1,247,590)      | 140,796             | 1,388,386           |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |                  |                     |                     |
| Transfers out                                 | (6,480)               | (34,480)         | (34,480)            | -                   |
| <b>NET CHANGE IN FUND BALANCE</b>             | (1,282,070)           | (1,282,070)      | 106,316             | 1,388,386           |
| <b>FUND BALANCE, beginning of year</b>        | 1,282,070             | 1,282,070        | 1,063,670           | (218,400)           |
| <b>FUND BALANCE, end of year</b>              | <u>\$ -</u>           | <u>\$ -</u>      | <u>\$ 1,169,986</u> | <u>\$ 1,169,986</u> |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – ASSET FORFEITURE FUND  
YEAR ENDED JUNE 30, 2020**

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|  | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Miscellaneous                          | \$ 320                | \$ 320       | \$ 331        | \$ 11           |
| <b>EXPENDITURES</b>                    |                       |              |               |                 |
| Asset forfeiture                       | 15,000                | 15,000       | -             | 15,000          |
| <b>NET CHANGE IN FUND BALANCE</b>      | (14,680)              | (14,680)     | 331           | 15,011          |
| <b>FUND BALANCE, beginning of year</b> | 14,680                | 14,680       | 14,801        | 121             |
| <b>FUND BALANCE, end of year</b>       | \$ -                  | \$ -         | \$ 15,132     | \$ 15,132       |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - HOUSING REHABILITATION FUND  
YEAR ENDED JUNE 30, 2020**

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|  | <i>Budget Amounts</i> |                | <i>Actual</i>     | <i>Variance</i>   |
|--|-----------------------|----------------|-------------------|-------------------|
|  | <i>Original</i>       | <i>Final</i>   |                   |                   |
| <b>REVENUES</b>                        |                       |                |                   |                   |
| Miscellaneous                          | \$ 24,030             | \$ 24,030      | \$ 58,543         | \$ 34,513         |
| <b>EXPENDITURES</b>                    |                       |                |                   |                   |
| Housing rehab                          | 20,350                | 20,350         | 2,604             | 17,746            |
| Contingency                            | 357,480               | 357,480        | -                 | 357,480           |
| <i>Total Expenditures</i>              | <u>377,830</u>        | <u>377,830</u> | <u>2,604</u>      | <u>375,226</u>    |
| <b>NET CHANGE IN FUND BALANCE</b>      | (353,800)             | (353,800)      | 55,939            | 409,739           |
| <b>FUND BALANCE, beginning of year</b> | <u>353,800</u>        | <u>353,800</u> | <u>355,491</u>    | <u>1,691</u>      |
| <b>FUND BALANCE, end of year</b>       | <u>\$ -</u>           | <u>\$ -</u>    | <u>\$ 411,430</u> | <u>\$ 411,430</u> |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – LAVELLE BLACK TRUST FUND  
YEAR ENDED JUNE 30, 2020**

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|  | <i>Budget Amounts</i> |               | <i>Actual</i>    | <i>Variance</i>  |
|--|-----------------------|---------------|------------------|------------------|
|  | <i>Original</i>       | <i>Final</i>  |                  |                  |
| <b>REVENUES</b>                        |                       |               |                  |                  |
| Miscellaneous                          | \$ 1,180              | \$ 1,180      | \$ 942           | \$ (238)         |
| <b>EXPENDITURES</b>                    |                       |               |                  |                  |
| Materials and services                 | 20,000                | 20,000        | 2,660            | 17,340           |
| Contingency                            | 8,920                 | 8,920         | -                | 8,920            |
| <i>Total Expenditures</i>              | <u>28,920</u>         | <u>28,920</u> | <u>2,660</u>     | <u>26,260</u>    |
| <b>NET CHANGE IN FUND BALANCE</b>      | (27,740)              | (27,740)      | (1,718)          | 26,022           |
| <b>FUND BALANCE, beginning of year</b> | <u>27,740</u>         | <u>27,740</u> | <u>36,889</u>    | <u>9,149</u>     |
| <b>FUND BALANCE, end of year</b>       | <u>\$ -</u>           | <u>\$ -</u>   | <u>\$ 35,171</u> | <u>\$ 35,171</u> |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – SPECIAL ASSESSMENT FUND  
YEAR ENDED JUNE 30, 2020**

|  | <b>Budget Amounts</b> |              | <b>Actual</b> | <b>Variance</b> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <b>Original</b>       | <b>Final</b> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Miscellaneous                          | \$ 3,740              | \$ 3,740     | \$ 11,158     | \$ 7,418        |
| <b>EXPENDITURES</b>                    |                       |              |               |                 |
| Contingency                            | 21,720                | 21,720       | -             | 21,720          |
| <b>NET CHANGE IN FUND BALANCE</b>      | (17,980)              | (17,980)     | 11,158        | 29,138          |
| <b>FUND BALANCE, beginning of year</b> | 17,980                | 17,980       | 18,820        | 840             |
| <b>FUND BALANCE, end of year</b>       | \$ -                  | \$ -         | \$ 29,978     | \$ 29,978       |



**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – STREET & STORM CAPITAL CONSTRUCTION FUND  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                               |                       |              |               |                 |
| Intergovernmental                             | \$ 1,600,000          | \$ 1,600,000 | \$ 1,000,000  | \$ (600,000)    |
| <b>EXPENDITURES</b>                           |                       |              |               |                 |
| Capital outlay                                | 5,275,000             | 5,275,000    | 1,675,609     | 3,599,391       |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (3,675,000)           | (3,675,000)  | (675,609)     | 2,999,391       |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |              |               |                 |
| Transfers in                                  | 3,675,000             | 3,675,000    | 1,461,049     | (2,213,951)     |
| <b>NET CHANGE IN FUND BALANCE</b>             | -                     | -            | 785,440       | 785,440         |
| <b>FUND BALANCE, beginning of year</b>        | -                     | -            | -             | -               |
| <b>FUND BALANCE, end of year</b>              | \$ -                  | \$ -         | \$ 785,440    | \$ 785,440      |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – PARKS SDC FUND  
YEAR ENDED JUNE 30, 2020**

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|  | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Licenses and permits                   | \$ 300,000            | \$ 300,000   | \$ 185,033    | \$ (114,967)    |
| Miscellaneous                          | 12,320                | 12,320       | 12,377        | 57              |
| <i>Total Revenues</i>                  | 312,320               | 312,320      | 197,410       | (114,910)       |
| <b>EXPENDITURES</b>                    | -                     | -            | -             | -               |
| <b>NET CHANGE IN FUND BALANCE</b>      | 312,320               | 312,320      | 197,410       | (114,910)       |
| <b>FUND BALANCE, beginning of year</b> | 617,030               | 617,030      | 515,849       | (101,181)       |
| <b>FUND BALANCE, end of year</b>       | \$ 929,350            | \$ 929,350   | \$ 713,259    | \$ (216,091)    |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – GENERAL CAPITAL CONSTRUCTION FUND  
YEAR ENDED JUNE 30, 2020**

|  | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Intergovernmental                      | \$ -                  | \$ -         | \$ 647,528    | \$ 647,528      |
| Miscellaneous                          | -                     | -            | 11,588        | 11,588          |
| <i>Total Revenues</i>                  | -                     | -            | 659,116       | 659,116         |
| <b>EXPENDITURES</b>                    |                       |              |               |                 |
| Capital outlay                         | 2,466,020             | 2,466,020    | 1,221,540     | 1,244,480       |
| <b>NET CHANGE IN FUND BALANCE</b>      | (2,466,020)           | (2,466,020)  | (562,424)     | 1,903,596       |
| <b>FUND BALANCE, beginning of year</b> | 2,466,020             | 2,466,020    | 817,529       | (1,648,491)     |
| <b>FUND BALANCE, end of year</b>       | \$ -                  | \$ -         | \$ 255,105    | \$ 255,105      |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – STREET SDC FUND  
YEAR ENDED JUNE 30, 2020**

|  | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Licenses and permits                   | \$ 500,000            | \$ 500,000   | \$ 504,314    | \$ 4,314        |
| Miscellaneous                          | 97,830                | 97,830       | 81,224        | (16,606)        |
| <i>Total Revenues</i>                  | 597,830               | 597,830      | 585,538       | (12,292)        |
| <b>OTHER FINANCING SOURCES (USES)</b>  |                       |              |               |                 |
| Transfers out                          | (1,500,000)           | (1,500,000)  | (500,000)     | 1,000,000       |
| <b>NET CHANGE IN FUND BALANCE</b>      | (902,170)             | (902,170)    | 85,538        | 987,708         |
| <b>FUND BALANCE, beginning of year</b> | 3,745,400             | 3,745,400    | 3,737,442     | -               |
| <b>FUND BALANCE, end of year</b>       | \$ 2,843,230          | \$ 2,843,230 | \$ 3,822,980  | \$ 987,708      |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – STORM SDC FUND  
YEAR ENDED JUNE 30, 2020**

|  | <b>Budget Amounts</b> |              | <b>Actual</b> | <b>Variance</b> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <b>Original</b>       | <b>Final</b> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Licenses and permits                   | \$ 25,000             | \$ 25,000    | \$ 29,686     | \$ 4,686        |
| Miscellaneous                          | 19,150                | 19,150       | 15,006        | (4,144)         |
| <i>Total Revenues</i>                  | 44,150                | 44,150       | 44,692        | 542             |
| <b>OTHER FINANCING SOURCES (USES)</b>  |                       |              |               |                 |
| Transfers out                          | (140,000)             | (140,000)    | -             | 140,000         |
| <b>NET CHANGE IN FUND BALANCE</b>      | (95,850)              | (95,850)     | 44,692        | 140,542         |
| <b>FUND BALANCE, beginning of year</b> | 642,430               | 642,430      | 664,125       | 21,695          |
| <b>FUND BALANCE, end of year</b>       | \$ 546,580            | \$ 546,580   | \$ 708,817    | \$ 162,237      |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – EQUIPMENT REPLACEMENT FUND  
YEAR ENDED JUNE 30, 2020**

|   | <u>Budget Amounts</u> |              | <u>Actual</u> | <u>Variance</u> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <u>Original</u>       | <u>Final</u> |               |                 |
| <b>REVENUES</b>                               |                       |              |               |                 |
| Miscellaneous                                 | \$ 21,180             | \$ 21,180    | \$ 17,191     | \$ (3,989)      |
| <b>EXPENDITURES</b>                           |                       |              |               |                 |
| Capital outlay                                | 977,040               | 977,040      | 255,694       | 721,346         |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (955,860)             | (955,860)    | (238,503)     | 717,357         |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |              |               |                 |
| Transfers in                                  | 150,000               | 150,000      | 150,000       | -               |
| <b>NET CHANGE IN FUND BALANCE</b>             | (805,860)             | (805,860)    | (88,503)      | 717,357         |
| <b>FUND BALANCE, beginning of year</b>        | 805,860               | 805,860      | 807,664       | 1,804           |
| <b>FUND BALANCE, end of year</b>              | \$ -                  | \$ -         | \$ 719,161    | \$ 719,161      |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – G.O. DEBT SERVICE FUND  
YEAR ENDED JUNE 30, 2020**

|  | <u>Budget Amounts</u> |                | <u>Actual</u>    | <u>Variance</u>  |
|--|-----------------------|----------------|------------------|------------------|
|  | <u>Original</u>       | <u>Final</u>   |                  |                  |
| <b>REVENUES</b>                        |                       |                |                  |                  |
| Taxes and assessments                  | \$ 562,430            | \$ 562,430     | \$ 575,048       | \$ 12,618        |
| Miscellaneous                          | 5,970                 | 5,970          | 6,698            | 728              |
| <i>Total Revenues</i>                  | <u>568,400</u>        | <u>568,400</u> | <u>581,746</u>   | <u>13,346</u>    |
| <b>EXPENDITURES</b>                    |                       |                |                  |                  |
| Debt service                           |                       |                |                  |                  |
| Principal                              | 511,000               | 511,000        | 511,000          | -                |
| Interest                               | 59,200                | 59,200         | 57,515           | 1,685            |
| <i>Total Expenditures</i>              | <u>570,200</u>        | <u>570,200</u> | <u>568,515</u>   | <u>1,685</u>     |
| <b>NET CHANGE IN FUND BALANCE</b>      | (1,800)               | (1,800)        | 13,231           | 15,031           |
| <b>FUND BALANCE, beginning of year</b> | <u>1,800</u>          | <u>1,800</u>   | <u>19,373</u>    | <u>17,573</u>    |
| <b>FUND BALANCE, end of year</b>       | <u>\$ -</u>           | <u>\$ -</u>    | <u>\$ 32,604</u> | <u>\$ 32,604</u> |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – WATER OPERATIONS  
COMBINING**

**YEAR ENDED JUNE 30, 2020**

|   | <u>Water</u>        | <u>Water SDC</u>    | <u>Water Capital<br/>Construction</u> | <u>Total Water<br/>Operations</u> |
|---|---------------------|---------------------|---------------------------------------|-----------------------------------|
| <b>REVENUES</b>                                   |                     |                     |                                       |                                   |
| Charges for services                              | \$ 3,990,442        | \$ -                | \$ -                                  | \$ 3,990,442                      |
| Licenses and permits                              | -                   | 296,217             | -                                     | 296,217                           |
| Miscellaneous                                     | 61,379              | -                   | -                                     | 61,379                            |
| Interest earnings                                 | 59,579              | 38,172              | 39,259                                | 137,010                           |
| <i>Total Revenues</i>                             | <u>4,111,400</u>    | <u>334,389</u>      | <u>39,259</u>                         | <u>4,485,048</u>                  |
| <b>EXPENDITURES</b>                               |                     |                     |                                       |                                   |
| Water   | 2,429,005           | -                   | -                                     | 2,429,005                         |
| Debt service                                      |                     |                     |                                       |                                   |
| Principal   | 1,422,000           | -                   | -                                     | 1,422,000                         |
| Interest  | 202,948             | -                   | -                                     | 202,948                           |
| Capital outlay                                    | -                   | -                   | 178,082                               | 178,082                           |
| <i>Total Expenses</i>                             | <u>4,053,953</u>    | <u>-</u>            | <u>178,082</u>                        | <u>4,232,035</u>                  |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b>     | 57,447              | 334,389             | (138,823)                             | 253,013                           |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                     |                     |                                       |                                   |
| Transfers out                                     | (133,850)           | -                   | -                                     | (133,850)                         |
| <b>CHANGE IN FUND BALANCE</b>                     | (76,403)            | 334,389             | (138,823)                             | 119,163                           |
| <b>FUND BALANCE, beginning of year</b>            | <u>2,523,142</u>    | <u>1,628,430</u>    | <u>1,805,444</u>                      | <u>5,957,016</u>                  |
| <b>FUND BALANCE, end of year</b>                  | <u>\$ 2,446,739</u> | <u>\$ 1,962,819</u> | <u>\$ 1,666,621</u>                   | <u>6,076,179</u>                  |
| <b>RECONCILIATION TO NET POSITION- GAAP BASIS</b> |                     |                     |                                       |                                   |
| Capital assets, net                               |                     |                     |                                       | 10,808,166                        |
| OPEB asset  |                     |                     |                                       | 14,648                            |
| Deferred outflows related to PERS                 |                     |                     |                                       | 588,543                           |
| Deferred outflows related to OPEB                 |                     |                     |                                       | 9,728                             |
| Deferred charges on refunding                     |                     |                     |                                       | 903                               |
| Compensated absences                              |                     |                     |                                       | (42,048)                          |
| Accrued interest payable                          |                     |                     |                                       | (14,424)                          |
| Net pension liability                             |                     |                     |                                       | (1,141,794)                       |
| OPEB liability                                    |                     |                     |                                       | (67,269)                          |
| Long-term debt                                    |                     |                     |                                       | (6,192,000)                       |
| Deferred inflows related to PERS                  |                     |                     |                                       | (201,774)                         |
| Deferred inflows related to OPEB                  |                     |                     |                                       | (14,168)                          |
| <b>NET POSITION - GAAP BASIS</b>                  |                     |                     |                                       | <u>\$ 9,824,690</u>               |



**CITY OF WOODBURN, OREGON****SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-  
BUDGET AND ACTUAL - WATER FUND  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                               |                       |              |               |                 |
| Charges for services                          | \$ 3,982,000          | \$ 3,982,000 | \$ 3,990,442  | \$ 8,442        |
| Miscellaneous                                 | 55,520                | 55,520       | 61,379        | 5,859           |
| Interest earnings                             | 65,480                | 65,480       | 59,579        | (5,901)         |
| <i>Total Revenues</i>                         | 4,103,000             | 4,103,000    | 4,111,400     | 8,400           |
| <b>EXPENDITURES</b>                           |                       |              |               |                 |
| Water   | 2,720,490             | 2,652,490    | 2,429,005     | 223,485         |
| Debt service                                  |                       |              |               |                 |
| Principal                                     | 1,422,000             | 1,422,000    | 1,422,000     | -               |
| Interest                                      | 202,950               | 202,950      | 202,948       | 2               |
| Contingency                                   | 128,780               | 128,780      | -             | 128,780         |
| <i>Total Expenditures</i>                     | 4,474,220             | 4,406,220    | 4,053,953     | 352,267         |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (371,220)             | (303,220)    | 57,447        | 360,667         |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |              |               |                 |
| Transfers out                                 | (65,850)              | (133,850)    | (133,850)     | -               |
| Proceeds from sale of assets                  | 2,000                 | 2,000        | -             | (2,000)         |
| <i>Total Other Financing Sources (Uses)</i>   | (63,850)              | (131,850)    | (133,850)     | (2,000)         |
| <b>NET CHANGE IN FUND BALANCE</b>             | (435,070)             | (435,070)    | (76,403)      | 358,667         |
| <b>FUND BALANCE, beginning of year</b>        | 2,400,000             | 2,400,000    | 2,523,142     | 123,142         |
| <b>FUND BALANCE, end of year</b>              | \$ 1,964,930          | \$ 1,964,930 | \$ 2,446,739  | \$ 481,809      |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - WATER SDC FUND  
YEAR ENDED JUNE 30, 2020**

|  | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Licenses and permits                   | \$ 200,000            | \$ 200,000   | \$ 296,217    | \$ 96,217       |
| Interest earnings                      | 44,350                | 44,350       | 38,172        | (6,178)         |
| <i>Total Revenues</i>                  | 244,350               | 244,350      | 334,389       | 90,039          |
| <b>OTHER FINANCING SOURCES (USES)</b>  |                       |              |               |                 |
| Transfers out                          | (902,500)             | (902,500)    | -             | 902,500         |
| <b>NET CHANGE IN FUND BALANCE</b>      | (658,150)             | (658,150)    | 334,389       | 992,539         |
| <b>FUND BALANCE, beginning of year</b> | 1,512,850             | 1,512,850    | 1,628,430     | 115,580         |
| <b>FUND BALANCE, end of year</b>       | \$ 854,700            | \$ 854,700   | \$ 1,962,819  | \$ 1,108,119    |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – WATER CAPITAL CONSTRUCTION FUND  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|---|-----------------------|--------------|---------------|-----------------|
|   | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                               |                       |              |               |                 |
| Interest earnings                             | \$ 55,130             | \$ 55,130    | \$ 39,259     | \$ (15,871)     |
| <b>EXPENDITURES</b>                           |                       |              |               |                 |
| Capital outlay                                | 2,786,360             | 2,786,360    | 178,082       | 2,608,278       |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (2,731,230)           | (2,731,230)  | (138,823)     | 2,592,407       |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |              |               |                 |
| Transfers in                                  | 902,500               | 902,500      | -             | (902,500)       |
| <b>NET CHANGE IN FUND BALANCE</b>             | (1,828,730)           | (1,828,730)  | (138,823)     | 1,689,907       |
| <b>FUND BALANCE, beginning of year</b>        | 1,828,730             | 1,828,730    | 1,805,444     | (23,286)        |
| <b>FUND BALANCE, end of year</b>              | \$ -                  | \$ -         | \$ 1,666,621  | \$ 1,666,621    |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – SEWER OPERATIONS  
COMBINING**

**YEAR ENDED JUNE 30, 2020**

|   | <i>Sewer</i>        | <i>Sewer SDC</i>    | <i>Sewer Capital<br/>Construction</i> | <i>Eliminations</i> | <i>Total Sewer<br/>Operations</i> |
|---|---------------------|---------------------|---------------------------------------|---------------------|-----------------------------------|
| <b>REVENUES</b>                                   |                     |                     |                                       |                     |                                   |
| Charges for services                              | \$ 8,122,190        | \$ -                | \$ -                                  | \$ -                | \$ 8,122,190                      |
| Licenses and permits                              | -                   | 129,584             | -                                     | -                   | 129,584                           |
| Miscellaneous                                     | 9,623               | -                   | -                                     | -                   | 9,623                             |
| Interest earnings                                 | 181,494             | 38,904              | 264,648                               | -                   | 485,046                           |
| <i>Total Revenues</i>                             | <u>8,313,307</u>    | <u>168,488</u>      | <u>264,648</u>                        | <u>-</u>            | <u>8,746,443</u>                  |
| <b>EXPENDITURES</b>                               |                     |                     |                                       |                     |                                   |
| Sewer   | 4,158,818           | -                   | -                                     | -                   | 4,158,818                         |
| Debt service                                      |                     |                     |                                       |                     |                                   |
| Principal   | 3,469,529           | -                   | -                                     | -                   | 3,469,529                         |
| Interest  | 999,334             | -                   | -                                     | -                   | 999,334                           |
| Capital outlay                                    | -                   | -                   | 525,420                               | -                   | 525,420                           |
| <i>Total Expenses</i>                             | <u>8,627,681</u>    | <u>-</u>            | <u>525,420</u>                        | <u>-</u>            | <u>9,153,101</u>                  |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b>     | (314,374)           | 168,488             | (260,772)                             | -                   | (406,658)                         |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                     |                     |                                       |                     |                                   |
| Transfers in                                      | -                   | -                   | 144,516                               | (144,516)           | -                                 |
| Transfers out                                     | (355,115)           | (80,000)            | -                                     | 144,516             | (290,599)                         |
| <i>Total Other Financing Sources (Uses)</i>       | <u>(355,115)</u>    | <u>(80,000)</u>     | <u>144,516</u>                        | <u>-</u>            | <u>(290,599)</u>                  |
| <b>CHANGE IN FUND BALANCE</b>                     | (669,489)           | 88,488              | (116,256)                             | -                   | (697,257)                         |
| <b>FUND BALANCE, beginning of year</b>            | <u>8,672,867</u>    | <u>1,700,425</u>    | <u>11,947,434</u>                     | <u>-</u>            | <u>22,320,726</u>                 |
| <b>FUND BALANCE, end of year</b>                  | <u>\$ 8,003,378</u> | <u>\$ 1,788,913</u> | <u>\$ 11,831,178</u>                  | <u>\$ -</u>         | <u>21,623,469</u>                 |
| <b>RECONCILIATION TO NET POSITION- GAAP BASIS</b> |                     |                     |                                       |                     |                                   |
| Capital assets, net                               |                     |                     |                                       |                     | 43,068,715                        |
| OPEB asset  |                     |                     |                                       |                     | 19,919                            |
| Deferred outflows related to PERS                 |                     |                     |                                       |                     | 1,050,728                         |
| Deferred outflows related to OPEB                 |                     |                     |                                       |                     | 12,576                            |
| Compensated absences                              |                     |                     |                                       |                     | (25,321)                          |
| Accrued interest payable                          |                     |                     |                                       |                     | (257,144)                         |
| Net pension liability                             |                     |                     |                                       |                     | (1,875,454)                       |
| OPEB liability                                    |                     |                     |                                       |                     | (83,885)                          |
| Long-term debt                                    |                     |                     |                                       |                     | (11,074,542)                      |
| Bond premiums                                     |                     |                     |                                       |                     | (1,519,697)                       |
| Deferred inflows related to PERS                  |                     |                     |                                       |                     | (262,769)                         |
| Deferred inflows related to OPEB                  |                     |                     |                                       |                     | (19,886)                          |
| <b>NET POSITION - GAAP BASIS</b>                  |                     |                     |                                       |                     | <u>\$ 50,656,709</u>              |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - SEWER FUND  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |                     | <i>Actual</i>       | <i>Variance</i>     |
|---|-----------------------|---------------------|---------------------|---------------------|
|   | <i>Original</i>       | <i>Final</i>        |                     |                     |
| <b>REVENUES</b>                               |                       |                     |                     |                     |
| Charges for services                          | \$ 8,370,000          | \$ 8,370,000        | \$ 8,122,190        | \$ (247,810)        |
| Miscellaneous                                 | 3,270                 | 3,270               | 9,623               | 6,353               |
| Interest earnings                             | 271,730               | 271,730             | 181,494             | (90,236)            |
| <i>Total Revenues</i>                         | <u>8,645,000</u>      | <u>8,645,000</u>    | <u>8,313,307</u>    | <u>(331,693)</u>    |
| <b>EXPENDITURES</b>                           |                       |                     |                     |                     |
| Sewer   | 4,383,060             | 4,284,060           | 4,158,818           | 125,242             |
| Debt service                                  |                       |                     |                     |                     |
| Principal                                     | 3,469,600             | 3,469,600           | 3,469,529           | 71                  |
| Interest                                      | 999,400               | 999,400             | 999,334             | 66                  |
| Contingency                                   | 798,660               | 798,660             | -                   | 798,660             |
| <i>Total Expenditures</i>                     | <u>9,650,720</u>      | <u>9,551,720</u>    | <u>8,627,681</u>    | <u>924,039</u>      |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | <u>(1,005,720)</u>    | <u>(906,720)</u>    | <u>(314,374)</u>    | <u>592,346</u>      |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |                     |                     |                     |
| Transfers out                                 | (1,046,200)           | (1,145,200)         | (355,115)           | 790,085             |
| <b>NET CHANGE IN FUND BALANCE</b>             | <u>(2,051,920)</u>    | <u>(2,051,920)</u>  | <u>(669,489)</u>    | <u>1,382,431</u>    |
| <b>FUND BALANCE, beginning of year</b>        | <u>8,989,000</u>      | <u>8,989,000</u>    | <u>8,672,867</u>    | <u>(316,133)</u>    |
| <b>FUND BALANCE, end of year</b>              | <u>\$ 6,937,080</u>   | <u>\$ 6,937,080</u> | <u>\$ 8,003,378</u> | <u>\$ 1,066,298</u> |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL - SEWER SDC FUND  
YEAR ENDED JUNE 30, 2020**

|  | <i>Budget Amounts</i> |              | <i>Actual</i> | <i>Variance</i> |
|--|-----------------------|--------------|---------------|-----------------|
|  | <i>Original</i>       | <i>Final</i> |               |                 |
| <b>REVENUES</b>                        |                       |              |               |                 |
| Licenses and permits                   | \$ 300,000            | \$ 300,000   | \$ 129,584    | \$ (170,416)    |
| Interest earnings                      | 46,140                | 46,140       | 38,904        | (7,236)         |
| <i>Total Revenues</i>                  | 346,140               | 346,140      | 168,488       | (177,652)       |
| <b>OTHER FINANCING SOURCES (USES)</b>  |                       |              |               |                 |
| Transfers out                          | (2,107,410)           | (2,107,410)  | (80,000)      | 2,027,410       |
| <b>NET CHANGE IN FUND BALANCE</b>      | (1,761,270)           | (1,761,270)  | 88,488        | 1,849,758       |
| <b>FUND BALANCE, beginning of year</b> | 1,761,270             | 1,761,270    | \$ 1,700,425  | (60,845)        |
| <b>FUND BALANCE, end of year</b>       | \$ -                  | \$ -         | \$ 1,788,913  | \$ 1,788,913    |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL – SEWER CAPITAL CONSTRUCTION FUND  
YEAR ENDED JUNE 30, 2020**

|   | <i>Budget Amounts</i> |                     | <i>Actual</i>        | <i>Variance</i>     |
|---|-----------------------|---------------------|----------------------|---------------------|
|   | <i>Original</i>       | <i>Final</i>        |                      |                     |
| <b>REVENUES</b>                               |                       |                     |                      |                     |
| Interest earnings                             | \$ 354,250            | \$ 354,250          | \$ 264,648           | \$ (89,602)         |
| <b>EXPENDITURES</b>                           |                       |                     |                      |                     |
| Capital outlay                                | 7,830,500             | 7,830,500           | 525,420              | 7,305,080           |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (7,476,250)           | (7,476,250)         | (260,772)            | 7,215,829           |
| <b>OTHER FINANCING SOURCES (USES)</b>         |                       |                     |                      |                     |
| Transfers in                                  | 2,990,600             | 2,990,600           | 144,516              | (2,846,084)         |
| <b>NET CHANGE IN FUND BALANCE</b>             | (4,485,650)           | (4,485,650)         | (116,256)            | 4,369,745           |
| <b>FUND BALANCE, beginning of year</b>        | 11,800,520            | 11,800,520          | 11,947,434           | 146,914             |
| <b>FUND BALANCE, end of year</b>              | <u>\$ 7,314,870</u>   | <u>\$ 7,314,870</u> | <u>\$ 11,831,178</u> | <u>\$ 4,516,659</u> |

**CITY OF WOODBURN, OREGON****COMBINING STATEMENT OF FUND NET POSITION - INTERNAL SERVICE FUNDS**

JUNE 30, 2020

|                                     | <b>Information<br/>Technology</b> | <b>Insurance</b> | <b>Total</b> |
|-------------------------------------|-----------------------------------|------------------|--------------|
| <b>ASSETS</b>                       |                                   |                  |              |
| <b>Current Assets</b>               |                                   |                  |              |
| Cash and investments                | \$ 434,461                        | \$ 693,679       | \$ 1,128,140 |
| Accounts receivable                 | 9,724                             | -                | 9,724        |
| <i>Total Current Assets</i>         | 444,185                           | 693,679          | 1,137,864    |
| <b>Noncurrent Assets</b>            |                                   |                  |              |
| OPEB Asset                          | 4,389                             | 649              | 5,038        |
| <i>Total Assets</i>                 | 448,574                           | 694,328          | 1,142,902    |
| <b>DEFERRED OUTFLOWS</b>            |                                   |                  |              |
| Deferred outflows related to PERS   | 263,282                           | 35,989           | 299,271      |
| Deferred outflows related to OPEB   | 2,782                             | 382              | 3,164        |
|                                     | 266,064                           | 36,371           | 302,435      |
| <b>LIABILITIES</b>                  |                                   |                  |              |
| <b>Current Liabilities</b>          |                                   |                  |              |
| Accounts payable                    | 7,448                             | 2,024            | 9,472        |
| Due to other funds                  | 17,511                            | 2,637            | 20,148       |
| Accrued compensated absences        | 19,188                            | -                | 19,188       |
| <i>Total Current Liabilities</i>    | 44,147                            | 4,661            | 48,808       |
| <b>Noncurrent Liabilities</b>       |                                   |                  |              |
| Accrued compensated absences        | 28,782                            | -                | 28,782       |
| Net pension liability               | 466,059                           | 61,274           | 527,333      |
| OPEB liability                      | 19,081                            | 2,572            | 21,653       |
| <i>Total Noncurrent Liabilities</i> | 513,922                           | 63,846           | 577,768      |
| <i>Total Liabilities</i>            | 558,069                           | 68,507           | 626,576      |
| <b>DEFERRED INFLOWS</b>             |                                   |                  |              |
| Deferred inflows related to PERS    | 54,205                            | 7,244            | 61,449       |
| Deferred inflows related to OPEB    | 4,010                             | 551              | 4,561        |
|                                     | 58,215                            | 7,795            | 66,010       |
| <b>NET POSITION</b>                 |                                   |                  |              |
| Unrestricted                        | \$ 98,354                         | \$ 654,397       | \$ 752,751   |



**CITY OF WOODBURN, OREGON**

**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION -  
INTERNAL SERVICE FUNDS  
YEAR ENDED JUNE 30, 2020**

|  | <u><i>Information<br/>Technology</i></u> | <u><i>Insurance</i></u> | <u><i>Total</i></u> |
|--|--|-------------------------|---------------------|
| <b>OPERATING REVENUES</b>                                |  |                         |                     |
| Charges for services                                     | \$ 1,133,446                             | \$ 755,000              | \$ 1,888,446        |
| Miscellaneous  | -  | 2,287                   | 2,287               |
|  | <hr/>                                    | <hr/>                   | <hr/>               |
| <i>Total Operating Revenues</i>                          | 1,133,446                                | 757,287                 | 1,890,733           |
| <b>OPERATING EXPENSES</b>                                |  |                         |                     |
| Personal services  | 400,109                                  | 60,806                  | 460,915             |
| Materials and services                                   | 553,637                                  | 650,644                 | 1,204,281           |
|  | <hr/>                                    | <hr/>                   | <hr/>               |
| <i>Total Expenses</i>                                    | 953,746                                  | 711,450                 | 1,665,196           |
|  | <hr/>                                    | <hr/>                   | <hr/>               |
| <b>OPERATING INCOME</b>                                  | 179,700                                  | 45,837                  | 225,537             |
| <b>NONOPERATING REVENUES<br/>(EXPENSES)</b>              |  |                         |                     |
| Investment revenue                                       | 6,943                                    | 7,658                   | 14,601              |
|  | <hr/>                                    | <hr/>                   | <hr/>               |
| <b>NET INCOME BEFORE CONTRIBUTIONS<br/>AND TRANSFERS</b> | 186,643                                  | 53,495                  | 240,138             |
| Transfers out  | (25,840)                                 | (3,690)                 | (29,530)            |
| Non-cash transfers out                                   | (62,939)                                 | -                       | (62,939)            |
|  | <hr/>                                    | <hr/>                   | <hr/>               |
| <b>CHANGE IN NET POSITION</b>                            | 97,864                                   | 49,805                  | 147,669             |
| <b>NET POSITION, beginning of year</b>                   | 490                                      | 604,592                 | 605,082             |
|  | <hr/>                                    | <hr/>                   | <hr/>               |
| <b>NET POSITION, end of year</b>                         | \$ 98,354                                | \$ 654,397              | \$ 752,751          |
|  | <hr/> <hr/>                              | <hr/> <hr/>             | <hr/> <hr/>         |

**CITY OF WOODBURN, OREGON**  
**COMBINING STATEMENT OF CASH FLOWS - INTERNAL SERVICE FUNDS**  
**YEAR ENDED JUNE 30, 2020**

|   | <u>Information<br/>Technology</u> | <u>Insurance</u>  | <u>Totals</u>       |
|---|-----------------------------------|-------------------|---------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                                       |                                   |                   |                     |
| Collected from customers  | \$ 1,137,447                      | \$ 757,287        | \$ 1,894,734        |
| Paid to suppliers   | (948,219)                         | (653,399)         | (1,601,618)         |
| Paid to employees   | (47,548)                          | (69,153)          | (116,701)           |
|   | <u>141,680</u>                    | <u>34,735</u>     | <u>176,415</u>      |
| <i>Net Cash Provided by Operating Activities</i>                                  |                                   |                   |                     |
| <b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>                           |                                   |                   |                     |
| Received from (paid to) other funds   | 17,511                            | 2,637             | 20,148              |
| Transfers out   | (25,840)                          | (3,690)           | (29,530)            |
|   | <u>(8,329)</u>                    | <u>(1,053)</u>    | <u>(9,382)</u>      |
| <i>Net Cash Used in Non-Capital<br/>Financing Activities</i>                      |                                   |                   |                     |
| <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>                   |                                   |                   |                     |
| Acquisition of capital assets   | (62,939)                          | -                 | (62,939)            |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                                       |                                   |                   |                     |
| Interest on investments   | 6,943                             | 7,658             | 14,601              |
|   | <u>77,355</u>                     | <u>41,340</u>     | <u>118,695</u>      |
| <i>Increase in Cash and Investments</i>   |                                   |                   |                     |
| <b>CASH AND INVESTMENTS, Beginning of year</b>                                    | <u>357,106</u>                    | <u>652,339</u>    | <u>1,009,445</u>    |
| <b>CASH AND INVESTMENTS, End of year</b>  | <u>\$ 434,461</u>                 | <u>\$ 693,679</u> | <u>\$ 1,128,140</u> |
| <b>RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES</b> |                                   |                   |                     |
| Operating income  | \$ 179,700                        | \$ 45,837         | \$ 225,537          |
| <i>Change in assets and liabilities</i>   |                                   |                   |                     |
| Accounts receivable   | 4,000                             | -                 | 4,000               |
| Deferred outflows   | (113,682)                         | (18,102)          | (131,784)           |
| OPEB asset  | (1,911)                           | (304)             | (2,215)             |
| Compensated absences payable  | 4,875                             | -                 | 4,875               |
| Accounts payable and accrued liabilities  | 5,528                             | (2,755)           | 2,773               |
| Net pension liability   | 82,147                            | 13,081            | 95,228              |
| OPEB liability  | 1,016                             | 162               | 1,178               |
| Deferred inflows  | (19,993)                          | (3,184)           | (23,177)            |
|   | <u>\$ 141,680</u>                 | <u>\$ 34,735</u>  | <u>\$ 176,415</u>   |
| <i>Net Cash Provided by Operating Activities</i>                                  |                                   |                   |                     |
| <b>Noncash Transactions</b>   |                                   |                   |                     |
| Transfer of capital assets  | <u>\$ (62,939)</u>                | <u>\$ -</u>       | <u>\$ (62,939)</u>  |

**CITY OF WOODBURN, OREGON****SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
- INFORMATION TECHNOLOGY FUND  
YEAR ENDED JUNE 30, 2020**

|  | <i>Budget Amounts</i> |                   | <i>Actual</i>    | <i>Variance</i>   |
|--|-----------------------|-------------------|------------------|-------------------|
|  | <i>Original</i>       | <i>Final</i>      |                  |                   |
| <b>REVENUES</b>                                    |                       |                   |                  |                   |
| Charges for services                               | \$ 1,124,230          | \$ 1,124,230      | \$ 1,133,446     | \$ 9,216          |
| Miscellaneous                                      | 6,570                 | 6,570             | -                | (6,570)           |
| Interest earnings                                  | 8,200                 | 8,200             | 6,943            | (1,257)           |
| <i>Total Revenues</i>                              | <u>1,139,000</u>      | <u>1,139,000</u>  | <u>1,140,389</u> | <u>1,389</u>      |
| <b>EXPENDITURES</b>                                |                       |                   |                  |                   |
| Information technology                             | 1,104,720             | 1,104,720         | 1,064,233        | 40,487            |
| Contingency  | 193,440               | 172,440           | -                | 172,440           |
| <i>Total Expenditures</i>                          | <u>1,298,160</u>      | <u>1,277,160</u>  | <u>1,064,233</u> | <u>212,927</u>    |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b>      | (159,160)             | (138,160)         | 76,156           | 214,316           |
| <b>OTHER FINANCING SOURCES (USES)</b>              |                       |                   |                  |                   |
| Transfers out                                      | (4,840)               | (25,840)          | (25,840)         | -                 |
| <b>NET CHANGE IN FUND BALANCE</b>                  | (164,000)             | (164,000)         | 50,316           | 214,316           |
| <b>FUND BALANCE, beginning of year</b>             | <u>334,000</u>        | <u>334,000</u>    | <u>368,910</u>   | <u>34,910</u>     |
| <b>FUND BALANCE, end of year</b>                   | <u>\$ 170,000</u>     | <u>\$ 170,000</u> | <u>419,226</u>   | <u>\$ 249,226</u> |
| <b>RECONCILIATION TO NET POSITION - GAAP BASIS</b> |                       |                   |                  |                   |
| OPEB asset   |                       |                   | 4,389            |                   |
| Deferred outflows related to PERS                  |                       |                   | 263,282          |                   |
| Deferred outflows related to OPEB                  |                       |                   | 2,782            |                   |
| Accrued compensated absences                       |                       |                   | (47,970)         |                   |
| Net pension liability                              |                       |                   | (466,059)        |                   |
| OPEB liability                                     |                       |                   | (19,081)         |                   |
| Deferred inflows related to PERS                   |                       |                   | (54,205)         |                   |
| Deferred inflows related to OPEB                   |                       |                   | (4,010)          |                   |
| <b>NET POSITION, GAAP BASIS</b>                    |                       |                   | <u>\$ 98,354</u> |                   |

**CITY OF WOODBURN, OREGON**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
- INSURANCE FUND  
YEAR ENDED JUNE 30, 2020**

|  | <i>Budget Amounts</i> |                  | <i>Actual</i>     | <i>Variance</i>   |
|--|-----------------------|------------------|-------------------|-------------------|
|  | <i>Original</i>       | <i>Final</i>     |                   |                   |
| <b>REVENUES</b>                                    |                       |                  |                   |                   |
| Charges for services                               | \$ 755,000            | \$ 755,000       | \$ 755,000        | \$ -              |
| Miscellaneous                                      | 4,490                 | 4,490            | 2,287             | (2,203)           |
| Interest earnings                                  | 7,510                 | 7,510            | 7,658             | 148               |
| <i>Total Revenues</i>                              | <u>767,000</u>        | <u>767,000</u>   | <u>764,945</u>    | <u>(2,055)</u>    |
| <b>EXPENDITURES</b>                                |                       |                  |                   |                   |
| Insurance  | 868,340               | 868,340          | 719,797           | 148,543           |
| Contingency  | 547,970               | 544,970          | -                 | 544,970           |
| <i>Total Expenditures</i>                          | <u>1,416,310</u>      | <u>1,413,310</u> | <u>719,797</u>    | <u>693,513</u>    |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b>      | (649,310)             | (646,310)        | 45,148            | 691,458           |
| <b>OTHER FINANCING SOURCES (USES)</b>              |                       |                  |                   |                   |
| Transfers out                                      | (690)                 | (3,690)          | (3,690)           | -                 |
| <b>NET CHANGE IN FUND BALANCE</b>                  | (650,000)             | (650,000)        | 41,458            | 691,458           |
| <b>FUND BALANCE, beginning of year</b>             | <u>650,000</u>        | <u>650,000</u>   | <u>647,560</u>    | <u>(2,440)</u>    |
| <b>FUND BALANCE, end of year</b>                   | <u>\$ -</u>           | <u>\$ -</u>      | <u>689,018</u>    | <u>\$ 689,018</u> |
| <b>RECONCILIATION TO NET POSITION - GAAP BASIS</b> |                       |                  |                   |                   |
| OPEB asset   |                       |                  | 649               |                   |
| Deferred outflows related to PERS                  |                       |                  | 35,989            |                   |
| Deferred outflows related to OPEB                  |                       |                  | 382               |                   |
| Net pension liability                              |                       |                  | (61,274)          |                   |
| OPEB liability                                     |                       |                  | (2,572)           |                   |
| Deferred inflows related to PERS                   |                       |                  | (7,244)           |                   |
| Deferred inflows related to OPEB                   |                       |                  | (551)             |                   |
| <b>NET POSITION, GAAP BASIS</b>                    |                       |                  | <u>\$ 654,397</u> |                   |

***STATISTICAL SECTION***

## STATISTICAL SECTION

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

### ***CONTENTS***

#### ***Financial Trends***

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

#### ***Revenue Capacity***

These schedules contain information to help the reader assess the city's most significant local revenue source, the property tax.

#### ***Debt Capacity***

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

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

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

#### ***Operating Information***

These schedules contain service and infrastructure data to help the reader understand how the City's financial report relates to the services the City provides and the activities it performs.

**SOURCES:** Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

***FINANCIAL TRENDS***

**CITY OF WOODBURN, OREGON**  
**NET POSITION BY COMPONENT**  
**LAST TEN FISCAL YEARS**  
*(accrual basis of accounting)*

|   | 2011           | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Governmental activities                     |                |                |                |                |                |                |                |                |                |                |
| Net investment in capital assets            | \$ 50,891,390  | \$ 54,443,478  | \$ 54,361,481  | \$ 55,195,632  | \$ 59,266,063  | \$ 58,326,049  | \$ 57,813,459  | \$ 57,789,283  | \$ 58,807,325  | \$ 110,768,630 |
| Restricted                                  | 9,407,166      | 9,460,498      | 10,395,999     | 11,523,032     | 8,929,025      | 9,815,650      | 10,660,016     | 11,651,202     | 13,987,334     | 29,488,251     |
| Unrestricted                                | 6,157,480      | 6,455,591      | 6,938,395      | 6,224,832      | 4,583,134      | 923,456        | 766,265        | 1,979,126      | 2,085,955      | (563,627)      |
| Total governmental activities net position  | \$ 66,456,036  | \$ 70,359,567  | \$ 71,695,875  | \$ 72,943,496  | \$ 72,778,222  | \$ 69,065,155  | \$ 69,239,740  | \$ 71,419,611  | \$ 74,880,614  | \$ 139,693,254 |
| Business-type activities                    |                |                |                |                |                |                |                |                |                |                |
| Net investment in capital assets            | \$ 33,175,923  | \$ 31,042,855  | \$ 31,886,659  | \$ 19,913,747  | \$ 21,979,780  | \$ 23,737,493  | \$ 37,312,451  | \$ 42,991,874  | \$ 43,073,472  | \$ 46,318,476  |
| Restricted for: Debt service                | 542,268        | 935,770        | 3,165,303      | 18,737,342     | 16,841,111     | 16,735,267     | 16,635,580     | 17,004,861     | 17,081,733     | 17,249,531     |
| Unrestricted                                | 5,619,718      | 9,227,695      | 7,204,526      | 4,666,744      | 7,163,564      | 6,909,942      | (4,020,472)    | (6,694,060)    | (3,417,951)    | (3,690,855)    |
| Total business-type activities net position | \$ 39,337,909  | \$ 41,206,320  | \$ 42,256,488  | \$ 43,317,833  | \$ 45,984,455  | \$ 47,382,702  | \$ 49,927,559  | \$ 53,302,675  | \$ 56,737,254  | \$ 59,877,152  |
| Primary government                          |                |                |                |                |                |                |                |                |                |                |
| Net investment in capital assets            | \$ 84,067,313  | \$ 85,486,333  | \$ 86,248,140  | \$ 75,109,379  | \$ 81,245,843  | \$ 82,063,542  | \$ 95,125,910  | \$ 100,781,157 | \$ 101,880,797 | \$ 64,450,154  |
| Restricted                                  | 9,949,434      | 10,396,268     | 13,561,302     | 30,260,374     | 25,770,136     | 26,550,917     | 27,295,596     | 28,656,063     | 31,069,067     | 12,238,720     |
| Unrestricted                                | 11,777,198     | 15,683,286     | 14,142,921     | 10,891,576     | 11,746,698     | 7,833,398      | (3,254,207)    | (4,714,934)    | (1,331,996)    | 3,127,228      |
| Total primary government net position       | \$ 105,793,945 | \$ 111,565,887 | \$ 113,952,363 | \$ 116,261,329 | \$ 118,762,677 | \$ 116,447,857 | \$ 119,167,299 | \$ 124,722,286 | \$ 131,617,868 | \$ 79,816,102  |



**CITY OF WOODBURN, OREGON**  
**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEARS**  
*(accrual basis of accounting)*

| <b>Expenses</b>  | <b>2011</b>          | <b>2012</b>          | <b>2013</b>          | <b>2014</b>          | <b>2015</b>          | <b>2016</b>          | <b>2017</b>          | <b>2018</b>          | <b>2019</b>          | <b>2020</b>          |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Governmental activities:                               |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| General government                                     | \$ 2,038,098         | \$ 2,116,264         | \$ 2,411,067         | \$ 2,646,552         | \$ 3,058,648         | \$ 5,114,971         | \$ 2,676,477         | \$ 2,740,778         | \$ 1,162,602         | \$ 4,671,461         |
| Public safety  | 6,175,907            | 6,733,302            | 6,389,207            | 6,608,391            | 5,662,660            | 9,231,388            | 7,805,948            | 7,573,873            | 7,687,490            | 6,982,033            |
| Highways and streets                                   | 2,903,846            | 2,202,753            | 2,663,020            | 2,273,271            | 1,976,022            | 2,691,040            | 2,426,489            | 2,551,662            | 2,787,782            | 2,113,284            |
| Culture and recreation                                 | 3,413,838            | 4,019,379            | 3,270,803            | 3,530,783            | 2,784,248            | 3,481,264            | 2,980,178            | 2,799,066            | 4,226,653            | 4,139,920            |
| Economic development                                   | -                    | -                    | -                    | -                    | -                    | -                    | 829,477              | 1,139,732            | 2,023,962            | 2,025,642            |
| Interest on long-term debt                             | 286,145              | 257,018              | 248,109              | 226,504              | 204,905              | 183,342              | 169,933              | 108,133              | 76,949               | 59,907               |
| <b>Total governmental activities expenses</b>          | <b>14,817,834</b>    | <b>15,328,716</b>    | <b>14,982,206</b>    | <b>15,285,501</b>    | <b>13,686,483</b>    | <b>20,702,005</b>    | <b>16,888,502</b>    | <b>16,913,244</b>    | <b>17,965,438</b>    | <b>19,992,247</b>    |
| Business-type activities:                              |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Water  | 2,428,964            | 2,901,104            | 2,882,056            | 2,792,818            | 2,478,694            | 3,303,526            | 2,885,827            | 3,117,740            | 3,012,632            | 2,679,610            |
| Sewer  | 4,994,266            | 5,270,139            | 5,713,504            | 6,711,162            | 5,302,994            | 6,728,773            | 5,629,532            | 5,643,125            | 5,649,231            | 6,371,730            |
| <b>Total business-type activities expenses</b>         | <b>7,423,230</b>     | <b>8,171,243</b>     | <b>8,595,560</b>     | <b>9,503,980</b>     | <b>7,781,688</b>     | <b>10,032,299</b>    | <b>8,515,359</b>     | <b>8,760,865</b>     | <b>8,661,863</b>     | <b>9,051,340</b>     |
| <b>Total primary government expenses</b>               | <b>\$ 22,241,064</b> | <b>\$ 23,499,959</b> | <b>\$ 23,577,766</b> | <b>\$ 24,789,481</b> | <b>\$ 21,468,171</b> | <b>\$ 30,734,304</b> | <b>\$ 25,403,861</b> | <b>\$ 25,674,109</b> | <b>\$ 26,627,301</b> | <b>\$ 29,043,587</b> |
| <b>Program Revenues</b>                                |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Governmental activities:                               |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Charges for services:                                  |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| General government                                     | \$ 155,099           | \$ 266,789           | \$ 733,090           | \$ 682,238           | \$ 649,703           | \$ 978,244           | \$ 660,502           | \$ 1,263,142         | \$ 91,987            | \$ 243,805           |
| Public safety  | 879,801              | 874,614              | 715,743              | 627,424              | 716,467              | 93,443               | 113,331              | 120,152              | 272,432              | 243,369              |
| Highways and streets                                   | 316,744              | 490,640              | 106,604              | 274,205              | 6,188                | 22,519               | 1,104                | 7,533                | 945                  | 2,275                |
| Culture and recreation                                 | 703,327              | 689,937              | 574,513              | 517,400              | 571,921              | 705,415              | 565,889              | 557,725              | 774,081              | 573,205              |
| Economic development                                   | -                    | -                    | -                    | -                    | -                    | -                    | 457,432              | 403,044              | 1,307,278            | 1,579,828            |
| Operating grants and contributions                     | 1,491,298            | 1,911,075            | 1,948,383            | 1,915,475            | 1,993,925            | 1,962,709            | 2,052,681            | 2,156,971            | 2,582,883            | 4,346,664            |
| Capital grants and contributions                       | 540,889              | 522,817              | 840,242              | 885,093              | 1,286,163            | 350,449              | 266,679              | 502,857              | 934,723              | 2,506,331            |
| <b>Total governmental activities program revenues</b>  | <b>4,087,158</b>     | <b>4,755,872</b>     | <b>4,918,575</b>     | <b>4,901,835</b>     | <b>5,224,367</b>     | <b>4,112,779</b>     | <b>4,117,618</b>     | <b>5,011,424</b>     | <b>5,964,329</b>     | <b>9,495,477</b>     |
| Business-type activities:                              |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Charges for services:                                  |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Water  | 3,246,171            | 3,297,812            | 3,236,888            | 3,166,878            | 3,277,605            | 3,415,661            | 3,293,342            | 3,399,943            | 3,804,029            | 3,990,442            |
| Sewer  | 5,606,523            | 6,238,103            | 6,548,215            | 7,479,643            | 7,981,658            | 8,169,544            | 8,091,754            | 8,141,127            | 8,059,526            | 8,122,190            |
| Capital grants and contributions                       | 1,824,635            | 437,817              | 290,930              | 446,971              | 310,272              | 307,152              | 114,664              | 438,189              | 376,165              | 425,801              |
| <b>Total business-type activities program revenues</b> | <b>10,677,329</b>    | <b>9,973,732</b>     | <b>10,076,033</b>    | <b>11,093,492</b>    | <b>11,569,535</b>    | <b>11,892,357</b>    | <b>11,499,760</b>    | <b>11,979,259</b>    | <b>12,239,720</b>    | <b>12,538,433</b>    |
| <b>Total primary government program revenues</b>       | <b>\$ 14,764,487</b> | <b>\$ 14,729,604</b> | <b>\$ 14,994,608</b> | <b>\$ 15,995,327</b> | <b>\$ 16,793,902</b> | <b>\$ 16,005,136</b> | <b>\$ 15,617,378</b> | <b>\$ 16,990,683</b> | <b>\$ 18,204,049</b> | <b>\$ 22,033,910</b> |

**CITY OF WOODBURN, OREGON**  
**CHANGES IN NET POSITION (Continued)**  
**LAST TEN FISCAL YEARS**  
*(accrual basis of accounting)*

|   | 2011            | 2012            | 2013            | 2014            | 2015           | 2016            | 2017            | 2018            | 2019            | 2020            |
|---|-----------------|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Net(expense)/revenue                                      |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |
| Governmental activities                                   | \$ (10,730,676) | \$ (10,572,844) | \$ (10,063,631) | \$ (10,383,666) | \$ (8,462,116) | \$ (16,589,226) | \$ (12,770,884) | \$ (12,151,820) | \$ (12,001,109) | \$ (10,498,934) |
| Business-type activities                                  | 3,254,099       | 1,802,489       | 1,480,473       | 1,589,512       | 3,787,847      | 1,860,058       | 2,984,401       | 3,218,394       | 3,577,857       | 4,091,340       |
| Total primary government net expense                      | \$ (7,476,577)  | \$ (8,770,355)  | \$ (8,583,158)  | \$ (8,794,154)  | \$ (4,674,269) | \$ (14,729,168) | \$ (9,786,483)  | \$ (8,933,426)  | \$ (8,423,252)  | \$ (6,407,594)  |
| <b>General Revenues and Other Changes in Net Position</b> |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |
| Governmental activities:                                  |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |
| Property taxes  | \$ 8,460,151    | \$ 8,495,199    | \$ 8,180,539    | \$ 8,234,481    | \$ 8,836,939   | \$ 9,156,725    | \$ 9,724,889    | \$ 10,301,565   | \$ 10,467,041   | \$ 10,908,076   |
| Franchise taxes   | 1,768,058       | 1,776,101       | 1,932,484       | 1,500,730       | 1,539,926      | 1,511,125       | 1,543,317       | 1,540,440       | 1,537,523       | 1,528,351       |
| Other taxes   | -               | -               | -               | 454,363         | 437,339        | 550,346         | 547,220         | 712,127         | 595,650         | 491,023         |
| Unrestricted investment earnings                          | -               | 46,992          | 122,672         | 96,347          | 99,620         | 105,901         | 200,736         | 354,201         | 632,056         | 517,897         |
| Intergovernmental   | 557,619         | 533,738         | 660,547         | 633,530         | 655,575        | 649,350         | 702,990         | 728,991         | 831,319         | 903,481         |
| Miscellaneous   | 130,113         | 252,164         | 170,119         | 117,872         | 28,620         | 163,827         | 101,908         | 304,920         | 120,782         | 32,117          |
| Gain on sale of capital assets                            | -               | -               | -               | (69,877)        | -              | 49,948          | 13,241          | 25,148          | 298,208         | 11,060          |
| Transfers in (out)  | 181,789         | 711,000         | 333,578         | 663,841         | 680,212        | 688,937         | 650,141         | 364,299         | 979,533         | 1,040,253       |
| Total governmental activities                             | 11,097,730      | 11,815,194      | 11,399,939      | 11,631,287      | 12,278,231     | 12,876,159      | 13,484,442      | 14,331,691      | 15,462,112      | 15,432,258      |
| Business-type activities:                                 |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |
| Unrestricted investment earnings                          | -               | 67,709          | 109,942         | 125,139         | 122,988        | 159,067         | 283,101         | 454,022         | 713,164         | 622,056         |
| Miscellaneous   | 24,222          | 462             | 66,445          | 302,251         | 67,461         | 68,059          | 86,136          | 56,386          | 60,171          | 71,002          |
| Gain on sale of capital assets                            | 3,488           | 5,892           | 1,300           | -               | -              | -               | 3,505           | 10,613          | 62,922          | -               |
| Transfers in (out)  | (181,789)       | (711,000)       | (333,578)       | (663,841)       | (680,212)      | (688,937)       | (650,141)       | (364,299)       | (979,533)       | (1,040,253)     |
| Total business-type activities                            | (154,079)       | (636,937)       | (155,891)       | (236,451)       | (489,763)      | (461,811)       | (277,399)       | 156,722         | (143,276)       | (347,195)       |
| Total primary government                                  | \$ 10,943,651   | \$ 11,178,257   | \$ 11,244,048   | \$ 11,394,836   | \$ 11,788,468  | \$ 12,414,348   | \$ 13,207,043   | \$ 14,488,413   | \$ 15,318,836   | \$ 15,085,063   |
| <b>Change in Net Position</b>                             |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |
| Governmental activities                                   | \$ 367,054      | \$ 1,242,350    | \$ 1,336,308    | \$ 1,247,621    | \$ 3,816,115   | \$ (3,713,067)  | \$ 713,558      | \$ 2,179,871    | \$ 3,461,003    | \$ 4,933,324    |
| Business-type activities                                  | 3,100,020       | 1,165,552       | 1,324,582       | 1,353,061       | 3,298,084      | 1,398,247       | 2,707,002       | 3,375,116       | 3,434,581       | 3,744,145       |
| Total primary government                                  | \$ 3,467,074    | \$ 2,407,902    | \$ 2,660,890    | \$ 2,600,682    | \$ 7,114,199   | \$ (2,314,820)  | \$ 3,420,560    | \$ 5,554,987    | \$ 6,895,584    | \$ 8,677,469    |

**CITY OF WOODBURN, OREGON**  
**FUND BALANCE OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
*(accrual basis of accounting)*

|                                | 2011          | 2012          | 2013          | 2014          | 2015         | 2016          | 2017          | 2018          | 2019          | 2020          |
|--------------------------------|---------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|---------------|---------------|
| General fund                   |               |               |               |               |              |               |               |               |               |               |
| Nonspendable                   | \$ 5,378      | \$ -          | \$ 1,470      | \$ 740        | \$ 1,467     | \$ 936        | \$ 3,064      | \$ 18,230     | \$ 31,972     | \$ 23,390     |
| Committed                      | -             | -             | -             | -             | -            | -             | -             | -             | 1,678,280     | -             |
| Unassigned                     | 2,440,761     | 2,744,299     | 3,280,970     | 3,577,032     | 4,159,081    | 4,889,982     | 6,249,717     | 7,472,054     | 6,246,115     | 6,812,532     |
| Total general fund             | \$ 2,446,139  | \$ 2,744,299  | \$ 3,282,440  | \$ 3,577,772  | \$ 4,160,548 | \$ 4,890,918  | \$ 6,252,781  | \$ 7,490,284  | \$ 7,956,367  | \$ 6,835,922  |
| All other governmental funds   |               |               |               |               |              |               |               |               |               |               |
| Nonspendable                   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 3,300      |
| Restricted                     | 8,889,955     | 9,414,462     | 10,206,079    | 11,348,721    | 8,092,696    | 9,091,956     | 9,984,428     | 11,013,955    | 13,387,817    | 12,493,682    |
| Committed                      | 2,865,678     | 2,722,572     | 2,685,427     | 2,435,919     | 1,347,789    | 1,414,631     | 1,540,863     | 1,787,763     | 1,904,955     | 1,934,257     |
| Total other governmental funds | \$ 11,710,516 | \$ 11,991,402 | \$ 12,891,506 | \$ 13,784,640 | \$ 9,427,247 | \$ 10,503,769 | \$ 11,525,291 | \$ 12,801,718 | \$ 15,292,772 | \$ 14,431,239 |

**CITY OF WOODBURN, OREGON**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
*(accrual basis of accounting)*

|   | 2011                 | 2012                 | 2013                 | 2014                 | 2015                 | 2016                 | 2017                 | 2018                 | 2019                 | 2020                 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>Revenues</b>   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxes and assessments                                   | \$ 8,868,881         | \$ 9,029,638         | \$ 8,626,652         | \$ 8,786,364         | \$ 9,329,720         | \$ 9,748,024         | \$ 10,325,164        | \$ 10,780,981        | \$ 11,282,658        | \$ 11,384,659        |
| Licenses and permits                                    | 1,906,385            | 2,376,808            | 2,479,695            | 2,954,980            | 3,124,804            | 2,748,872            | 2,509,315            | 3,198,381            | 3,667,362            | 3,896,131            |
| Charges for services                                    | 588,491              | 681,414              | 1,008,368            | 901,197              | 1,351,102            | 1,364,684            | 1,260,038            | 1,153,372            | 1,422,284            | 930,786              |
| Intergovernmental                                       | 2,461,525            | 2,551,139            | 2,954,951            | 2,674,698            | 3,371,886            | 2,733,371            | 2,930,985            | 3,178,254            | 3,513,833            | 6,420,257            |
| Fines & forfeitures                                     | 736,046              | 734,377              | 589,574              | 571,831              | 673,377              | 426,867              | 420,305              | 395,164              | 343,790              | 352,400              |
| Miscellaneous   | 458,281              | 542,192              | 316,536              | 540,782              | 454,140              | 683,371              | 562,957              | 784,799              | 1,193,261            | 1,306,767            |
| <b>Total revenues</b>                                   | <b>15,019,609</b>    | <b>15,915,568</b>    | <b>15,975,776</b>    | <b>16,429,852</b>    | <b>18,305,029</b>    | <b>17,705,189</b>    | <b>18,008,764</b>    | <b>19,490,951</b>    | <b>21,423,188</b>    | <b>24,291,000</b>    |
| <b>Expenditures</b>                                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Current</b>  |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| General government                                      | 1,639,856            | 1,507,850            | 1,536,687            | 1,641,493            | 3,164,615            | 3,790,736            | 3,257,197            | 3,447,310            | 1,361,472            | 4,397,582            |
| Public safety   | 5,876,604            | 6,426,635            | 6,328,417            | 6,569,367            | 6,794,410            | 6,598,236            | 6,861,768            | 6,813,292            | 7,206,649            | 2,075,418            |
| Highways and streets                                    | 1,263,251            | 1,127,439            | 990,756              | 1,003,547            | 2,005,328            | 1,777,030            | 1,529,569            | 1,808,443            | 1,994,020            | 7,574,867            |
| Culture and recreation                                  | 3,839,857            | 3,818,454            | 3,589,437            | 3,845,430            | 4,280,701            | 2,874,788            | 2,997,742            | 3,063,827            | 3,883,640            | 1,654,523            |
| Economic development                                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | 1,965,382            | 4,028,407            |
| Capital outlay  | 2,475,313            | 1,723,398            | 1,415,390            | 1,379,516            | 5,073,930            | 277,571              | 473,208              | 1,309,506            | 6,578,234            | 5,540,458            |
| <b>Debt service</b>                                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Principal   | 528,799              | 507,785              | 526,296              | 560,172              | 584,429              | 436,479              | 400,399              | 456,675              | 516,000              | 1,303,000            |
| Interest  | 290,552              | 268,897              | 249,237              | 228,861              | 206,832              | 185,327              | 169,937              | 117,094              | 70,208               | 174,881              |
| <b>Total expenditures</b>                               | <b>15,914,232</b>    | <b>15,380,458</b>    | <b>14,636,220</b>    | <b>15,228,386</b>    | <b>22,110,245</b>    | <b>15,940,167</b>    | <b>15,689,820</b>    | <b>17,016,147</b>    | <b>23,575,605</b>    | <b>26,749,136</b>    |
| Excess of revenues over (under) expenditures            | (894,623)            | 535,110              | 1,339,556            | 1,201,466            | (3,805,216)          | 1,765,022            | 2,318,944            | 2,474,804            | (2,152,417)          | (2,458,136)          |
| <b>Other financing sources (uses)</b>                   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Proceeds from sale of capital assets                    | -                    | -                    | -                    | -                    | -                    | -                    | 19,861               | 35,415               | 308,894              | 22,179               |
| Proceeds from issuance of debt                          | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | 4,600,000            | -                    |
| Refunding bonds issued                                  | -                    | -                    | -                    | -                    | -                    | -                    | -                    | 3,749,000            | -                    | -                    |
| Payment to refunded bond escrow agent                   | -                    | -                    | -                    | -                    | -                    | -                    | -                    | (3,699,114)          | -                    | -                    |
| Transfers in  | 850,150              | 1,029,674            | 1,279,532            | 1,430,985            | 853,858              | 294,248              | 419,236              | 829,268              | 2,658,488            | 2,943,348            |
| Transfers out   | (1,201,116)          | (985,738)            | (1,180,842)          | (1,443,985)          | (823,259)            | (252,378)            | (374,656)            | (875,443)            | (2,457,828)          | (2,489,369)          |
| <b>Total other financing sources (uses)</b>             | <b>(350,966)</b>     | <b>43,936</b>        | <b>98,690</b>        | <b>(13,000)</b>      | <b>30,599</b>        | <b>41,870</b>        | <b>64,441</b>        | <b>39,126</b>        | <b>5,109,554</b>     | <b>476,158</b>       |
| <b>Net change in fund balances</b>                      | <b>(1,245,589)</b>   | <b>579,046</b>       | <b>1,438,246</b>     | <b>1,188,466</b>     | <b>(3,774,617)</b>   | <b>1,806,892</b>     | <b>2,383,385</b>     | <b>2,513,930</b>     | <b>2,957,137</b>     | <b>(1,981,978)</b>   |
| <b>Fund balances at beginning of year</b>               | <b>15,402,244</b>    | <b>14,156,655</b>    | <b>14,735,700</b>    | <b>16,173,946</b>    | <b>17,362,412</b>    | <b>13,587,795</b>    | <b>15,394,687</b>    | <b>17,778,072</b>    | <b>20,292,002</b>    | <b>23,249,139</b>    |
| <b>Fund balances at end of year</b>                     | <b>\$ 14,156,655</b> | <b>\$ 14,735,701</b> | <b>\$ 16,173,946</b> | <b>\$ 17,362,412</b> | <b>\$ 13,587,795</b> | <b>\$ 15,394,687</b> | <b>\$ 17,778,072</b> | <b>\$ 20,292,002</b> | <b>\$ 23,249,139</b> | <b>\$ 21,267,161</b> |
| Debt service as a percentage of noncapital expenditures | 6.1%                 | 5.7%                 | 5.9%                 | 5.7%                 | 4.6%                 | 4.0%                 | 3.7%                 | 3.7%                 | 3.4%                 | 7.0%                 |

***REVENUE CAPACITY***

**CITY OF WOODBURN, OREGON**  
**MARKET AND ASSESSED VALUE OF TAXABLE PROPERTY**  
**LAST TEN FISCAL YEARS**

| <b>Fiscal Year Ended June 30,</b> | <b>Residential Property (AV)</b> | <b>Farm Property (AV)</b> | <b>Commercial Property (AV)</b> | <b>Industrial Property (AV)</b> | <b>Personal Property (AV)</b> | <b>Utility Property (AV)</b> | <b>Total Measure 50 Assessed Value</b> | <b>Total Direct Tax Rate/Thousand</b> | <b>Measure 5 Taxable RMV</b> | <b>Real Market Value</b> | <b>Assessed Value as a Percentage of Actual Value</b> |
|-----------------------------------|----------------------------------|---------------------------|---------------------------------|---------------------------------|-------------------------------|------------------------------|--|---------------------------------------|------------------------------|--------------------------|---|
| 2011                              | \$ 745,414,890                   | \$ 807,030                | \$ 292,392,290                  | \$ 196,092,960                  | \$ 49,720,804                 | \$ 34,999,170                | \$ 1,319,427,144                       | \$ 6.0534                             | \$ 1,699,781,395             | \$ 1,945,383,324         | 67.824%   |
| 2012                              | 742,098,060                      | 831,230                   | 305,271,528                     | 197,797,630                     | 51,844,705                    | 35,186,720                   | 1,333,029,873                          | 6.0534                                | 1,604,777,765                | 1,850,222,994            | 72.047%   |
| 2013                              | 703,075,530                      | 857,650                   | 313,388,630                     | 190,486,580                     | 48,092,497                    | 35,977,800                   | 1,291,878,687                          | 6.0534                                | 1,512,407,943                | 1,756,070,733            | 73.566%   |
| 2014                              | 702,053,360                      | 868,480                   | 374,295,240                     | 143,111,800                     | 49,539,001                    | 34,316,630                   | 1,304,184,511                          | 6.0534                                | 1,503,013,174                | 1,751,863,757            | 74.446%   |
| 2015                              | 779,859,386                      | 476,270                   | 376,129,580                     | 148,705,150                     | 53,477,977                    | 38,981,380                   | 1,397,629,743                          | 6.0534                                | 1,652,955,312                | 1,925,612,145            | 72.581%   |
| 2016                              | 830,915,110                      | 878,310                   | 387,086,020                     | 149,051,530                     | 56,599,979                    | 31,207,820                   | 1,455,738,769                          | 6.0534                                | 1,778,119,364                | 2,056,463,271            | 70.788%   |
| 2017                              | 868,154,380                      | 883,320                   | 404,525,450                     | 159,818,080                     | 57,908,292                    | 33,592,820                   | 1,524,882,342                          | 6.0534                                | 1,920,324,583                | 2,207,659,188            | 69.072%   |
| 2018                              | 902,999,410                      | 689,300                   | 415,565,670                     | 148,807,610                     | 62,107,308                    | 42,113,077                   | 1,572,282,375                          | 6.0534                                | 2,136,350,540                | 2,429,890,960            | 64.706%   |
| 2019                              | 932,416,020                      | 942,330                   | 432,522,080                     | 149,454,580                     | 63,865,513                    | 52,194,300                   | 1,631,394,823                          | 6.0534                                | 2,347,935,303                | 2,669,251,668            | 61.118%   |
| 2020                              | 973,117,650                      | 1,842,700                 | 451,512,140                     | 151,172,270                     | 69,785,848                    | 53,712,000                   | 1,701,142,608                          | 6.0534                                | 2,582,277,844                | 2,921,850,774            | 58.221%   |

Source: Marion County Assessor's Office (Schedule 5)

**CITY OF WOODBURN, OREGON**  
**DIRECT AND OVERLAPPING GOVERNMENTS**  
**LAST TEN FISCAL YEARS**

| <i>Fiscal Year<br/>Ended June 30</i> | <i>City of<br/>Woodburn<br/>(includes<br/>URA)</i> | <i>Marion<br/>County</i> | <i>Marion<br/>Soil &amp;<br/>Water</i> | <i>Marion<br/>County<br/>Extension<br/>and 4-H</i> | <i>Woodburn<br/>Fire<br/>District</i> | <i>Woodburn<br/>School<br/>District</i> | <i>Willamette<br/>Regional<br/>ESD</i> | <i>Chemeketa<br/>Community<br/>College</i> | <i>Chemeketa<br/>Regional<br/>Library</i> | <i>Total</i> |
|--------------------------------------|--|--------------------------|--|--|---------------------------------------|---|--|--|---|--------------|
| 2011                                 | 6.77   | 2.95                     | 0.05                                   | -  | 1.79                                  | 6.63                                    | 0.29                                   | 0.78                                       | 0.08                                      | 19.33        |
| 2012                                 | 6.79   | 2.94                     | 0.05                                   | -  | 1.78                                  | 6.67                                    | 0.29                                   | 0.86                                       | 0.08                                      | 19.46        |
| 2013                                 | 6.84   | 2.94                     | 0.05                                   | -  | 1.69                                  | 6.83                                    | 0.29                                   | 0.88                                       | 0.08                                      | 19.59        |
| 2014                                 | 6.81   | 2.95                     | 0.05                                   | -  | 1.72                                  | 6.81                                    | 0.29                                   | 0.84                                       | 0.08                                      | 19.54        |
| 2015                                 | 6.73   | 2.95                     | 0.05                                   | -  | 1.73                                  | 6.34                                    | 0.29                                   | 0.88                                       | 0.08                                      | 19.04        |
| 2016                                 | 6.66   | 2.95                     | 0.05                                   | 0.05   | 1.81                                  | 6.66                                    | 0.29                                   | 0.90                                       | 0.08                                      | 19.45        |
| 2017                                 | 6.66   | 2.95                     | 0.05                                   | 0.05   | 1.75                                  | 6.76                                    | 0.29                                   | 0.89                                       | 0.08                                      | 19.46        |
| 2018                                 | 6.69   | 2.94                     | 0.05                                   | 0.05   | 1.71                                  | 6.79                                    | 0.29                                   | 0.88                                       | 0.08                                      | 19.48        |
| 2019                                 | 6.71   | 2.94                     | 0.04                                   | 0.05   | 1.73                                  | 6.77                                    | 0.29                                   | 0.88                                       | 0.08                                      | 19.48        |
| 2020                                 | 6.68   | 2.94                     | 0.05                                   | 0.05   | 2.09                                  | 6.84                                    | 0.29                                   | 0.87                                       | 0.08                                      | 19.88        |

Source: Marion County Assessor's Office

Tax rates expressed in dollars and cents per \$1,000 of assessed value of taxable property

**CITY OF WOODBURN, OREGON**  
**PRINCIPAL PROPERTY TAXPAYERS**  
**CURRENT YEAR AND NINE YEARS AGO**

| <i>Taxpayer</i>                  | <i>2020</i>                   |             |   | <i>2011</i>                   |             |   |
|----------------------------------|-------------------------------|-------------|---|-------------------------------|-------------|---|
|                                  | <i>Taxable Assessed Value</i> | <i>Rank</i> | <i>Percentage of Total Taxable Assessed Value</i> | <i>Taxable Assessed Value</i> | <i>Rank</i> | <i>Percentage of Total Taxable Assessed Value</i> |
| WinCo Foods LLC                  | \$ 74,842,198                 | 1           | 3.19%   | \$ 74,057,898                 | 1           | 3.82%   |
| Woodburn Premium Outlets LLC     | 70,264,829                    | 2           | 2.99%   |                               |             |   |
| Food Services of America Inc     | 29,901,360                    | 3           | 1.27%   | 26,211,640                    | 3           | 1.35%   |
| Wal-Mart Real Estate Business TR | 17,791,840                    | 5           | 0.76%   | 13,888,940                    | 5           | 0.72%   |
| Hardware Wholesalers Inc         | 17,068,670                    | 6           | 0.73%   | 14,293,890                    | 4           | 0.74%   |
| Portland General Electric Co     | 15,572,783                    | 4           | 0.66%   | 13,489,540                    | 6           | 0.70%   |
| Cascade Meadow LLC               | 14,702,400                    | 7           | 0.63%   | 11,268,200                    | 7           | 0.58%   |
| Crown 2 Development LLC          | 13,144,580                    | 8           | 0.56%   | 10,074,260                    | 8           | 0.52%   |
| Northwest Natural Gas Co         | 13,028,000                    | 9           | 0.55%   | 9,524,600                     | 10          | 0.49%   |
| Pacific Realty Associates LP     | 10,637,480                    | 10          | 0.45%   |                               |             |   |
| Craig Realty Group Woodburn      |                               |             |   | 49,024,540                    | 2           | 2.53%   |
| Mid-Valley Plaza LLC             |                               |             |   | 9,562,330                     | 9           | 0.49%   |
| Subtotal                         | 276,954,140                   |             | 11.80%  | 231,395,838                   |             | 11.94%  |
| All Other                        | 2,070,981,163                 |             | 88.20%  | 1,706,218,941                 |             | 88.05%  |
| Totals                           | \$ 2,347,935,303              |             | 100.0%  | \$ 1,937,614,779              |             | 100.0%  |

Source: Marion County Assessor's Office



**CITY OF WOODBURN, OREGON**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**LAST TEN FISCAL YEARS**

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| <i>Fiscal Year<br/>Ended June 30</i> | <i>Taxes Levied<br/>by Assessor</i> | <i>Collected within the Fiscal<br/>Year of the Levy</i> |                            | <i>Delinquent<br/>Taxes<br/>Collected</i> | <i>Total Collections to Date</i> |                                |
|--------------------------------------|-------------------------------------|---|----------------------------|---|----------------------------------|--------------------------------|
|                                      |                                     | <i>Tax Collections</i>                                  | <i>Percent of<br/>Levy</i> |   | <i>Total Tax<br/>Collections</i> | <i>Percent of<br/>Tax Levy</i> |
| 2011                                 | 8,688,708                           | 8,094,990   | 93.17%                     | 311,370                                   | 8,406,360                        | 96.75%                         |
| 2012                                 | 8,659,913                           | 8,099,206   | 93.53%                     | 301,668                                   | 8,400,874                        | 97.01%                         |
| 2013                                 | 8,369,810                           | 7,835,630   | 93.62%                     | 308,748                                   | 8,144,378                        | 97.31%                         |
| 2014                                 | 8,410,177                           | 7,924,202   | 94.22%                     | 320,006                                   | 8,244,208                        | 98.03%                         |
| 2015                                 | 9,054,234                           | 8,553,359   | 94.47%                     | 276,179                                   | 8,829,538                        | 97.52%                         |
| 2016                                 | 9,421,624                           | 8,943,387   | 94.92%                     | 245,398                                   | 9,188,785                        | 97.53%                         |
| 2017                                 | 9,958,340                           | 9,456,995   | 94.97%                     | 254,254                                   | 9,711,249                        | 97.52%                         |
| 2018                                 | 10,323,495                          | 9,832,811   | 95.25%                     | 222,045                                   | 10,054,856                       | 97.40%                         |
| 2019                                 | 10,757,144                          | 10,243,398  | 95.22%                     | 443,608                                   | 10,687,006                       | 99.35%                         |
| 2020                                 | 11,214,218                          | 10,624,844  | 94.74%                     | 228,211                                   | 10,853,055                       | 96.78%                         |

Source: Marion County Assessor's Office and City Records

***DEBT CAPACITY***

**CITY OF WOODBURN, OREGON**  
**RATIOS OF OUTSTANDING DEBT BY TYPE**  
**LAST TEN FISCAL YEARS**

| <i>Fiscal Year</i> | <i>Governmental Activities</i>       |              | <i>Business-Type Activities</i> |              | <i>Total Outstanding Debt</i> | <i>Percentage of Personal Income (2)</i> | <i>Population (3)</i> | <i>Debt Per Capita</i> |
|--------------------|--------------------------------------|--------------|---------------------------------|--------------|-------------------------------|--|-----------------------|------------------------|
|                    | <i>Full Faith &amp; Credit Bonds</i> | <i>Loans</i> | <i>Bonds (1)</i>                | <i>Loans</i> |                               |  |                       |                        |
| 2011               | 5,655,000                            | 1,086,234    | 6,778,648                       | 25,680,870   | 39,200,752                    | 3.78%                                    | 24,085                | 1,628                  |
| 2012               | 5,365,000                            | 868,449      | 39,810,720                      | 5,910,647    | 51,954,816                    | 5.06%                                    | 24,090                | 2,157                  |
| 2013               | 5,065,000                            | 642,154      | 37,674,655                      | 5,559,833    | 48,941,642                    | 4.69%                                    | 24,090                | 2,032                  |
| 2014               | 4,745,000                            | 401,982      | 35,126,768                      | 5,194,240    | 45,467,990                    | 4.26%                                    | 24,330                | 1,869                  |
| 2015               | 4,410,000                            | 152,553      | 32,082,220                      | 4,813,265    | 41,458,038                    | 3.88%                                    | 24,455                | 1,695                  |
| 2016               | 4,060,000                            | 66,074       | 29,302,005                      | 4,416,251    | 37,844,330                    | 3.40%                                    | 24,670                | 1,534                  |
| 2017               | 3,690,000                            | 35,675       | 26,384,767                      | 4,002,523    | 34,112,965                    | 3.19%                                    | 24,795                | 1,376                  |
| 2018               | 3,328,000                            | -            | 22,893,978                      | 3,571,377    | 29,793,355                    | 2.73%                                    | 24,685                | 1,207                  |
| 2019               | 2,812,000                            | 4,600,000    | 14,544,072                      | 7,614,000    | 29,570,072                    | 2.71%                                    | 24,685                | 1,198                  |
| 2020               | 2,301,000                            | 3,808,000    | 11,074,543                      | 6,192,000    | 23,375,543                    | 2.01%                                    | 25,135                | 944                    |

(1) Presented net of original issuance discount and premiums  
(2) Personal income is disclosed on pg 110  
(1) Source: Portland State University Population Research Center

**CITY OF WOODBURN, OREGON**  
**RATIOS OF GENERAL BONDED DEBT OUTSTANDING**  
**LAST TEN FISCAL YEARS**

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| <b>Fiscal<br/>Year<br/>Ended<br/>June 30</b> | <b>Population(1)</b> | <b>Assessed Value(2)</b> | <b>Full Faith<br/>&amp; Credit<br/>Bond</b> | <b>Less Debt<br/>Service Fund</b> | <b>Net Bonded<br/>Debt</b> | <b>Ratio of Net<br/>Bonded Debt<br/>to Assessed<br/>Value</b> | <b>Per<br/>Capita</b> |
|--|----------------------|--------------------------|---|-----------------------------------|----------------------------|---|-----------------------|
| 2011   | 24,085               | 1,319,427,144            | 5,655,000                                   | 78,035                            | 5,576,965                  | 0.42%   | 235                   |
| 2012   | 24,090               | 1,333,029,873            | 5,365,000                                   | 61,397                            | 5,303,603                  | 0.40%   | 223                   |
| 2013   | 24,090               | 1,291,878,687            | 5,065,000                                   | 27,570                            | 5,037,430                  | 0.39%   | 210                   |
| 2014   | 24,330               | 1,304,184,511            | 4,745,000                                   | 55,033                            | 4,689,967                  | 0.36%   | 195                   |
| 2015   | 24,455               | 1,397,629,743            | 4,410,000                                   | 50,771                            | 4,359,229                  | 0.31%   | 180                   |
| 2016   | 24,670               | 1,455,738,769            | 4,060,000                                   | 25,117                            | 4,034,883                  | 0.28%   | 165                   |
| 2017   | 24,795               | 1,524,882,342            | 3,690,000                                   | 1,758                             | 3,688,242                  | 0.24%   | 149                   |
| 2018   | 24,685               | 1,572,282,375            | 3,328,000                                   | 22,777                            | 3,305,223                  | 0.21%   | 135                   |
| 2019   | 24,760               | 1,631,394,823            | 2,812,000                                   | 19,373                            | 2,792,627                  | 0.17%   | 114                   |
| 2020   | 25,135               | 1,701,142,608            | 2,301,000                                   | 32,604                            | 2,268,396                  | 0.13%   | 92                    |

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements

(1) Source: Portland State University Population Research Center

(2) Marion County Assessor's Office

**CITY OF WOODBURN, OREGON**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**JUNE 30, 2020**

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| <i>Jurisdiction</i>          | <i>Total<br/>Net Debt</i> | <i>Percent<br/>Within<br/>City</i> | <i>City's<br/>Pro Rata<br/>Share</i> |
|------------------------------|---------------------------|------------------------------------|--------------------------------------|
| Direct:                      |                           |                                    |                                      |
| City of Woodburn             | \$ 3,501,000              | * 100%                             | \$ 3,501,000                         |
| Overlapping:                 |                           |                                    |                                      |
| Chemeketa Community College  | 57,087,534                | 4.13%                              | 2,358,743                            |
| Marion County                | 13,892,831                | 5.98%                              | 830,541                              |
| Marion Cty SD 103 (Woodburn) | 70,415,000                | 86.00%                             | 60,558,590                           |
| Willamette ESD               | 7,700,978                 | 3.76%                              | 289,326                              |
| Woodburn RFPD 6              | 770,000                   | 72.31%                             | 556,779                              |
| Total overlapping            | <u>149,866,343</u>        |                                    | <u>64,593,979</u>                    |
| <br>TOTAL                    | <br><u>\$ 153,367,343</u> |                                    | <br><u>\$ 68,094,979</u>             |

Source: Debt Management Division, Oregon State Treasury  
Excluding Revenue Bonds and Urban Renewal Loan

**CITY OF WOODBURN, OREGON**  
**LEGAL DEBT MARGIN INFORMATION**  
**LAST TEN FISCAL YEARS**

|  | <u>2011</u>          | <u>2012</u>          | <u>2013</u>          | <u>2014</u>          | <u>2015</u>          | <u>2016</u>          | <u>2017</u>          | <u>2018</u>          | <u>2019</u>          | <u>2020</u>          |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Debt Limit   | \$ 58,361,500        | \$ 55,506,690        | \$ 52,682,122        | \$ 52,555,913        | \$ 57,768,364        | \$ 61,693,898        | \$ 66,229,776        | \$ 72,896,729        | \$ 80,077,550        | \$ 87,655,523        |
| Total net debt applicable to limit                                   | <u>5,655,000</u>     | <u>5,365,000</u>     | <u>5,065,000</u>     | <u>4,745,000</u>     | <u>4,410,000</u>     | <u>4,060,000</u>     | <u>3,690,000</u>     | <u>3,328,000</u>     | <u>2,812,000</u>     | <u>2,301,000</u>     |
| Legal debt margin*   | <u>\$ 52,706,500</u> | <u>\$ 50,141,690</u> | <u>\$ 47,617,122</u> | <u>\$ 47,810,913</u> | <u>\$ 53,358,364</u> | <u>\$ 57,633,898</u> | <u>\$ 62,539,776</u> | <u>\$ 69,568,729</u> | <u>\$ 77,265,550</u> | <u>\$ 85,354,523</u> |
| Total net debt applicable to the limit as a percentage of debt limit | 9.69%                | 9.67%                | 9.61%                | 9.03%                | 7.63%                | 6.58%                | 5.57%                | 4.57%                | 3.51%                | 2.63%                |

\*ORS 287.004 provides a debt limit of 3% of the true cash value (market) of all taxable property within the City boundaries. The legal debt margin has been calculated in accordance with the provisions of ORS 287.004.

**CITY OF WOODBURN, OREGON**  
**PLEDGED REVENUE COVERAGE**  
**LAST TEN FISCAL YEARS**

| Fiscal Year | Water Revenue Bonds   |                         |                          |                       |                |                  |            | Sewer Revenue Bonds     |                          |                       |                |              |           |
|-------------|-----------------------|-------------------------|--------------------------|-----------------------|----------------|------------------|------------|-------------------------|--------------------------|-----------------------|----------------|--------------|-----------|
|             | Customer Accounts (1) | Water Charges and Other | Less: Operating Expenses | Net Available Revenue | Coverage Ratio | Debt Service (2) |            | Sewer Charges and Other | Less: Operating Expenses | Net Available Revenue | Coverage Ratio | Debt Service |           |
|             |                       |                         |                          |                       |                | Principal        | Interest   |                         |                          |                       |                | Principal    | Interest  |
| 2011        | 6,700                 | 3,383,935               | 1,687,072                | 1,696,863             | 147%           | 576,106          | 581,241    | 6,258,700               | 2,645,448                | 3,613,252             | 154%           | 1,508,795    | 831,453   |
| 2012        | 6,560                 | 3,538,655               | 1,836,024                | 1,702,631             | 147%           | 596,127          | 559,127    | 6,449,356               | 3,254,365                | 3,194,991             | 230%           | 1,125,000    | 264,306   |
| 2013        | 6,688                 | 3,378,356               | 1,885,250                | 1,493,106             | 129%           | 621,879          | 536,114    | 6,743,789               | 2,704,917                | 4,038,872             | 137%           | 1,865,000    | 1,085,663 |
| 2014        | 6,843                 | 3,642,963               | 1,980,775                | 1,662,188             | 143%           | 648,318          | 511,310    | 7,745,069               | 3,054,415                | 4,690,654             | 142%           | 2,265,153    | 1,044,559 |
| 2015        | 6,770                 | 3,498,255               | 2,003,865                | 1,494,390             | 129%           | 670,523          | 485,175    | 8,227,617               | 3,350,879                | 4,876,738             | 131%           | 2,755,000    | 972,713   |
| 2016        | 6,843                 | 3,610,982               | 2,057,945                | 1,553,037             | 134%           | 698,544          | 457,554    | 8,389,017               | 3,679,317                | 4,709,700             | 139%           | 2,478,685    | 901,378   |
| 2017        | 6,942                 | 3,450,925               | 2,159,366                | 1,291,559             | 112%           | 727,319          | 428,778    | 8,328,364               | 3,258,739                | 5,069,625             | 143%           | 2,603,647    | 930,166   |
| 2018        | 7,116                 | 3,746,609               | 2,306,840                | 1,439,769             | 125%           | 756,935          | 398,503    | 8,553,805               | 3,475,568                | 5,078,237             | 131%           | 3,165,000    | 724,563   |
| 2019        | 7,024                 | 4,202,849               | 2,559,996                | 1,642,853             | 142%           | 1,016,000        | 142,066 ** | 8,826,289               | 3,755,779                | 5,070,510             | 119%           | 3,615,000    | 629,620   |
| 2020        | 7,070                 | 4,445,819               | 2,429,005                | 2,016,814             | 124%           | 1,422,000        | 202,948 ** | 8,746,440               | 3,372,360                | 5,374,080             | 120%           | 3,469,529    | 999,334   |

(1) City of Woodburn Financial System

(2) City of Woodburn Debt Service Schedules

\*\*Debt service excludes principal and interest on refunded debt

***DEMOGRAPHIC AND ECONOMIC INFORMATION***



**CITY OF WOODBURN, OREGON**  
**DEMOGRAPHIC AND ECONOMIC STATISTICS**  
**LAST TEN FISCAL YEARS**

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| <i>Fiscal Year</i> | <i>Population (1)</i> | <i>Total personal income (in thousands)</i> | <i>Per capita personal income (2)</i> | <i>Median age (2)</i> | <i>Unemployment rate (3)</i> | <i>School Enrollment K-12 (4)</i> |
|--------------------|-----------------------|---|---------------------------------------|-----------------------|------------------------------|-----------------------------------|
| 2011               | 24,085                | 1,037,894,905                               | 43,093                                | 33.3                  | 10.3%                        | 5,113                             |
| 2012               | 24,090                | 1,027,679,400                               | 42,660                                | 32.5                  | 9.7%                         | 5,160                             |
| 2013               | 24,090                | 1,043,843,790                               | 43,331                                | 31.9                  | 8.7%                         | 5,273                             |
| 2014               | 24,330                | 1,067,576,070                               | 43,879                                | 33.5                  | 7.3%                         | 5,342                             |
| 2015               | 24,455                | 1,067,852,030                               | 43,666                                | 33.7                  | 6.1%                         | 5,390                             |
| 2016               | 24,670                | 1,113,406,440                               | 45,132                                | 33.5                  | 5.3%                         | 5,604                             |
| 2017               | 24,795                | 1,068,490,935                               | 43,093                                | 33.6                  | 4.5%                         | 5,604                             |
| 2018               | 24,685                | 1,091,768,180                               | 44,228                                | 33.4                  | 4.0%                         | 5,544                             |
| 2019               | 24,760                | 1,164,759,920                               | 47,042                                | 32.9                  | 4.2%                         | 5,544                             |
| 2020               | 25,135                | 1,182,400,670                               | 47,042                                | 32.9                  | 4.2%                         | 5,628                             |

(1) Source: Portland State University Population Research Center

(2) United States Census Bureau American Community Survey 5-year Estimates

(3) Annual average (Source: State of Oregon Employment Department)

(4) Woodburn School District: Oregon Average Daily Membership (ADM) Annual Report

**CITY OF WOODBURN, OREGON**  
**PRINCIPAL EMPLOYERS**  
**CURRENT YEAR AND NINE YEARS AGO**

| <i>Employer</i>                        | <i>2020</i>      |             |  | <i>2010</i>      |             |  |
|--|------------------|-------------|--|------------------|-------------|--|
|  | <i>Employees</i> | <i>Rank</i> | <i>Percentage of total city employment</i> | <i>Employees</i> | <i>Rank</i> | <i>Percentage of total city employment</i> |
| Woodburn School District               | 650-700          | 1           | 6.04%                                      | 750-800          | 1           | 9.03%                                      |
| Winco Foods                            | 550-600          | 2           | 5.15%                                      | 450-500          | 2           | 5.54%                                      |
| Food Services of America               | 500-550          | 3           | 4.70%                                      | 450-500          | 3           | 5.54%                                      |
| Bruce Packing Co., Inc.                | 350-400          | 4           | 3.36%                                      | 150-200          | 8           | 2.04%                                      |
| Wal Mart Associates Inc                | 250-300          | 6           | 2.46%                                      | 300-350          | 4           | 3.79%                                      |
| Fleetwood Homes Inc.                   | 200-250          | 7           | 2.01%                                      | 50-100           | 15          | 0.87%                                      |
| City of Woodburn                       | 150-200          | 8           | 1.57%                                      | 200-250          | 6           | 2.62%                                      |
| Kerr Contractors Oregon Inc.           | 150-200          | 9           | 1.57%                                      | 100-150          | 9           | 1.46%                                      |
| Nike Retail Services, Inc.             | 150-200          | 10          | 1.57%                                      | 50-100           | 16          | 0.87%                                      |
| Do It Best Corp                        | 100-150          | 12          | 1.12%                                      | 50-100           | 17          | 0.87%                                      |
| Al's Garden Centers & Greenhouses      | 100-150          | 13          | 1.12%                                      | 100-150          | 10          | 1.46%                                      |
| Oregon Child Development Coalition     | 100-150          | 14          | 1.12%                                      | 100-150          | 11          | 1.46%                                      |
| Fjord LLC                              | 100-150          | 15          | 1.12%                                      | -                | -           | -  |
| Safeway Stores, Inc.                   | 100-150          | 16          | 1.12%                                      | 100-150          | 12          | 1.46%                                      |
| Dominguez Labor Contractor Inc         | 100-150          | 17          | 1.12%                                      | -                | -           | -  |
| Salud Medical Center                   | 100-150          | 18          | 1.12%                                      | 100-150          | 13          | 1.46%                                      |
| Wave                                   | 100-150          | 19          | 1.12%                                      | 25-50            | 28          | 0.44%                                      |
| Universal Forest Products Woodburn LLC | 100-150          | 20          | 1.12%                                      | 100-150          | 14          | 1.46%                                      |
| Woodburn Health Center                 | 50-100           | 21          | 0.67%                                      | 50-100           | 18          | 0.87%                                      |
| Gem Equipment of Oregon, Inc.          | 50-100           | 23          | 0.67%                                      | 50-100           | 19          | 0.87%                                      |
| Country Meadows Village LLC            | 50-100           | 25          | 0.67%                                      | 50-100           | 20          | 0.87%                                      |
| The North Face                         | 50-100           | 26          | 0.67%                                      | -                | -           | -  |
| Oregon Family Labor LLC                | 50-100           | 27          | 0.67%                                      | -                | -           | -  |
| Woodburn Mega Foods                    | 50-100           | 28          | 0.67%                                      | 50-100           | 21          | 0.87%                                      |
| French Prairie Nursing                 | 50-100           | 29          | 0.67%                                      | -                | -           | -  |
| Speciality Polymers Inc                | 50-100           | 30          | 0.67%                                      | 25-50            | 29          | 0.44%                                      |
| Triplett Wellman Inc.                  | 50-100           | 31          | 0.67%                                      | 25-50            | 30          | 0.44%                                      |
| Rameriz FLC Inc                        | 50-100           | 33          | 0.67%                                      | -                | -           | -  |
| United Pacific Forest Products         | 50-100           | 34          | 0.67%                                      | 25-50            | 31          | 0.44%                                      |
| Wolfers Heating and Air Conditioning   | 50-100           | 35          | 0.67%                                      | 25-50            | 32          | 0.44%                                      |
| Patrick Industries Oregon Division     | 50-100           | 36          | 0.67%                                      | 25-50            | 33          | 0.44%                                      |
| Townsend Farms, Inc                    | 50-100           | 37          | 0.67%                                      | -                | -           | -  |
| Truss T Structures Inc                 | 50-100           | 38          | 0.67%                                      | 25-50            | 34          | 0.44%                                      |
| Woodburn- Denny's LLC                  | 50-100           | 39          | 0.67%                                      | 25-50            | 35          | 0.44%                                      |
| Red Robiun Gourmet Burgers & Brews     | 50-100           | 40          | 0.67%                                      | -                | -           | -  |
| TJX Co Inc.                            | 50-100           | 41          | 0.67%                                      | -                | -           | -  |
| Pacific Farm Labor Corp                | 25-50            | 42          | 0.34%                                      | -                | -           | -  |
| United Disposal Service Inc            | 25-50            | 43          | 0.34%                                      | 50-100           | 22          | 0.87%                                      |
| Cascade Park Retirement Center         | 25-50            | 44          | 0.34%                                      | 50-100           | 23          | 0.87%                                      |
| Greentree III Inc                      | 25-50            | 45          | 0.34%                                      | -                | -           | -  |
| Tree Top Inc                           | 25-50            | 46          | 0.34%                                      | 25-50            | 36          | 0.44%                                      |
| Woodburn Ambulance Services Inc.       | 25-50            | 47          | 0.34%                                      | 25-50            | 37          | 0.44%                                      |
| Adidas America Inc                     | 25-50            | 48          | 0.34%                                      | -                | -           | -  |
| Darigold Inc                           | 25-50            | 49          | 0.34%                                      | -                | -           | -  |
| Direct Labor Inc                       | 25-50            | 50          | 0.34%                                      | -                | -           | -  |
| Subtotal                               | 6,039            |             | 54.05%                                     | 4,589            |             | 53.50%                                     |
| All Other                              | 5,135            |             | 45.95%                                     | 3,989            |             | 46.49%                                     |
| Total                                  | 11,174           |             | 100.0%                                     | 8,578            |             | 100.0%                                     |

Source: City of Woodburn Economic Development Department and Oregon Employment Department

***OPERATING INFORMATION***

**CITY OF WOODBURN, OREGON**  
**FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION**  
**LAST TEN FISCAL YEARS**

| <b>Function</b>        | <b>Actual</b> |              |              |              |              |              |              |              |              |              | <b>Budgeted</b> |
|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|
|                        | <b>2011</b>   | <b>2012</b>  | <b>2013</b>  | <b>2014</b>  | <b>2015</b>  | <b>2016</b>  | <b>2017</b>  | <b>2018</b>  | <b>2019</b>  | <b>2020</b>  | <b>2021</b>     |
| General government     | 18.9          | 18.9         | 20.2         | 21.5         | 21.5         | 20.9         | 20.9         | 21.7         | 23.1         | 23.1         | 24.5            |
| Public safety          | 40.5          | 40.5         | 40.0         | 39.6         | 41.1         | 42.6         | 42.7         | 43.6         | 43.6         | 43.6         | 45.8            |
| Highways and streets   | 28.9          | 28.9         | 15.0         | 14.0         | 14.0         | 11.8         | 12.8         | 12.8         | 13.0         | 14           | 14              |
| Culture and recreation | 48.1          | 48.1         | 42.0         | 45.8         | 49.9         | 50.1         | 51.0         | 51.2         | 51.7         | 57.8         | 58.3            |
| Economic development   | -             | -            | -            | -            | -            | 1.0          | 0.5          | 1.0          | 1.0          | 0.9          | 0.9             |
| Sewer                  | 16.0          | 16.0         | 15.0         | 15.0         | 15.0         | 15.0         | 14.0         | 14.0         | 14.0         | 14           | 14              |
| Water                  | 9.0           | 9.0          | 11.0         | 11.0         | 11.0         | 11.0         | 11.0         | 11.0         | 11.0         | 10.5         | 10.5            |
| <b>Total</b>           | <b>161.3</b>  | <b>161.3</b> | <b>143.2</b> | <b>146.8</b> | <b>152.5</b> | <b>152.4</b> | <b>152.9</b> | <b>155.3</b> | <b>157.4</b> | <b>163.9</b> | <b>168.0</b>    |

Source: Annual Adopted Budget Book and City Records

**CITY OF WOODBURN, OREGON**  
**OPERATING INDICATORS BY FUNCTION**  
**LAST TEN FISCAL YEARS**

| <b>Function</b>                        | <b>2011</b> | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Police</b>                          |             |             |             |             |             |             |             |             |             |             |
| Police calls                           | 20,431      | 18,570      | 18,127      | 18,145      | 17,062      | 14,744      | 14,934      | 15,679      | 14,848      | *           |
| Authorized staffing                    | 32          | 32          | 32          | 32          | 32          | 34          | 34          | 34          | 35          |             |
| Arrests                                | 1,869       | 1,752       | 1,449       | 1,777       | 1,441       | 1,003       | 1,060       | 989         | 956         | *           |
| Offenses                               | 2,549       | 3,231       | 2,757       | 3,212       | 3,119       | 2,871       | 3,408       | 3,534       | 2,952       | *           |
| <b>Culture and recreation</b>          |             |             |             |             |             |             |             |             |             |             |
| Park Acreage                           | 103         | 110         | 110         | 110         | 110         | 110         | 128         | 128         | 128         | *           |
| Library attendance                     | 193,681     | 178,203     | 150,127     | 138,607     | 132,575     | 135,317     | 125,153     | 114,987     | 116,223     | *           |
| Aquatics attendance                    | 88,835      | 127,663     | 139,248     | 144,459     | 148,885     | 144,810     | 140,834     | 164,646     | 170,415     | *           |
| Sports, programs, and event attendance | 11,325      | 8,789       | 8,405       | 12,459      | 12,200      | 29,424      | 30,578      | 32,701      | 36,521      | *           |
| After school club                      | 26,645      | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | *           |
| <b>Public transportation</b>           |             |             |             |             |             |             |             |             |             |             |
| Fixed route rides                      | 31,285      | 33,877      | 47,454      | 34,222      | 34,869      | 32,684      | 25,533      | 24,786      | 22,374      | *           |
| Dial-A-Ride trips                      | 7,441       | 6,456       | 5,622       | 5,097       | 11,842      | 6,221       | 6,224       | 6,952       | 6,696       | *           |
| Out of town medical rides              | 1,615       | 1,630       | 1,742       | 1,972       | 2,441       | 1,321       | 1,473       | 1,445       | 2,368       | *           |
| <b>Community development</b>           |             |             |             |             |             |             |             |             |             |             |
| Building permits issued                | 179         | 186         | 263         | 279         | 230         | 386         | 171         | 226         | 160         | *           |
| <b>Water</b>                           |             |             |             |             |             |             |             |             |             |             |
| Production capacity                    | 2 mgd       | 2 mgd       | 2mgd        | 2mgd        | 2 mgd       | 2mgd        | 2mgd        | 2mgd        | 2mgd        | 2mgd        |
| Customers served                       | 6,700       | 6,560       | 6,688       | 6,843       | 6,770       | 6,843       | 6,942       | 7,116       | 7,315       | *           |
| <b>Wastewater</b>                      |             |             |             |             |             |             |             |             |             |             |
| Average daily treatment                | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     | 2-3 mgd     |

\*Information unavailable at this time

Source: FY 2019-20 Budget: City Statistics - Services

**CITY OF WOODBURN, OREGON**  
**CAPITAL ASSET STATISTICS BY FUNCTION**  
**LAST TEN FISCAL YEARS**

| <b>Function</b>   | <b>2011</b> | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Public Safety   |             |             |             |             |             |             |             |             |             |             |
| Police:   |             |             |             |             |             |             |             |             |             |             |
| Stations  | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           |
| Highways and streets                                      |             |             |             |             |             |             |             |             |             |             |
| Streets (center lane miles)                               | 64          | 64          | 64          | 64          | 64          | 64          | 64          | 65          | 65          | 65          |
| Culture and recreation                                    |             |             |             |             |             |             |             |             |             |             |
| Parks acreage   | 128         | 128         | 128         | 128         | 128         | 128         | 128         | 128         | 128         | 128         |
| Swimming pools  | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           |
| Tennis courts   | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           | 1           |
| Community centers   | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |
| Sewer   |             |             |             |             |             |             |             |             |             |             |
| Number of connections                                     | 5714        | 6182        | 6230        | 6317        | 6414        | 6479        | 6503        | 6558        | 6558        | 6642        |
| Maximum daily treatment capacity<br>(millions of gallons) | 16          | 16          | 16          | 16          | 16          | 16          | 16          | 16          | 16          | 16          |

<sup>1</sup>There are no traffic signals on city-owned streets, only on county and state roads.

Street lights are owned and maintained by PGE

Source: City Departments

***OTHER INFORMATION***

**CITY OF WOODBURN, OREGON**  
**WATER SYSTEM COVERAGE CALCULATION**  
**LAST TEN FISCAL YEARS**

|  | 2011                | 2012                | 2013                | 2014                | 2015                | 2016                | 2017                | 2018                | 2019                | 2020                |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Customer Accounts                      | 3,673               | 3,893               | 4,280               | 4,426               | 4,844               | 5,393               | 5,950               | 6,579               | 6,760               | 6,617               |
| Revenues:                              |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Charges for Services                   | \$ 3,156,359        | \$ 3,217,518        | \$ 3,236,888        | \$ 3,166,879        | \$ 3,277,605        | \$ 3,415,661        | \$ 3,293,342        | \$ 3,399,943        | \$ 3,804,029        | \$ 3,990,472        |
| Miscellaneous                          | 35,554              | 55,010              | 58,454              | 303,593             | 60,055              | 67,290              | 58,922              | 79,062              | 120,234             | 61,379              |
| Interest                               | 1,977               | 1,862               | 3,827               | 7,498               | 9,078               | 12,425              | 22,231              | 39,618              | 62,422              | 59,579              |
| SDC                                    | 190,045             | 264,265             | 79,187              | 164,993             | 151,517             | 115,606             | 76,430              | 227,986             | 216,164             | 334,389             |
| <i>Total Gross Revenues</i>            | <u>3,383,935</u>    | <u>3,538,655</u>    | <u>3,378,356</u>    | <u>3,642,963</u>    | <u>3,498,255</u>    | <u>3,610,982</u>    | <u>3,450,925</u>    | <u>3,746,609</u>    | <u>4,202,849</u>    | <u>4,445,819</u>    |
| Operating Expenditures                 |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Personal Services                      | 1,090,996           | 1,195,296           | 1,287,000           | 1,244,302           | 1,168,912           | 1,172,688           | 1,284,183           | 1,382,962           | 1,349,044           | 1,463,652           |
| Materials & Services                   | 596,076             | 640,727             | 598,109             | 736,473             | 834,953             | 885,257             | 875,184             | 923,878             | 1,210,952           | 760,029             |
| <i>Total Operating Expenses</i>        | <u>1,687,072</u>    | <u>1,836,024</u>    | <u>1,885,109</u>    | <u>1,980,775</u>    | <u>2,003,865</u>    | <u>2,057,945</u>    | <u>2,159,367</u>    | <u>2,306,840</u>    | <u>2,559,996</u>    | <u>2,223,681</u>    |
| <i>Water Fund Balance, End of Year</i> | <u>\$ 3,634,979</u> | <u>\$ 4,182,194</u> | <u>\$ 4,517,447</u> | <u>\$ 5,020,007</u> | <u>\$ 5,358,699</u> | <u>\$ 5,755,638</u> | <u>\$ 3,473,585</u> | <u>\$ 3,757,916</u> | <u>\$ 3,958,373</u> | <u>\$ 4,758,511</u> |
| Net Revenues                           | 1,696,863           | 1,702,632           | 1,493,247           | 1,662,188           | 1,494,390           | 1,553,037           | 1,291,558           | 1,439,769           | 1,642,853           | 2,222,138           |
| Total Debt Service                     | 1,157,346           | 1,155,416           | 1,157,994           | 1,159,628           | 1,155,698           | 1,156,098           | 1,156,097           | 1,155,438           | 1,158,065           | 1,422,000           |
| <i>Debt Service Coverage</i>           | 147%                | 147%                | 129%                | 143%                | 129%                | 134%                | 112%                | 125%                | 142%                | 156%                |



**CITY OF WOODBURN, OREGON**  
**MAJOR WATER SYSTEM CUSTOMERS**  
**JUNE 30, 2020**

| #  | Customer Name                 | Industry            | 2020         | % of Total Charges |
|----|-------------------------------|---------------------|--------------|--------------------|
| 1  | SPECIALTY POLYMER             | Industrial          | \$ 74,713    | 1.9%               |
| 2  | CASCADE MEADOWS APARTMENTS    | Multi Family        | 54,901       | 1.4%               |
| 3  | AMERICOLD LOGISTICS           | Commercial          | 52,429       | 1.3%               |
| 4  | STONEHEDGE COURT              | Multi Family        | 50,936       | 1.3%               |
| 5  | WOODBURN PREMIUM OUTLETS, LLC | Commercial          | 42,664       | 1.1%               |
| 6  | HARVARD MEADOWS               | Multi Family        | 31,258       | 0.8%               |
| 7  | WOODBURN WEST MOBILE ESTATES  | Multi Family        | 27,888       | 0.7%               |
| 8  | MARION CO HOUSING AUTHORITY   | Multi Family        | 27,559       | 0.7%               |
| 9  | COUNTRY MEADOWS VILLAGE       | Multi Family        | 22,812       | 0.6%               |
| 10 | TOWNSEND FARMS INC            | Industrial          | 21,308       | 0.5%               |
|    |                               | Subtotal            | \$ 406,468   |                    |
|    |                               | Total Water Charges | \$ 3,927,535 |                    |

**CITY OF WOODBURN, OREGON**  
**SEWER SYSTEM COVERAGE CALCULATION**  
**LAST TEN FISCAL YEARS**

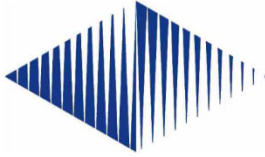
|                                       | 2011                | 2012                | 2013                | 2014                | 2015                | 2016                | 2017                | 2018                | 2019                | 2020                |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| User Fees                             | \$ 5,544,381        | \$ 6,088,590        | \$ 6,488,127        | \$ 7,416,117        | \$ 7,910,674        | \$ 8,098,602        | \$ 8,019,478        | \$ 8,071,234        | \$ 7,993,348        | \$ 8,068,459        |
| SDCs                                  | 12,301              | 166,529             | 174,123             | 235,714             | 214,407             | 173,376             | 117,124             | 221,257             | 199,446             | 129,584             |
| Interest                              | 3,982               | 44,633              | 86,133              | 97,547              | 95,415              | 124,753             | 226,174             | 361,418             | 564,458             | 485,044             |
| Miscellaneous                         | 122,698             | 149,264             | 69,378              | 66,220              | 71,114              | 71,711              | 99,491              | 69,900              | 69,037              | 63,354              |
| <b>Total Revenue</b>                  | <b>5,683,362</b>    | <b>6,449,016</b>    | <b>6,817,762</b>    | <b>7,815,598</b>    | <b>8,291,610</b>    | <b>8,468,441</b>    | <b>8,462,266</b>    | <b>8,723,809</b>    | <b>8,826,289</b>    | <b>8,746,441</b>    |
| <b>Operating Expenses<sup>1</sup></b> | <b>3,485,336</b>    | <b>2,379,286</b>    | <b>2,864,917</b>    | <b>3,148,249</b>    | <b>3,467,717</b>    | <b>3,796,244</b>    | <b>3,348,739</b>    | <b>3,505,314</b>    | <b>3,755,779</b>    | <b>3,131,761</b>    |
| <b>Net Revenues</b>                   | <b>\$ 2,198,025</b> | <b>\$ 4,069,730</b> | <b>\$ 3,952,845</b> | <b>\$ 4,667,349</b> | <b>\$ 4,823,893</b> | <b>\$ 4,672,197</b> | <b>\$ 5,113,528</b> | <b>\$ 5,218,495</b> | <b>\$ 5,070,510</b> | <b>\$ 5,614,680</b> |
| <b>Net Revenues less SDCs</b>         | <b>\$ 2,185,725</b> | <b>\$ 3,903,201</b> | <b>\$ 3,778,722</b> | <b>\$ 4,431,634</b> | <b>\$ 4,609,486</b> | <b>\$ 4,498,821</b> | <b>\$ 4,996,404</b> | <b>\$ 4,997,238</b> | <b>\$ 4,871,064</b> | <b>\$ 5,485,096</b> |
| DEQ Loan R98411                       | \$ 306,177          | \$ 157,312          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| DEQ Loan R98412                       | 1,990,887           | 954,580             | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| G98002                                | 43,185              | 42,021              | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| 2011 Revenue Bonds Series A & B       |                     |                     | 2,950,663           | 3,309,713           | 3,727,713           | 3,380,063           | 3,533,813           | 3,889,563           | 4,244,613           | 4,468,863           |
| <b>Total Debt Service</b>             | <b>\$ 2,340,248</b> | <b>\$ 1,153,913</b> | <b>\$ 2,950,663</b> | <b>\$ 3,309,713</b> | <b>\$ 3,727,713</b> | <b>\$ 3,380,063</b> | <b>\$ 3,533,813</b> | <b>\$ 3,889,563</b> | <b>\$ 4,244,613</b> | <b>\$ 4,468,863</b> |
| Debt Service Coverage                 | 94%                 | 353%                | 134%                | 141%                | 129%                | 138%                | 145%                | 134%                | 119%                | 126%                |
| Debt Service Coverage (w/o SDC)       | 93%                 | 338%                | 128%                | 134%                | 124%                | 133%                | 141%                | 128%                | 115%                | 123%                |

<sup>1</sup> Operation expenses do not include depreciation, debt service or equipment replacement transfer

**CITY OF WOODBURN, OREGON**  
**MAJOR SEWER SYSTEM CUSTOMERS**  
**JUNE 30, 2020**

| <b>#</b> | <b>Customer Name</b>              | <b>Account Type</b> | <b>2020</b>             | <b>% of Total Charges</b> |
|----------|-----------------------------------|---------------------|-------------------------|---------------------------|
| 1        | OREGON YOUTH AUTHORITY (MACLAREN) | Commercial          | 253,073                 | 3.1%                      |
| 2        | STONEHEDGE COURT                  | Multi Family        | 237,513                 | 2.9%                      |
| 3        | TREETOP                           | Industrial          | 206,542                 | 2.6%                      |
| 4        | WOODBURN PREMIUM OUTLETS          | Commercial          | 136,780                 | 1.7%                      |
| 5        | CASCADE MEADOWS APARTMENTS        | Multi Family        | 134,876                 | 1.7%                      |
| 6        | HARVARD MEADOWS                   | Multi Family        | 91,325                  | 1.1%                      |
| 7        | CASCADE PARK RETIREMENT           | Multi Family        | 88,770                  | 1.1%                      |
| 8        | MARION COUNTY HOUSING AUTHORITY   | Multi Family        | 84,705                  | 1.0%                      |
| 9        | COUNTRY MEADOWS VILLAGE           | Multi Family        | 78,425                  | 1.0%                      |
| 10       | NUEVO AMANACER                    | Multi Family        | 77,764                  | 1.0%                      |
|          |                                   | Subtotal            | <u>1,389,773</u>        |                           |
|          |                                   | Total Sewer Charges | <u><u>8,068,459</u></u> |                           |

***COMPLIANCE SECTION***



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

CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

[www.gmscpa.com](http://www.gmscpa.com)

(503) 581-7788 • FAX (503) 581-0152

475 Cottage Street NE, Suite 200 • Salem, Oregon 97301-3814

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

Honorable Mayor and Council Members  
City of Woodburn  
270 Montgomery Street  
Woodburn, Oregon 97071

We have audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statements of the City of Woodburn as of and for the year ended June 30, 2020, and have issued our report thereon dated November 25, 2020.

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

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

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

- **Deposit of public funds with financial institutions (ORS Chapter 295).**
- **Indebtedness limitations, restrictions and repayment.**
- **Budgets legally required (ORS Chapter 294).**
- **Insurance and fidelity bonds in force or required by law.**
- **Programs funded from outside sources.**
- **Highway revenues used for public highways, roads, and streets.**
- **Authorized investment of surplus funds (ORS Chapter 294).**
- **Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).**
- **Accountability for collecting or receiving money by elected officials – no money was collected or received by elected officials.**

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


***Internal Control Over Financial Reporting***

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

***Restriction on Use***

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

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

By:   
Katherine R. Wilson, A Shareholder  
November 25, 2020