CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: 2018-19 FY Comprehensive Annual Financial Report **DATE:** January 21, 2020

FINANCIAL IMPACT: No direct impact

BACKGROUND: The *Code of Iowa* requires the City to publish a complete set of audited financial statements within nine months of the close of each fiscal year. The Comprehensive Annual Financial Report (CAFR) included with this agenda item fulfills this requirement for the fiscal year ended June 30, 2019.

The *Code of Iowa* further requires that audits for cities of our size be conducted by either the State Auditor or by a certified public accounting firm selected by the City Council. This CAFR was audited by Eide Bailly LLP of Dubuque, Iowa, and they have issued an unmodified opinion on the financial statements. Eide Bailly concluded in their report, located on pages 17-19 of the CAFR, that the statements fairly present the City's financial position in all material respects.

Management's Discussion and Analysis, beginning on page 20 of the CAFR, provides an overview of the report and presents financial highlights.

In addition to the opinion on the financial statements, Eide Bailly issued Independent Auditor's Reports on the following: 1) Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, 2) Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance.

The first report listed above noted no deficiencies that were considered to be a material weakness or a significant deficiency. There were no findings for Federal Awards. Please refer to page 144 for a summary of the Independent Auditor's Results. Four findings of immaterial instances of noncompliance related to required statutory reporting are described on pages 145 through 147.

OUTSTANDING ISSUE: Pending direction from Council, staff is prepared to discuss the CAFR with the Finance & Administration Committee at the following regularly scheduled meeting on February 5, 2020.

RECOMMENDATION: Receive and file report. Refer to Finance and Administration Committee.

Lead Staff Member: Lesley Montgomery, CPA Accounting Manager LM

STAFF REVIEWS

Department Director	Tim Stiles, Finance Director
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Finance & Administration		
Date Reviewed			
Recommendation	Yes	No	Split

Comprehensive **Annual Financial** Report

WEST DES MOINES, IOWA

FISCAL YEAR ENDING JUNE 30, 2019

CITY OF WEST DES MOINES, IOWA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Year Ended June 30, 2019

Prepared by the Finance Department

CITY OF WEST DES MOINES
2019 COMPREHENSIVE ANNUAL FINANCIAL REPORT

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INTRODUCTORY SECTION

THE CITY OF
West Des Moines®
www.wdm.iowa.gov

Finance Department

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P.O. Box 65320
West Des Moines, IA 50265-0320

515-222-3600
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'Aaa'
Credit Rating
Moody's

'AAA'
Credit Rating
Standard & Poor's

January 10, 2020

Honorable Mayor, Members of the City Council, and
Citizens of the City of West Des Moines, Iowa:

Chapter 11 of the *Code of Iowa* requires the City of West Des Moines (the "City") to publish a complete set of audited financial statements within nine months of the close of each fiscal year. This comprehensive annual financial report has been published to fulfill this requirement for the fiscal year ended June 30, 2019.

This report consists of management's representations concerning the finances of the City. Management assumes full responsibility for the completeness and reliability of all the information, based upon a comprehensive framework of internal control established for this purpose. The cost of internal controls should not exceed anticipated benefits; therefore, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Eide Bailly LLP, a firm of licensed certified public accountants, has issued an unmodified opinion on the statements which has been published herein, immediately preceding the financial section of the report.

Management's discussion and analysis of the basic financial statements (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis. This letter of transmittal is intended to complement the MD&A and they should be read in conjunction.

Profile of the City

The City was incorporated as Valley Junction in 1893, changed its name to West Des Moines in 1938, and is now the largest suburb of Iowa's capital city of Des Moines. This year marked the 126th anniversary of the City.

Centrally located in Iowa, the City is currently comprised of approximately 48.2 square miles spanning portions of Polk, Dallas, Warren, and Madison counties (total area was unchanged during the most recent fiscal year). The City's population continued to grow at a steady pace, totaling 66,641 residents according to the most recently-available United States Census Bureau estimate (dated July 1, 2018). The City has grown its population 17.7% since the 2010 Census, 43.6% since 2000, and 110.2% since 1990.

Policy-making and legislative authority in the City are vested in a governing council. The City Council consists of a mayor and five council members; all are elected on a non-partisan basis. Three of the council members are elected by ward and two, as well as the mayor, elected at large. For continuity purposes, the mayor and council members serve four-year staggered terms with elections held every two years. The City Council makes policy decisions for the City through the enactment of ordinances, resolutions and motions. The Council is also responsible for adopting operating and capital budgets, appointing committees, hiring a city manager and city attorney, and appointing a city clerk.

The City Manager, as the City's chief administrative officer, is responsible for implementing policy decisions of the Council, overseeing day-to-day operations, and hiring department directors. Departments of the City include Community & Economic Development, Development Services, Emergency Medical Services, Engineering, Finance, Fire, Human Resources, Human Services, Legal, Parks & Recreation, Police, and Public Services. The City also maintains a public library which, through state statute, is governed by a separate Board of Trustees. However, the library and its employees are also considered a city department as they are budgeted funds by the City Council and routinely follow the general operating policies and procedures implemented by the City.

Public elementary and secondary education services for residents of West Des Moines are provided by six separate public school districts – Des Moines, Norwalk, Van Meter, Waukee, West Des Moines, and Winterset – in addition to several parochial schools. Public water services are provided primarily by the West Des Moines Water Works with scant areas of the City served by Des Moines Water Works. Each of the public school districts or water works entities have the ability to issue separate debt which is not an obligation of the City; therefore the financial statements of these entities have not been included in this report.

The City's annual budget serves as the foundation for financial planning and control. Each fall, staff from each of the City's departments submits budgetary requests and discusses appropriation levels for their department related to the upcoming fiscal year. Using these requests as well as staffing and revenue projections produced by the finance department, the city manager prepares a preliminary budget. The proposed budget is presented to the Mayor and City Council for discussion during workshops, and a public hearing is held before Council ultimately votes on the City's budget. By state statute, the budget for each fiscal year must be adopted by the Council and filed with the State prior to March 31st of the preceding fiscal year. The state mandates that the City maintain legal spending control at the function level, which consists of Public Safety, Public Works, Health and Social Services, Culture and Recreation, Community and Economic Development, General Government, Capital Projects, Debt Service, and Business-type expenditures.

Local Economy

Based on the most recently-available US Census estimate (July 1, 2018), West Des Moines ranks as the 8th largest city by population in the State of Iowa. By contrast, it currently ranks 3rd in terms of overall taxable property valuation as of January 1, 2018, 2nd in the collection of hotel/motel tax revenues during fiscal 2019, and 4th in Iowa overall in terms of taxable retail sales during fiscal 2018 (2019 data not available at report date).

The median household income in the City continues to exceed both the national and state averages. According to the US Census Bureau, at the end of 2017 (most recently-available data), the median household income in the City was $73,764, which compares favorably to the State of Iowa median of $56,570 and the national median of $57,852.

The City continues to grow high quality jobs, mainly in the office and retail sectors. Housing continues to expand westward with a mix of rentals and owner-occupied single-family housing, as well as a significant supply of multi-family housing – apartments, condos, and townhomes – which has grown over the past decade in response to great demand. In response to the City becoming a desirable place for retirees, a number of senior living and continuum of care facilities have been developed in recent years. Fiscal 2019 saw 233 new single family homes constructed along with 4 new multi-family projects containing 170 units. Rental rates and occupancy percentages are well above the average for the state and region.

Business development projects over the past fiscal year include the Microsoft's continued efforts to add data center capacity – its first center (Mountain) saw its fourth and final phase completed during the year while its second center (Alluvion) nears completion and a third center (Osmium) initiated its first phase of construction. The Osmium data center, which is planned to be the largest of its kind in the US by the company, represents the City's first significant development in Warren and Madison counties and will consist of several phases of construction over the next few years.

Other development projects included office buildings, restaurants, entertainment facilities, and retail establishments around the Jordan Creek Town Center and the Jordan Creek Parkway and Mills Civic Parkway corridors. During fiscal 2019 the City saw a total of 9 new commercial buildings constructed with an estimated value of $77 million – the largest of which, Westfield Office Building, could carry up to $27 million of valuation when fully assessed. Development agreements negotiated and signed during 2019 with Sammons Financial Group and the Iowa Clinic guarantee future office construction

projects of $55 million and $50 million, respectively, to be constructed in the upcoming year.

Fiscal 2019 saw a total of $249 million of overall building permit activity, which still strong, represents a slight downturn from totals of $323 and $288 million the prior two fiscal years, respectively. The four fiscal years prior to those each exceeded $400 in building permits annually with much of that activity generated by Microsoft. The pace slowed but it is anticipated that fiscal 2020 will benefit significantly from permits required for Microsoft's Osmium.

The City emphases on a creative but sound economic development strategy which offers plans to businesses seeking to grow within or relocate to the City. During fiscal 2017 and 2018 several economic incentive programs (a combination of grants and no-interest loans) were developed to energize the Valley Junction area. During 2019 many of the underlying projects have been undertaken and are nearing completion. These Valley Junction area incentives, with three rounds of funding completed and a fourth forthcoming, have seen estimated private investment of over 4 times the cost of the incentive program.

Relevant Financial Policies and Long-term Financial Planning

The City continues to be cautious when estimating property tax revenue, ancillary revenue, and investment returns, as well as use conservative expense figures to establish rates and balance the budget into upcoming fiscal years. These tactics ensure that adequate funding for services will be available in future budget cycles.

For budgetary and planning purposes, management strives to maintain an unassigned, undesignated general fund balance equal to or slightly exceeding 25% of total general fund expenditures. These funds are necessary to meet cash flow needs during the initial months of the new fiscal year as property tax revenue, the primary source of funding for general operations, is collected semi-annually with the respective county treasurers remitting the vast majority of those taxes to the City in the months of October and April.

During the annual budgeting process, the City evaluates the property tax rate for comparison to other cities of similar size and to determine that there will be sufficient revenue to provide the services deemed necessary by the City Council. Fees and charges for services are also evaluated annually to ensure they keep pace with the cost of providing these specific services. The City strives to maintain or increase its diversified revenue sources, to provide for greater financial stability.

Included in the operating budget are costs associated with the City's capital equipment replacement schedule. This money is set-aside annually to ensure funding is available for the timely replacement of vehicles and heavy equipment that are no longer cost effective to maintain. In addition, during each budget cycle the City Council and staff update the City's multi-year capital improvement plan, including funding of priority projects, based on community input and other data. Among the data available is information from a street management system which assesses and prioritizes street maintenance needs over a multi-year cycle.

Major Initiatives and Accomplishments

On July 3, 2019, S & P Global (Standard and Poors) reviewed and reaffirmed its highest rating (AAA) to the City's general obligation bonds. Prior to that, on May 3, 2018, Moody's Investors Services reaffirmed its Aaa rating on the City's bonds. The City continues to hold the highest available rating from both Moody's Investor Services and S & P Global, a distinction it has held since 2010. Each of the agencies cites the City's financial positions and conservative fiscal management as strengths.

As of June 30, 2019, the City was one of approximately 100 in the United States to have the distinction of carrying the highest rating from both agencies. The City's financial positions remain strong and for the fiscal year ended June 30, 2019, the City reported a slight $0.8 million deficit, which brought the general fund reserves to $39.9 million, or 63.6% of annual general fund operating expenditures.

During 2019, the City began construction of a $42 million sports and recreation facility (the MidAmerican Energy Rec Plex) which will serve the community with two NHL-sized ice sheets, hardwood basketball/volleyball courts, a full-field indoor soccer/football/multi-sport space, outdoor artificial turf, lighted fields, multi-purpose rooms, offices, and a sports therapy clinic. The facility is expected to come on-line during 2020 and is funded by a variety of sources, including private donations, grants, sponsorships, and city sources including bonds backed by hotel/motel tax revenues and surplus sewer utility funds.

Financial Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of West Des Moines for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2018. This was the 26th consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles (GAAP) and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Comprehensive Annual Financial Report continues to meet the Certificate of Achievement Program's requirements and again this year will be submitting it to the GFOA to determine eligibility for another certificate.

Additionally, for the 21st consecutive year the City received the GFOA's Distinguished Budget Presentation Award for its annual budget document related to the fiscal year beginning July 1, 2019. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged and deemed proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

Acknowledgements

Elected officials and staff take great pride in providing high quality municipal services, including transparent and clear financial reporting and budgeting. The City's continued recognition of reporting excellence by the GFOA, the City's continuing AAA bond rating, and a #1 ranking by the Des Moines Business Record as the most conducive city for business in Central Iowa for twenty consecutive years, are all reflective of competiveness, efficiency, and attention to detail.

Preparation of this report was accomplished through the dedicated services provided by the Finance Department staff. We would like to express our appreciation to all members of the department who assisted with the audit and contributed to the preparation of this report, including our audit firm Eide Bailly LLP. Likewise, we wish to extend our sincere appreciation to the Mayor and members of the City Council for their interest in and support of our efforts to conduct the City's financial operations in the most responsible and progressive manner.

Respectfully submitted,

Tom Hadden
City Manager

Tim Stiles
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West Des Moines
Iowa

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2018

Christopher P. Morrill

Executive Director/CEO

City of West Des Moines, Iowa
List of Principal Officials
As of June 30, 2019

Elected Officials

Steven K. Gaer	Mayor	Term Expires December 31, 2021
Renee Hardman	Councilmember, At Large	Term Expires December 31, 2021
James Sandager	Councilmember, At Large	Term Expires December 31, 2019
Kevin Trevillyan	Councilmember, Ward 1	Term Expires December 31, 2021
John Mickelson	Councilmember, Ward 2	Term Expires December 31, 2019
Russ Trimble	Councilmember, Ward 3	Term Expires December 31, 2021

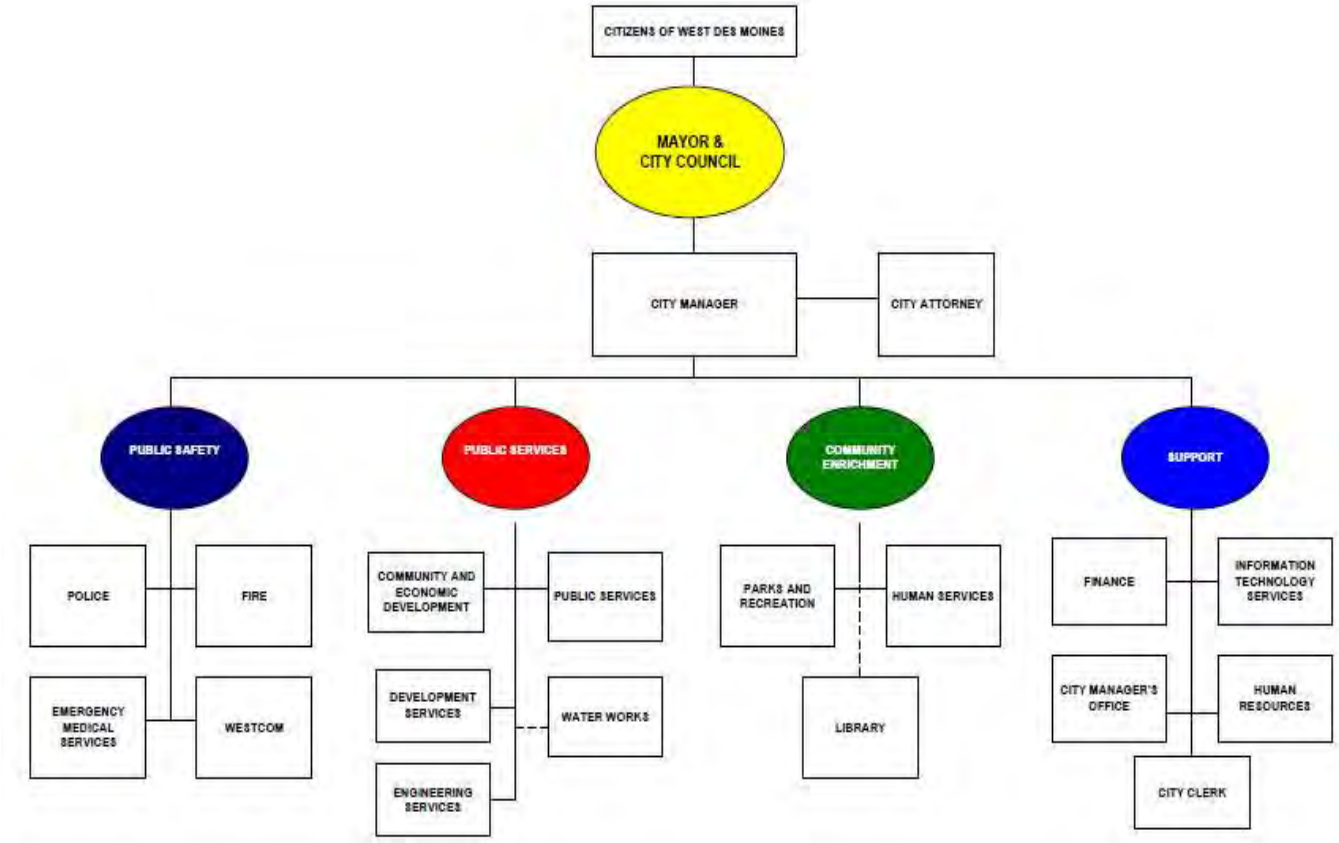
Appointed Officials

Tom Hadden, City Manager

Ryan Jacobson, City Clerk

Richard J. Scieszinski, City Attorney

City of West Des Moines, Iowa
Organizational Chart
As of June 30, 2019



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FINANCIAL SECTION

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of West Des Moines, Iowa

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 West Des Moines, Iowa, (City) as of and for the year ended June 30, 2019 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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

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

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

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

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 West Des Moines, Iowa, as of June 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 18 to the financial statements, the City changed the components of the reporting entity during the year, and accordingly, has restated the related fund balances and net position as of June 30, 2018. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of West Des Moines, Iowa's financial statements. The introductory section, combining nonmajor fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is also not a required part of the financial statements.

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 10, 2020, on our consideration of the City of West Des Moines, Iowa's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Eide Bailly LLP

Dubuque, Iowa
January 10, 2020

As management of the City of West Des Moines, Iowa (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2019. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which is located in the Introductory Section at the front of this report.

Financial Highlights

At June 30, 2019, assets and deferred outflows of resources of the City exceeded liabilities and deferred inflows by $667 million. Of this amount, $63 million is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors. By comparison, for the fiscal year ended June 30, 2018, assets and deferred outflows exceeded liabilities and deferred inflows by $635 million, of which $65 million was unrestricted.

The City's total net position increased by $32 million during the fiscal year ended June 30, 2019. Governmental activities increased by $18 million and business-type activities increased by $14 million. The City continues to be able to report positive balances in all three categories of net position; for the government as a whole, as well as its separate governmental and business-type activities. A considerable portion of expenditures each year were for capital assets, which allowed for increases to net position.

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $139 million, down slightly from $145 million in the prior year. A portion of the decrease can be attributed to reclassification of activity related to the city's dispatching center (Westcom) – which was previously categorized within the general fund and nonmajor Public Safety fund, but due to its growth and underlying inter-city operating agreement is now classified as an enterprise fund (Note 18 can be found on page 83 for additional explanation). The unassigned portion of the City's governmental fund balance, which is available for spending at the City's discretion, totaled $38.8 million at June 30, 2019, decreasing slightly by $1.6 million.

The City continues to hold the highest available bond rating from Moody's Investor Services and S&P Global (Standard & Poors). Each of the agencies cites the City's financial position and conservative fiscal management as strengths.

Overview of the Financial Statements

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

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

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

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

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include public safety, public works (roads, engineering, and traffic controls), health and social services, culture and recreation, community and economic development, general government, and interest on long-term debt. The business-type activities of the City include sanitary sewer, storm water, Westcom, the MidAmerican Energy RecPlex, and solid waste operations,.

The government-wide financial statements include only those balances of the City of West Des Moines, as the *primary government*. The West Des Moines Community School District, the Waukee Community School District, the Des Moines Independent School District, the Norwalk Community School District, the Van Meter Community School District, the Winterset Community School District, and West Des Moines Water Works provide services to the citizens of West Des Moines but do not meet established criteria to be component units of the City, and thus are not included in this report.

The government-wide financial statements can be found on pages 34 through 37 of this report.

Fund financial statements. A *fund* is defined as a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of West Des Moines, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the City's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds, which are described in further detail as follows:

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, government fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements, and is typically the basis used in developing the next annual budget.

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

The City maintains sixteen individual governmental funds. Information is presented separately in the *Balance Sheet - Governmental Funds* and in the S*tatement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds* for the General Fund, Road Use Tax Fund, Tax Increment Financing Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered to be major funds. Data from the other eleven governmental funds are combined into a single, aggregated presentation under the column heading *Nonmajor Governmental Funds*. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City presents budgetary information as allowed by GASB Statement No. 41. The City adopts an annual appropriated budget for the activity of all funds except agency funds. Formal and legal budgetary control as required by state statute is based upon nine major classes of expenditures known as functions, not by fund or fund type.

The basic governmental fund financial statements can be found on pages 38 through 41 of this report.

Proprietary funds consist of two different types of funds. *Enterprise funds* are used to report the same functions presented as *business-type* activities in the government-wide financial statements. The City uses internal service funds to account for its vehicle replacement, vehicle maintenance, health and dental insurance program, workers' compensation program and technology replacement. Because these services predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds 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 the major sanitary sewer operations fund, the major storm water operations fund, the major Westcom fund, the major MidAmerican Energy RecPlex fund and the nonmajor solid waste operations fund. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for internal service funds is provided as combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 42 through 47 of this report.

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on page 48 of this report.

Notes to basic financial statements. The notes included herein provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 49 through 84 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also provides certain *required supplementary information* concerning the City, including a schedule of changes in the City's total OPEB liability, the City's proportionate share of the net pension liability and related contributions for both of the City's pension plans, a budgetary comparison based on the City's legal level of budgetary control, and infrastructure condition and maintenance records which are required as the City has elected to use the modified approach for reporting much of its infrastructure. This approach to recording infrastructure is explained in detail on page 28, while other required supplementary information can be found on pages 93 through 96 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the required supplementary information on infrastructure. Combining statements and schedules can be found on pages 98 through 107 of this report.

Government-Wide Financial Analysis

Net position may serve as a useful indicator of a government's financial standing. At June 30, 2019, the City's assets and deferred outflows of resources exceeded liabilities and deferred inflows by $667 million. The City's Net Position is allocated on the basis of function and categorized as either supporting a governmental or business-type purpose. A summary and discussion of Net Position is discussed on the following page.

City of West Des Moines
Net Position
(in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2019	2018 (As Restated)	2019	2018 (As Restated)	2019	2018 (As Restated)
Assets						
Current and other assets	$ 260,257	$ 253,386	$ 41,897	$ 48,702	$ 302,154	$ 302,088
Capital assets, net of depreciation	563,337	527,503	141,052	122,424	704,389	649,927
Total assets	**823,594**	**780,889**	**182,949**	**171,126**	**1,006,543**	**952,015**
Deferred Outflows						
Pension related	10,848	10,300	637	693	11,485	10,993
OPEB related	466	253	54	29	520	282
Advance refunding related	93	103	-	-	93	103
Total deferred outflows	**11,407**	**10,656**	**691**	**722**	**12,098**	**11,378**
Liabilities						
Current liabilities	34,758	31,999	1,929	3,568	36,687	35,567
Long-term liabilities outstanding	236,391	213,094	2,951	3,160	239,342	216,254
Total liabilities	**271,149**	**245,093**	**4,880**	**6,728**	**276,029**	**251,821**
Deferred Inflows						
Unavailable revenue, property taxes	74,220	75,510	-	-	74,220	75,510
Pension related	1,150	552	300	223	1,450	775
OPEB related	20	-	2	-	22	-
Total deferred inflows	**75,390**	**76,062**	**302**	**223**	**75,692**	**76,285**
Net position						
Net investment in capital assets	430,464	420,227	139,578	121,981	570,042	542,208
Restricted net position	27,883	27,130	5,576	1,365	33,459	28,495
Unrestricted net position	30,115	23,033	33,304	41,551	63,419	64,584
Total net position	**$ 488,462**	**$ 470,390**	**$ 178,458**	**$ 164,897**	**$ 666,920**	**$ 635,287**

The largest portion of the City's net position (85% of the total) represents its investment in capital assets (e.g., land, buildings, equipment, and infrastructure), less all outstanding debt used to acquire those assets. The City uses the capital assets to provide services to its citizens; consequently these assets are *not* available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be liquidated to cover the liabilities. Overall, the net investment in capital assets increased $27.8 million from the previous year. The increases were in support of both governmental activities and business-type activities and are indicative of the City's ongoing commitment to provide quality infrastructure assets in the community, and its effort to aggressively repay debt related to those assets.

An additional portion of the City's net position (5% of the total) represents resources that are subject to external use restrictions. These amounts fluctuate annually based on the timing of restricted revenue and completion of the restricted projects or activities. Total restricted net position increased $4.9 million during the fiscal year ended June 30, 2019.

The remaining balance of net position (10% of the total) is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors. Unrestricted net position decreased $1.1 million during the fiscal year ended June 30, 2019.

A summary and discussion of the City's Changes in Net Position during the fiscal years ended June 30, 2019 and 2018, is as follows:

Changes in Net Position
(in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2019	2018 (As Restated)	2019	2018 (As Restated)	2019	2018 (As Restated)
Revenues						
Program revenues:						
Charges for services	$ 11,538	$ 9,303	$ 19,595	$ 19,184	$ 31,133	$ 28,487
Operating grants and contributions	12,138	13,871	980	995	13,118	14,866
Capital grants and contributions	9,136	565	4,473	7,882	13,609	8,447
General revenues:					-	-
Property taxes	74,694	67,629	-	-	74,694	67,629
Other taxes	7,732	5,065	-	-	7,732	5,065
Earnings on investments	3,919	1,748	1,450	641	5,369	2,389
Other	5,160	5,770	10	24	5,170	5,794
Total revenues	**124,317**	**103,951**	**26,508**	**28,726**	**150,825**	**132,677**
Expenses						
General government	11,514	9,737	-	-	11,514	9,737
Public safety	32,529	30,821	-	-	32,529	30,821
Public Works	27,219	17,480	-	-	27,219	17,480
Health and social services	1,383	1,402	-	-	1,383	1,402
Culture and recreation	11,184	10,225	-	-	11,184	10,225
Community & economic development	8,695	10,593	-	-	8,695	10,593
Interest on long term debt	5,410	4,945	-	-	5,410	4,945
Sanitary sewer	-	-	10,688	10,012	10,688	10,012
Storm water	-	-	3,100	3,714	3,100	3,714
Westcom	-	-	5,322	3,076	5,322	3,076
MidAmerican Energy RecPlex	-	-	99	-	99	-
Solid waste	-	-	2,049	2,008	2,049	2,008
Total expenses	**97,934**	**85,203**	**21,258**	**18,810**	**119,192**	**104,013**
Increase (decrease) in net position before transfers	26,383	18,748	5,250	9,916	31,633	28,664
Transfers	(8,311)	(3,381)	8,311	3,381	-	-
Increase (decrease) in net position	**18,072**	**15,367**	**13,561**	**13,297**	31,633	28,664
Net position, beginning of year, as restated	**470,390**	**455,023**	**164,897**	**151,600**	**635,287**	**606,623**
Net position, end of year	**$ 488,462**	**$ 470,390**	**$ 178,458**	**$ 164,897**	**$ 666,920**	**$ 635,287**

Governmental Activities. Governmental revenues in the current year increased by $20.3 million, or 19.6%. The largest contributor was capital grants and contributions, which increased $8.6 million fueled largely by infrastructure relating to the Microsoft data center. The City's overall property tax revenue increased $7.0 million which was caused by a combination of capturing additional tax revenue through TIF (Tax Increment Financing) and increasing overall property valuations within the City. Other tax revenues also increased by $2.6 million, largely because of increasing local option sales tax and hotel/motel tax revenues. Finally, investment earnings were up significantly $2.1 million from the previous fiscal year due to increasing fund balances and rising interest rates.

Governmental expenses increased $12.7 million, or 15.0% from the prior fiscal year and this was largely due a $9.8 million increase in public works expenses associated with capital projects ($6.6 million), additional installment contracts incurred in the current fiscal year ($2.3 million), and an increase in supplies, maintenance, and contractual services ($.9 million). In addition, public safety expenses increased by $1.7 million due to an increase in police and fire FTE's, and interest on long term debt increased by $.5 million due to long term debt issuances.

Business-Type Activities. Revenue received through charges for services remained relatively unchanged at $19.5 million. Capital grant and contribution revenues decreased by $3.4 million, or approximately 43.2% which relates to the Westcom

Business-Type Activities. Revenue received through charges for services remained relatively unchanged at $19.5 million. Capital grant and contribution revenues decreased by $3.4 million, or approximately 43.2% which relates to the Westcom restatement. Historically, the City only included its respective portion of net assets in the government wide financials (approximately 55%). With the conversion, the City elected to present 100% of the net assets as a business type activity for improved transparency. Investment earnings on business cash and investments increased dramatically by $.8 million (126%) due to increasing balances and higher interest rates. Business-type expenses increased by $2.4 million, or approximately 13.0%, which was largely due to increased expenses by the WestCom dispatching center and the MidAmerican Energy RecPlex.

At the end of the current fiscal year, the City was able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. This was also the case in the prior fiscal year.

Financial Analysis of the Government's Fund Financial Statements

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

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

The City's governmental funds reported combined fund balances of $139.3 million as of June 30, 2019. Of this total $38.9 million constitutes *unassigned fund balance*, which is available for spending at the government's discretion. $1.7 million of the balance is unspendable as it relates to inventory, prepaids, and loan receivables to be collected. The remainder of the fund balance is not available for new spending because it has already been restricted either (1) by legal requirements for debt service payments ($3.1 million); (2) for urban renewal and development in Tax Increment Financing Districts ($3.7 million); (3) for liquidation of contracts for capital improvements ($84.7 million); or (4) various other purposes ($7.2 million).

The unassigned balance of the General Fund, the chief operating fund of the City, decreased $1.7 million, or 4.2%, to a total of $38.8 million at June 30, 2019. The City used reserves to buyout a portion of City Hall to accommodate for the growth the City has experienced within the last several years. As a measure of the General Fund's liquidity, it is generally useful to compare unassigned fund balance to total annual fund expenditures. The unassigned portion of the General Fund balance at June 30, 2019, represents approximately 61.9% of annual General Fund expenditures. The City strives to maintain an average fund balance of at least 25.0% of General Fund expenditures for working capital needs due to fluctuations in revenue, as property tax revenue, the overwhelming majority of revenue, is only collected semi-annually with the majority of the revenue remitted to the City by the respective county treasurers in the months of October and April each year.

The City's General Fund revenue saw an overall increase of $2.3 million, which includes an increase in property tax revenue of $1.6 million. The other significant portions of the General Fund revenue increase are a $0.6 million increase in charges for services and a $0.8 million increase in use of money and property.

General Fund expenditures increased by $5.2 million, or approximately 9.0%. The most significant portion of this increase was rising employee costs, including salaries, pensions, and insurance. As previously mentioned, cash reserves were used to buyout a portion of City Hall ($1.2 million) and the Westcom conversion contributed to a portion of the increase as the City's share of operations was previously recorded as a transfer ($1.6 million).

The Road Use Tax Revenue collected by the State of Iowa and allocated to the City increased by $370,000 (+4.7%) from the previous fiscal year. Revenue is tied to vehicle registrations and the sale of fuel, but it is unknown whether the trend was due to price fluctuation or other factors. An increase in transfers for the City's road maintenance projects led to a fiscal 2019 increase of $900,000, and the overall ending fund balance at June 30, 2019, remained at a healthy level, exceeding $13.8 million. It is worth that noting that during fiscal 2019 the city began construction of a new Public Service Maintenance facility which is being funded primarily with Road Use Tax dollars. The total cost of the entire project, spread over multiple years, is approximately $27 million.

The Tax Increment Financing (TIF) Fund had a fund balance of $3.7 million at June 30, 2019, which represents a decrease of $1.2 million, or 25.4% from the prior year. There were rising levels of collections, but the primary reason for the overall decrease was an effort to spend the remaining cash balance of $2.0 million from the Jordan Creek Urban Renewal Area towards a street reconstruction project, and also a use of $2.0 million from the Mills Parkway Urban Renewal Area to assist in land acquisition for the City's MidAmerican Rec Plex facility. Since property taxes are collected in arrears, the City continues to benefit from past growth in these areas. The property taxes collected in these special financing districts are generally transferred from the Tax Increment Financing Fund to other funds to cover bonded debt, other loans, advances, and contracts used to finance infrastructure improvements in these TIF districts.

The Debt Service Fund had a fund balance of $3.2 million at June 30, 2019, which represents an increase of 5.1%, from the prior year. This increase was due to an unforeseen delay in establishing a formal debt repayment schedule for a street debt obligation to the State of Iowa. The continued long-term strategy for the fund is to maintain a minimum reserve balance approximately equal to 25% of total interest payable each fiscal year.

The Capital Projects Fund had a fund balance of $70.9 million at June 30, 2019, which represents a decrease in fund balance of $6.2 million, or 8.0%. The primary driver in the change is the amount of bond issuances in 2019 versus 2018. Numerous larger-scale capital projects are to be completed in fiscal 2020 so it is anticipated that the Capital Projects Fund will be reduced to a more typical level by the end of the upcoming fiscal year.

Proprietary Funds. The City's proprietary funds financial statements provide detail which supports information found in the government-wide financial statements. Total net position of the City's Sanitary Sewer Fund at June 30, 2019, was $104.7 million. This is comprised of a $63.4 million investment in capital assets, $39.9 million in net position, and $1.3 million of which is restricted to use only on specific improvement projects. The net position of the Sanitary Sewer Fund increased $1.4 million, or 1.4%, which was largely the result of a planned rate increase offset slightly by a declared excess which was transferred to the MidAmerican Rec Plex Enterprise Fund in order to fund site infrastructure.

Total net position of the City's Storm Water Fund at the end of the current year was $64.2 million. This is comprised of $71.5 million investment in capital assets and a shortfall of $7.3 million in unrestricted net position. The negative net position is being addressed through a multi-year rate increase, essentially raising rates by $.60 per Equivalent Residential Unit each fiscal year beginning July 1, 2018, and extending through 2022. The current rate had been in place since fiscal year ending June 30, 2010. In addition, the City authorized internal loans from the sewer fund to the stormwater fund in the amounts of $6.2 and $7.5 million in fiscal years 2018 and 2019, respectively. Each loan will be repaid over a 15 year term.

Total net position of the Westcom Fund at the end of the current year was $1.6 million. This is comprised of $1.4 million investment in capital assets (City's share of net capital assets), $.7 million restricted by other entities (other participants share of net capital assets), and a shortfall of $.5 million. With the restatement of the fund to full accrual, long term debt obligations such as OPEB, pension, and compensated absences have now been recognized. In accordance with the current agreement with participant cities, these costs have not been previously included in charges for services. This issue is currently being discussed.

complex is underway with a completion date in fiscal year 2020. It's worth noting that $2.0 million was transferred from the Mills Parkway Urban Renewal Area, $1.5 million from the Sewer Fund due to fund balance excess, and $.8 million from Hotel Motel dollars.

Total net position of the Solid Waste Fund at the end of the current year was $0.7 million, all of which was unrestricted. The Solid Waste Fund does not have any investment in capital assets as all assets are handled by a private contractor. The fund balance did not change significantly from the previous year.

Budgetary Highlights

The City presents budgetary information as allowed by GASB Statement No. 41. Budgets are based on nine functional areas as required by state statute, not by fund or fund type. During the year ended June 30, 2019, disbursements exceeded the amount budgeted in the Debt Service function, however, the expenditures and associated bond proceeds were recognized during the fiscal year.

During the fiscal year ended June 30, 2019, there were four budget amendments, dated August 20, 2018, October 29, 2018, February 4, 2019, and May 20, 2019. Amendments are a routine occurrence for the City and are primarily due to changes in the timing of capital improvement projects and related grant and other receipts for these projects. Because the City's June 30 fiscal year end occurs during the "construction season" in Iowa, it is difficult to judge in advance, that portion of construction projects which will be in process on June 30. The budget is also routinely amended each year to adjust projected fiscal year beginning balances to equal actual audited fund balances. Other adjustments addressed through amendment during the fiscal year included the reclassification of Westcom from Government to an Enterprise Fund and the establishment of the MidAmerican Energy Rec Plex Fund as an additional Enterprise Fund.

Condition Level for Street Network
(prior 3 condition assessments)

	2016	2017*	2018
Street subsystem:			
Goal	78-80	70	70.0
Actual	80.0	73.0	73.0
	2016	**2017**	**2018**
Levee subsystem:			
Goal	Minimally Acceptable	Minimally Acceptable	Minimally Acceptable
Actual	Minimally Acceptable	Minimally Acceptable	Minimally Acceptable
	2013	**2015**	**2017**
Bridge & Culvert subsystem:			
Goal	81 or greater	81 or greater	81 or greater
Actual	86.4	85.6	88.5

*During FY17-18, the City began using the Iowa Pavement Management Program (IPMP) sponsored by Iowa DOT and Iowa State University for the street subsystem. The new program uses a different scale compared to previous fiscal years. For more information, please refer to the Required Supplementary Information-Modified Approach Section.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of June 30, 2019, amounts to $704 million (net of accumulated depreciation). This investment in capital assets includes land, intangibles, fiber network, construction in progress, buildings, improvements other than buildings (e.g. recreation trails, athletic fields, and parking lots), vehicles and equipment, and infrastructure (e.g. roads, bridges, sanitary and storm sewer lines). The total increase in the City of West Des Moines' capital assets for the current fiscal year was 8.6%, and is largely due to infrastructure completed as part of several arterial street widening projects (most notably new sections of Veterans Parkway and Grand Prairie Parkway), and to a lesser degree, due to improvements to city building facilities (most notably City Hall renovation and commencing construction of the new MidAmerican Energy Rec Plex and the West Public Works Building). This is slightly more than the previous year's increase of 6.7%, which was largely due to city infrastructure improvements (streets).

The City has elected the option to use the modified approach for reporting infrastructure within the governmental activities, as allowed by GASB Statement No. 34. Under the modified approach eligible infrastructure is not required to be depreciated if the following requirements have been met:

- The government must have an up-to-date inventory of the assets of those networks or subsystems.
- The government must perform or obtain condition assessments of those assets and summarize the results using a measurement scale. It is essential that such condition assessment be replicable (i.e., conducted using methods that would allow different measurers to reach substantially similar results).
- The government must make an annual estimate of the amount needed to maintain and preserve those assets at a condition level established and disclosed by the government.
- The government must document that infrastructure assets are being preserved at or above the condition level established and disclosed by the government.

The City already had an inventory management system in place and was performing condition assessments as part of its on-going efforts to maintain and preserve the quality and useful life of these governmental infrastructure assets. Under the modified approach, the City records the actual maintenance and preservation costs incurred during the period as expense, rather than capitalizing the preservation costs and estimating the amount of depreciation expense to record. Only improvements and additions that increase the capacity or efficiency of the infrastructure network are capitalized under this approach. All other costs are expensed in the period incurred.

The *required supplementary information* that must be presented by governments electing this approach appears on pages 93 through 96 of this report. From this supplementary information the reader can determine that the City has been able to consistently meet or exceed condition level goals. For a full explanation as to how the following condition levels were determined, please see page 93 through 94 of this report.

The *required supplementary information* also reveals that estimated maintenance costs and actual maintenance costs are fairly consistent considering that the fiscal year falls in the middle of the construction season. This will result in some fluctuation from year to year depending on the exact date that the construction contract is let.

Comparison of street network prevention and maintenance costs
(in thousands)

	2019	2018	2017	2016	2015	2014	2013	2012
Estimated Costs	$5,430	$4,820	$4,760	$5,060	$4,041	$4,567	$6,753	$5,307
Actual Costs	$5,246	$4,840	$3,472	$3,784	$4,119	$4,130	$3,720	$5,119

The City has *not* elected to use the modified approach for reporting the infrastructure of business-type activities, as it has not yet completed the necessary condition assessments required for the use of the modified approach. Therefore, depreciation expense has been recognized for the sanitary sewer and storm sewer infrastructure capital assets.

Capital Assets, Net of Applicable Depreciation
(in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2019	2018 (As Restated)	2019	2018 (As Restated)	2019	2018 (As Restated)
Land	$ 28,808	$ 23,908	3,710	413	$ 32,518	$ 24,321
Buildings	56,959	53,127	-	-	56,959	53,127
Improvements other than buildings	51,553	50,725	557	557	52,110	51,282
Fiber Network	5,159	5,159	-	-	5,159	5,159
Equipment and vehicles	25,097	23,250	6,458	6,812	31,555	30,062
Construction-in-Progress	62,641	46,094	21,472	15,320	84,113	61,414
Infrastructure, depreciable	-	-	162,111	148,903	162,111	148,903
Infrastructure, nondepreciable	406,009	394,192	-	-	406,009	394,192
Accumulated depreciation	(89,767)	(85,756)	(55,792)	(52,006)	(145,559)	(137,762)
Intangibles	16,878	16,780	2,536	2,425	19,414	19,205
Total capital assets	$ 563,337	$ 527,479	$ 141,052	$ 122,424	$ 704,389	$ 649,903

Major capital asset expenditures during the fiscal year ended June 30, 2019, included the following projects with over $1 million in spending:

- Spent $11.2 million towards an overall $48.1 million project cost to construct Veterans Parkway from SE Maffit Lake Road to Grand Prairie Parkway, including construction of a new bridge over Interstate 35 (which will ultimately be owned and maintained by the Department of Transportation). A portion of the spending will be reimbursed by West Des Moines Water Works.
- Spent $7.0 million of Stormwater Funds towards an $10.1 million project to construct an outfall and pump station to assist in mitigation of floodwater in the Walnut Creek Basin in the area of 1st Street and Grand Avenue.
- Spent $6.7 million towards an overall $20.2 million project to construct South Grand Prairie Parkway from Raccoon River Drive to Veterans Parkway, including a bridge spanning the Raccoon River. A portion of the spending will ultimately be reimbursed by West Des Moines Water Works.
- Spent $4.5 million towards an overall $15.7 million project to widen and improve Ashworth Road from Jordan Creek Parkway to the City's western boundary, including construction of a new bridge over Interstate 80 which will ultimately be owned and maintained by the Department of Transportation.
- Spent $4.5 million towards an overall $27 million project to construct a new Public Works Facility at S 88th Street and Grand Avenue, which will serve as the department's main facility upon completion.
- Spent $3.2 million towards an overall $42 million project to construct the MidAmerican Energy RecPlex, a city-owned multi-sport recreational facility.
- Spent $3.0 million towards an overall $5.5 million project to renovate West Des Moines City Hall, including replacement of the heating and cooling systems, installation of new carpet, and several security-related upgrades.
- Spent $2.7 million towards an overall $8.5 million project to construct infrastructure needed to support a new

headquarters for IMT Insurance, including widening and improving Mills Civic Parkway from Jordan Creek Parkway to 81st Street and constructing new segments of 77th Street and Coachlight Drive.

- Spent $2.0 million of Sewer Funds to extend the Middle Creek Sewer in order to support the Microsoft Osmium Data Center and surrounding properties.
- Spent $1.7 million towards an overall $8.0 million project construct Grand Avenue between Jordan Creek Parkway and S 88th Street.
- Spent $1.7 million towards an overall $9.5 million project to re-route, widen, and reconstruct 88th Street and Mills Civic Parkway to avoid Huston Cemetery.
- Spent $1.7 million to reconstruct the Booneville Road Bridge over Sugar Creek.
- Spent $1.5 million towards an approximately $1.8 million project to construct a Water Booster Station to serve the Alluvion Data Center and surrounding property. The West Des Moines Water Works will ultimately reimburse the City for 25% of the total project cost.

Additional information concerning the City's capital assets can be found in Note 1 and Note 3 of the *Notes to Basic Financial Statements* on pages 49 through 55 and 60 through 61, respectively.

Long-term debt. At the close of the fiscal year ended June 30, 2019, the City had total bonded debt outstanding of $211.5 million (including unamortized net premium), all backed by the full faith and credit of the government. During the fiscal year the City's total bonded debt increased as $36 million of new debt was issued during the current fiscal year versus $20.1 million of retirements.

The Iowa State Constitution limits the amount of general obligation debt which may be issued by a city to 5% of the actual assessed value of all its taxable property. The current debt limitation for the City is approximately $396.5 million. With outstanding general obligation principal debt of $202.2 million (general obligation bonds plus other debt subject to the limitation), the City had utilized 51% of the debit limit as of June 30, 2019.

Additional information on the City's long-term debt can be found in Note 4 on pages 62 through 64 of this report.

Economic Factors, Budgets, and Rates for the Upcoming Fiscal Year

As one of the faster growing cities in the State of Iowa, West Des Moines expects growth both in population and in overall property valuations to continue over the next several years. A distinct advantage of West Des Moines is its unusual position as a desirable suburban city for residential growth while at the same time maintaining a strong retail, office, and commercial presence. The City's overall economic balance is 60%-65% residential valuation (including a significant presence of multi-family dwellings) and 40-45% commercial and industrial valuation.

Legislative action originally passed in May 2013 continues to affect taxable valuations for commercial and multi-family residential property. This legislation included a 10% cut to commercial tax rates over a period beginning July 1, 2014, a cap on overall statewide tax growth at an amount not to exceed 3% (it was previously allowed to grow up to 4%), and a drastic reduction to the taxable valuations of multi-family residential property. The lost commercial revenue is being funded by the State of Iowa, but this is only guaranteed to match the lost revenues through the end of fiscal 2019, and there is no backfilling planned for the lost multi-family residential revenues. Thus, the City continues to engage in very conservative budgeting practices.

Historically, the City's tax base has grown between 2% and 9% annually. The City's tax base (taxable valuation) increased 5.8% annually from 2006-2010 but slowed for several years (2011-2015) during the economic recession. The past three years have seen an economic recovery and again there has been impressive, steady growth. The City's tax base grew 4.2% from 2016 to 2017, another 4.5% from 2017 to 2018, and finally 8.7% from 2018 to 2019 to reach a total assessed valuation at January 1, 2019, of $8.96 billion.

The budget for fiscal year ending June 30, 2020, decreased the City's levy rate from $11.79 to $10.99 per $1,000 of taxable valuation. This happened after a similar decrease for fiscal 2019 from $12.00 to $11.79. The decreases were largely made possible by voter-approved local option sales taxes, first for the Dallas County portion of the City and then for the Polk County portion in the following year. This Dallas County local sales tax generated approximately $2.8 million in revenue to the City in its first year of collections (FY 2019). Collections in Polk County will begin July 1, 2019. The voters directed that at least 50% of the revenue will directly be pledged for property tax reduction, with the balance available for specific initiatives including quality of life amenities and public safety.

Future year growth assumptions remain conservative, reflecting between 1% and 3% annual growth. While West Des Moines continues to experience moderate growth in its tax base, valuations are determined at the county level. Recent valuation rollbacks and appeals have resulted a need to project future revenue and expenditure levels to ensure adequate funding for services will be available in future budget cycles for operations. The City has essentially budgeted for breakeven results, without the use of this fund balance and without a property tax rate increase (prior to reductions due to local option sales tax collections), for the fiscal year ending June 30, 2019.

As measured by current actual property valuation and recent population data, valuation compares very strongly to comparable cities, at approximately $124,000 per capita. The City's taxable valuation per capita of over $86,000 remains the highest of Iowa's top ten most populated cities, which allows West Des Moines to maintain the third lowest tax rate of those same ten cities. Based on fiscal year totals from the fiscal year ended June 30, 2019, the City ranks as the fourth highest city in Iowa for taxable retail sales in Iowa at over $1.75 billion, due to the large presence of retail including a major regional shopping center. Many other economic indicators for the City compare favorably with state and national averages. See additional information and measures regarding the City in the Statistical Section of this report.

Requests for Information

This financial report is designed to provide a general overview of the City of West Des Moines' finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Department at 4200 Mills Civic Parkway, Suite 2B or by mail to the City of West Des Moines, Finance Department, Post Office Box 65320, West Des Moines, Iowa.

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BASIC FINANCIAL STATEMENTS

City of West Des Moines, Iowa
STATEMENT OF NET POSITION
June 30, 2019

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets:			
Cash and investments	$ 75,276,488	$ 49,288,342	$ 124,564,830
Restricted cash and investments	82,935,940	-	82,935,940
Receivables			
Property taxes	74,327,514	-	74,327,514
Accounts and unbilled usage	742,808	3,984,536	4,727,344
Special assessments	389,558	-	389,558
Interest	411,854	262,305	674,159
Promises to give	-	2,360,410	2,360,410
Loans	1,019,572	-	1,019,572
Internal balances	14,100,407	(14,100,407)	-
Due from other governments	10,381,282	102,124	10,483,406
Inventories	123,317	-	123,317
Prepaids	548,004	-	548,004
Total current assets	260,256,744	41,897,310	302,154,054
Capital Assets			
Nondepreciable			
Land	28,807,963	3,710,179	32,518,142
Infrastructure	406,008,760	-	406,008,760
Construction-in-progress	62,641,295	21,472,321	84,113,616
Intangibles	15,574,850	-	15,574,850
Depreciable			
Buildings	56,958,829	-	56,958,829
Equipment and vehicles	25,096,773	6,458,179	31,554,952
Fiber network	5,159,190	-	5,159,190
Intangibles	1,302,767	2,535,643	3,838,410
Improvements other than buildings	51,553,323	557,247	52,110,570
Infrastructure	-	162,110,864	162,110,864
Accumulated depreciation	(89,766,606)	(55,791,914)	(145,558,520)
Net capital assets	563,337,144	141,052,519	704,389,662
Total assets	823,593,888	182,949,829	1,006,543,716
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	10,847,859	637,296	11,485,155
OPEB related deferred outflows	465,853	53,521	519,374
Advance refunding related deferred outflows	93,526	-	93,526
Total deferred outflows	11,407,238	690,817	12,098,055

See Notes to Basic Financial Statements.

	Primary Government		
	Governmental Activities	Business-type Activities	Total
LIABILITIES			
Current liabilities:			
Accounts payable	$ 12,744,916	$ 1,395,720	$ 14,140,635
Claims payable	1,142,366	-	1,142,366
Accrued wages payable	1,532,040	151,896	1,683,936
Interest payable	572,149	-	572,149
Note payable	-	127,849	127,849
Compensated absences	3,017,949	253,319	3,271,268
General obligation bonds	15,090,000	-	15,090,000
Installment contracts	625,670	-	625,670
Notes from direct borrowings and direct placements	33,016	-	33,016
Total current liabilities	34,758,106	1,928,784	36,686,889
Noncurrent liabilities			
Note payable	-	195,145	195,145
Compensated absences	2,129,972	100,114	2,230,086
General obligation bonds	196,447,315	-	196,447,315
Installment contracts	2,356,359	-	2,356,359
Notes from direct borrowings and direct placements	575,599	-	575,599
Total OPEB liability	3,035,264	348,718	3,383,982
Net pension liability	31,845,871	2,307,451	34,153,322
Total noncurrent liabilities	236,390,380	2,951,428	239,341,808
Total liabilities	271,148,486	4,880,212	276,028,697
DEFERRED INFLOWS OF RESOURCES			
Deferred property taxes	74,220,397	-	74,220,397
Pension related deferred inflows	1,150,265	300,361	1,450,626
OPEB related deferred inflows	19,490	2,239	21,729
Total deferred inflows of resources	75,390,152	302,600	75,692,752
NET POSITION			
Net investment in capital assets	430,463,986	139,578,301	570,042,287
Restricted for:			
Debt service	3,144,903	-	3,144,903
Urban renewal and development	4,139,747	-	4,139,747
Road use projects	13,804,222	-	13,804,222
Retirement benefits	2,584,635	-	2,584,635
Other entities	-	720,867	720,867
Other purposes	4,210,325	4,855,085	9,065,410
Unrestricted	30,114,670	33,303,581	63,418,251
Total net position	$ 488,462,488	$ 178,457,834	$ 666,920,322

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF ACTIVITIES
Year Ended June 30, 2019

Programs/Functions	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities				
Public safety	$ 32,529,006	$ 5,220,130	$ 2,769,952	$ 409,938
Public works	27,219,083	318,540	8,258,530	8,711,043
Health and social services	1,382,598	-	181,011	5,300
Culture and recreation	11,184,101	1,459,931	65,826	4,908
Community & economic development	8,695,124	2,929,785	863,053	5,000
General government	11,513,774	1,609,865	-	-
Interest on long-term debt	5,410,325	-	-	-
Total governmental activities	97,934,011	11,538,251	12,138,372	9,136,189
Business-type activities				
Sewer system	10,688,039	11,226,789	-	896,472
Storm water system	3,099,584	2,909,546	-	1,076,358
Westcom	5,322,222	3,418,747	980,208	788
MidAmerican Energy RecPlex	98,759	-	-	2,499,850
Solid waste system	2,049,135	2,039,811	-	-
Total business-type activities	21,257,739	19,594,893	980,208	4,473,468
Total primary government	$ 119,191,750	$ 31,133,144	$ 13,118,580	$ 13,609,657

General revenues
Taxes
Property taxes
Franchise tax
Other City taxes
Hotel/Motel tax
Miscellaneous
Investment earnings
Unrestricted grants
Transfers
Total general revenues and transfers
Changes in net position

Net position, beginning of year, as restated

Net position, end of year

See Notes to Basic Financial Statements.

Net (Expense) Revenue and Changes in Net Position		
Governmental Activities	Business-type Activities	Totals
$ (24,128,986)	$ -	$ (24,128,986)
(9,930,970)	-	(9,930,970)
(1,196,287)	-	(1,196,287)
(9,653,436)	-	(9,653,436)
(4,897,286)	-	(4,897,286)
(9,903,909)	-	(9,903,909)
(5,410,325)	-	(5,410,325)
(65,121,199)	-	(65,121,199)
-	1,435,222	1,435,222
-	886,320	886,320
	(922,479)	(922,479)
	2,401,091	2,401,091
-	(9,324)	(9,324)
-	3,790,830	3,790,830
(65,121,199)	3,790,830	(61,330,369)
74,694,466	-	74,694,466
252,353	-	252,353
3,028,504	-	3,028,504
4,450,774	-	4,450,774
767,822	9,629	777,451
3,919,058	1,450,135	5,369,193
4,391,355	-	4,391,355
(8,310,535)	8,310,535	-
83,193,797	9,770,299	92,964,096
18,072,598	13,561,129	31,633,727
470,389,890	164,896,705	635,286,595
$ 488,462,488	$ 178,457,834	$ 666,920,322

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
BALANCE SHEET-GOVERNMENTAL FUNDS
June 30, 2019

	General	Road Use Tax	Tax Increment Financing	Debt Service	Capital Projects	Total Nonmajor Funds	Total Governmental Funds
ASSETS							
Cash and investments	$ 24,861,167	$ 13,206,038	$ 3,682,089	$ 3,127,856	$ -	$ 5,843,479	$ 50,720,629
Restricted cash and investments	-	-	-	-	81,693,224	1,242,716	82,935,940
Receivables							
Property taxes	43,998,042	-	16,247,711	11,194,570	-	2,887,191	74,327,514
Accounts	549,097	-	-	-	111,358	55,492	715,947
Special assessments	23,682	-	-	-	365,876	-	389,558
Interest	340,930	-	-	-	-	1,248	342,178
Loans	410,957	-	-	-	-	608,615	1,019,572
Due from other funds	14,711,518	-	-	-	-	-	14,711,518
Due from other governments	1,679,793	655,917	-	-	7,696,660	329,346	10,361,716
Inventories	123,317	-	-	-	-	-	123,317
Prepaids	548,004	-	-	-	-	-	548,004
Total assets	$ 87,246,507	$ 13,861,955	$ 19,929,800	$ 14,322,426	$ 89,867,118	$ 10,968,087	$ 236,195,893
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND EQUITY							
Liabilities							
Accounts payable	$ 1,659,464	$ 57,733	$ -	$ -	$ 10,790,694	$ 63,793	$ 12,571,684
Accrued wages payable	1,430,626	-	-	-	-	101,414	1,532,040
Due to other funds	-	-	-	-	-	73,613	73,613
Total liabilities	3,090,090	57,733	-	-	10,790,694	238,820	14,177,337
Deferred inflows of resources							
Unavailable revenue:							
Succeeding year property tax	43,927,129	-	16,241,444	11,177,523	-	2,874,301	74,220,397
Grants and other	271,223	-	-	-	7,808,018	3,575	8,082,816
Special assessments	22,329	-	-	-	365,023	-	387,352
Total deferred inflows of resources	44,220,681	-	16,241,444	11,177,523	8,173,041	2,877,876	82,690,565
FUND BALANCES (DEFICITS)							
Nonspendable	1,082,278	-	-	-	-	608,615	1,690,893
Restricted for							
Capital projects	-	13,804,222	-	-	70,903,383	-	84,707,605
Debt service	-	-	-	3,144,903	-	-	3,144,903
Urban renewal and development	-	-	3,688,356	-	-	-	3,688,356
Other purposes	-	-	-	-	-	7,246,351	7,246,351
Unassigned	38,853,458	-	-	-	-	(3,575)	38,849,883
Total fund equity	39,935,736	13,804,222	3,688,356	3,144,903	70,903,383	7,851,391	139,327,991
Total liabilities, deferred inflows of resources and fund equity	$ 87,246,507	$ 13,861,955	$ 19,929,800	$ 14,322,426	$ 89,867,118	$ 10,968,087	$ 236,195,893

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
June 30, 2019

Total governmental funds balances		$ 139,327,991
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of assets is $634,000,897 and the accumulated depreciation is $78,523,839		555,477,058
Other long term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds, as unavailable revenue.		8,470,168
Internal service funds are used by management to charge the costs of certain services to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position		
Capital assets	19,102,852	
Accumulated depreciation	(11,242,766)	
Other current assets	24,671,962	
Other current liabilities	(1,315,599)	31,216,449
Internal service funds allocated to business-type activities		(537,497)
Pension, OPEB and advance refunding related deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the governmental funds as follows:		
Deferred outflows of resources	11,407,238	
Deferred inflows of resources	(1,169,755)	10,237,483
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds		
Compensated absences	(5,147,921)	
Other postemployment benefits payable	(3,035,264)	
Net pension liability	(31,845,871)	
Accrued interest payable	(572,149)	
Notes from direct borrowings and direct placements	(608,615)	
General obligation bonds payable	(198,315,000)	
Premium on bonds payable	(13,247,591)	
Discount on bonds payable	25,276	
Installment contracts	(2,982,029)	(255,729,164)
Net position of governmental activities		$ 488,462,488

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended June 30, 2019

	General	Road Use Tax	Tax Increment Financing	Debt Service	Capital Projects	Total Nonmajor Funds	Total Governmental Funds
REVENUES							
Property taxes	$ 39,384,178	$ -	$ 17,702,649	$ 10,444,937	$ -	$ 7,162,702	$ 74,694,466
Other City taxes	5,134,313	-	-	101,001	-	2,496,317	7,731,631
Special assessments	-	-	-	-	135,216	-	135,216
Licenses and permits	2,198,311	-	-	-	-	-	2,198,311
Intergovernmental	5,881,935	8,258,530	474,602	468,476	1,786,146	1,262,992	18,132,681
Charges for services	6,549,407	-	-	-	-	-	6,549,407
Use of money and property	1,955,623	-	358,974	171,870	121,383	338,827	2,946,677
Miscellaneous	1,046,810	-	-	-	356,114	590,634	1,993,558
Total revenues	62,150,577	8,258,530	18,536,225	11,186,284	2,398,859	11,851,472	114,381,947
EXPENDITURES							
Current operating							
Public safety	27,151,815	-	-	-	-	2,810,683	29,962,498
Public works	9,790,889	700,940	-	-	-	-	10,491,829
Health and social services	995,345	-	-	-	-	266,779	1,262,124
Culture and recreation	9,322,254	-	-	-	-	141,182	9,463,436
Community and economic development	5,532,041	-	2,062,652	-	-	849,949	8,444,642
General government	9,852,201	-	-	-	-	-	9,852,201
Debt service							
Principal	71,476	164,639	-	19,480,000	318,080	16,385	20,050,580
Interest and other charges	87,478	-	-	6,272,549	349,170	4,753	6,713,950
Capital outlay	-	-	-	-	56,782,109	-	56,782,109
Total expenditures	62,803,499	865,579	2,062,652	25,752,549	57,449,359	4,089,731	153,023,369
Excess (deficiency) of revenues over expenditures	(652,922)	7,392,951	16,473,573	(14,566,265)	(55,050,500)	7,761,741	(38,641,422)
OTHER FINANCING SOURCES (USES)							
Transfers in	6,050,636	-	-	14,718,583	14,903,860	253,263	35,926,342
Transfers out	(6,324,426)	(7,435,955)	(17,727,467)	-	(2,652,098)	(6,352,613)	(40,492,559)
Issuance of direct borrowings and placements	-	-	-	-	-	621,783	621,783
Issuance of bonds	-	-	-	-	33,075,000	-	33,075,000
Premium on issuance of bonds	-	-	-	-	3,574,555	-	3,574,555
Discount on issuance of bonds	-	-	-	-	(28,886)	-	(28,886)
Proceeds from sale of capital assets	86,851	-	-	-	-	-	86,851
Total other financing sources (uses)	(186,939)	(7,435,955)	(17,727,467)	14,718,583	48,872,431	(5,477,567)	32,763,086
NET CHANGE IN FUND BALANCES	(839,861)	(43,004)	(1,253,894)	152,318	(6,178,069)	2,284,174	(5,878,336)
FUND BALANCES, beginning of year as restated	40,775,597	13,847,226	4,942,250	2,992,585	77,081,452	5,567,217	145,206,327
FUND BALANCES, end of year	$ 39,935,736	$ 13,804,222	$ 3,688,356	$ 3,144,903	$ 70,903,383	$ 7,851,391	$ 139,327,991

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended June 30, 2019

Net change in fund balances—governmental funds	$ (5,878,336)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The following is the amount by which capital outlays exceeded depreciation in the current year:	
Capital outlay	42,702,905
Depreciation	(4,175,023)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, donations and disposals) is to increase (decrease) net position:	
Capital assets transferred to business-type activities	(4,055,316)
Book value of capital assets disposed	(6,646)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Change in unavailable revenue:	
Special assessments	(119,431)
Grants	7,521,282
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds, change in:	
Total OPEB liability	(159,328)
Compensated absences	(266,928)
Pension expense	(599,272)
The issuance of long-term debt (e.g. bonds, loan, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net positions. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. In the statement of activities, interest is accrued on outstanding bonds, whereas in the governmental funds an interest expenditure is reported when due. The following detail of the net effect of these differences in the treatment of long-term debt and related items:	
Repayment of long-term debt:	
General obligation bonds	19,480,000
Installment contracts	554,195
Direct borrowings and direct placements	16,385
Acquisition of installment loan	(2,383,748)
Interest	(64,786)
Issuance of long-term debt	(37,245,669)
Amortization of bond premium	1,372,022
Amortization of bond discount	(3,611)
Advance refunding	(9,432)
Internal service funds are used by management to charge the costs of various activities internally to individual funds. The net expense of certain activities of internal service funds is reported with governmental activities.	1,393,335
Change in net position of governmental activities	$ 18,072,598

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF NET POSITION-PROPRIETARY FUNDS
June 30, 2019

	Business-type Activities Enterprise Funds						
	Sewer System	Storm Water System	Westcom	MidAmerican Energy RecPlex	Nonmajor Solid Waste	Total Enterprise Funds	Internal Service Funds
ASSETS							
Current assets:							
Cash and investments	$ 39,667,697	$ 7,919,464	$ 313,111	$ 1,124,863	$ 263,207	$ 49,288,342	$ 24,555,859
Receivables							
Accounts and unbilled usage	2,693,400	726,453	-	58,292	506,391	3,984,536	26,861
Interest	219,678	42,627	-	-	-	262,305	69,676
Promises to give	-	-	-	2,360,410	-	2,360,410	-
Advance due from other funds	825,000	-	-	-	-	825,000	-
Due from other governments	-	-	102,124	-	-	102,124	19,566
Total current assets	43,405,775	8,688,544	415,235	3,543,565	769,598	56,822,717	24,671,962
Noncurrent assets:							
Advance due from other funds	12,505,000	-	-	-	-	12,505,000	-
Capital assets							
Nondepreciable							
Land	725,445	488,733	-	2,496,001	-	3,710,179	-
Construction-in-progress	4,443,245	16,313,251	-	715,825	-	21,472,321	-
Depreciable							
Equipment and vehicles	581,888	80,000	5,796,291	-	-	6,458,179	19,102,852
Intangibles	23,525	23,525	2,488,593	-	-	2,535,643	-
Improvements other than buildings	-	-	557,247	-	-	557,247	-
Infrastructure	99,707,620	62,403,244	-	-	-	162,110,864	-
Accumulated depreciation	(42,050,613)	(7,799,916)	(5,941,385)	-	-	(55,791,914)	(11,242,766)
Net capital assets	63,431,110	71,508,837	2,900,746	3,211,826	-	141,052,519	7,860,086
Total assets	119,341,885	80,197,381	3,315,981	6,755,391	769,598	210,380,236	32,532,048
DEFERRED OUTFLOWS OF RESOURCES							
Pension related deferred outflows	106,977	93,547	436,772	-	-	637,296	-
OPEB related deferred outflows	12,999	9,571	30,951	-	-	53,521	-
Total deferred outflows	119,976	103,118	467,723	-	-	690,817	-

See Notes to Basic Financial Statements.

	Business-type Activities Enterprise Funds						
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	**Sewer System**	**Storm Water System**	**Westcom**	**MidAmerican Energy RecPlex**	**Nonmajor Solid Waste**	**Total Enterprise Funds**	**Internal Service Funds**
LIABILITIES							
Current							
Accounts payable	$ 335,586	$ 939,443	$ 35,328	$ 29,886	$ 55,476	$ 1,395,719	$ 173,233
Claims payable	-	-	-	-	-	-	1,142,366
Accrued wages payable	27,362	24,899	99,635	-	-	151,896	-
Note payable	-	-	127,849	-	-	127,849	-
Compensated absences	82,470	79,682	91,167	-	-	253,319	-
Due to other funds	13,574,336	1,063,569	-	-	-	14,637,905	-
Advance due to other funds	-	825,000	-	-	-	825,000	-
Total current liabilities	14,019,754	2,932,593	353,979	29,886	55,476	17,391,688	1,315,599
Noncurrent							
Advance due to other funds	-	12,505,000	-	-	-	12,505,000	-
Note payable	-	-	195,145	-	-	195,145	-
Compensated absences	50,001	11,041	39,072	-	-	100,114	-
Total OPEB liability	84,693	62,363	201,662	-	-	348,718	-
Net pension liability	531,126	478,544	1,297,781	-	-	2,307,451	-
Total noncurrent liabilities	665,820	13,056,948	1,733,660	-	-	15,456,428	-
Total liabilities	14,685,574	15,989,541	2,087,639	29,886	55,476	32,848,116	1,315,599
DEFERRED INFLOWS OF RESOURCES							
Pension related deferred inflows	119,746	99,967	80,648	-	-	300,361	-
OPEB related deferred inflows	544	400	1,295	-	-	2,239	-
Total deferred inflows of resources	120,290	100,367	81,943	-	-	302,600	-
NET POSITION							
Net investment in capital assets	63,431,110	71,508,837	1,426,528	3,211,826	-	139,578,301	7,860,086
Restricted by other entites	-	-	720,867	-	-	720,867	-
Restricted for capital improvements	1,341,406	-	-	3,513,679	-	4,855,085	-
Unrestricted	39,883,481	(7,298,246)	(533,273)	-	714,122	32,766,084	23,356,363
Total net position	104,655,997	64,210,591	1,614,122	6,725,505	714,122	177,920,337	31,216,449
Total liabilities, deferred inflows of resources, and net position	$119,461,861	$ 80,300,499	$ 3,783,704	$ 6,755,391	$ 769,598	$211,071,053	$ 32,532,048

Total enterprise funds net position	$177,920,337
Amounts reported for business-type activities in the statement of net position are different because: Internal service funds are used by management to charge the cost of certain services to individual funds. These assets of the internal service funds are included in business-type activities in the statement of net position.	537,497
Net position of business-type activities	$178,457,834

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION-PROPRIETARY FUNDS
Year Ended June 30, 2019

	Business-type Activities Enterprise Funds						
	Sewer System	Storm Water System	Westcom	MidAmerican Energy RecPlex	Nonmajor Solid Waste	Total Enterprise Funds	Internal Service Funds
OPERATING REVENUES							
Charges for services	$ 11,226,789	$ 2,909,546	$ 3,418,747	$ -	$ 2,039,811	$ 19,594,893	$ 7,812,913
Lease revenue	-	-	-	-	-	-	1,919,320
Other	-	13,990	982,076	-	-	996,066	560,121
Total operating revenues	11,226,789	2,923,536	4,400,823	-	2,039,811	20,590,959	10,292,354
OPERATING EXPENSES							
Cost of sales and services	4,428,739	1,846,585	4,379,750	98,759	2,049,135	12,802,968	8,902,151
Depreciation	2,012,919	1,260,843	884,155	-	-	4,157,917	1,618,996
Total operating expenses	6,441,658	3,107,428	5,263,905	98,759	2,049,135	16,960,885	10,521,147
Operating income (loss)	4,785,131	(183,892)	(863,082)	(98,759)	(9,324)	3,630,074	(228,793)
NONOPERATING REVENUES (EXPENSES)							
Investment earnings	885,969	509,836	1,641	32,931	19,760	1,450,137	1,050,089
Interest revenue (expense)	116,250	(116,250)	(16,845)	-	-	(16,845)	-
Payments to WRA	(4,257,956)	-	-	-	-	(4,257,956)	-
Gain (loss) on sale/transfer of capital assets	10,508		(1,960)	-		8,548	238,985
Total nonoperating revenues (expenses)	(3,245,229)	393,586	(17,164)	32,931	19,760	(2,816,116)	1,289,074
Income (loss) before contributions and transfers	1,539,902	209,694	(880,246)	(65,828)	10,436	813,958	1,060,281
OTHER FINANCING SOURCES (USES)							
Capital contributions	1,273,789	4,740,368	-	2,499,850	-	8,514,007	-
Transfers in	281,371	1,674,642	18,236	4,291,483	-	6,265,732	311,000
Transfers out	(1,655,533)	(354,982)	-	-	-	(2,010,515)	-
Total other financing sources and uses	(100,373)	6,060,028	18,236	6,791,333	-	12,769,224	311,000
Change in net position	1,439,529	6,269,722	(862,010)	6,725,505	10,436	13,583,182	1,371,281
Total net position, beginning of year, as restated	103,216,468	57,940,869	2,476,132	-	703,686	164,337,155	29,845,168
Total net position, end of year	$ 104,655,997	$ 64,210,591	$ 1,614,122	$ 6,725,505	$ 714,122	$ 177,920,337	$ 31,216,449

Change in net position	$ 13,583,182
Amounts reported for proprietary activities in the statement of activities are different because internal service funds are used by management to charge the costs of various activities internally to individual funds. The net income of certain activities of internal service funds is reported with business-type activities.	(22,053)
Change in net position of business-type activities	$ 13,561,129

See Notes to Basic Financial Statements.

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City of West Des Moines, Iowa
STATEMENT OF CASH FLOWS-PROPRIETARY FUNDS
Year Ended June 30, 2019

	Business-Type Activities Enterprise Funds						
	Sewer System	Storm Water System	Westcom	MidAmerican Energy RecPlex	Nonmajor Solid Waste	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from customers and users	$ 11,310,707	$ 2,831,740	$ 4,298,699	$ -	$ 1,998,446	$ 20,439,592	$ 2,342,776
Receipts from interfund charges	-	-	-		-	-	7,925,824
Payments to suppliers	(3,848,757)	(2,070,659)	(1,843,781)	(127,165)	(2,166,777)	(10,057,139)	(1,291,824)
Payments to WRA	(4,257,956)	-	-	-	-	(4,257,956)	-
Payments to claimants	-	-	-	-	-	-	(7,098,617)
Payments to employees	(808,874)	(714,881)	(1,340,345)	-	-	(2,864,100)	-
Payments to interfund	(195,029)	(159,264)	(6,394)	-	-	(360,687)	-
Net cash provided (used) by operating activities	2,200,091	(113,064)	1,108,179	(127,165)	(168,331)	2,899,710	1,878,159
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES							
Payments from other funds	10,076,785	8,563,569	-	-	-	18,640,354	-
Payments to other funds	(7,500,000)	(486,250)	-	-	-	(7,986,250)	-
Transfers in	281,371	1,674,642	18,236	4,291,483	-	6,265,732	311,000
Transfers out	(1,655,533)	(354,982)	-	-	-	(2,010,515)	-
Net cash provided by noncapital financing activities	1,202,623	9,396,979	18,236	4,291,483	-	14,909,321	311,000
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Purchase of capital assets	(3,635,483)	(10,224,134)	(1,225,683)	(3,211,826)	-	(18,297,126)	(2,784,703)
Capital contributions	266,031	148,570	-	139,440	-	554,041	-
Principal and interest payments	-	-	(137,000)	-	-	(137,000)	-
Proceeds (loss) from disposal of capital assets	10,508	-	(1,960)	-	-	8,548	36,287
Net cash provided (used) by capital and related financing activities	(3,358,944)	(10,075,564)	(1,364,643)	(3,072,386)	-	(17,871,537)	(2,748,416)
CASH FLOWS FROM INVESTING ACTIVITIES							
Interest received	672,782	496,034	1,641	32,931	19,760	1,223,148	961,024
Purchase of investment securities	(30,272,042)	(5,874,088)	-	-	-	(36,146,130)	(9,601,526)
Proceeds from maturity of investment securities	29,531,877	5,730,464	-	-	-	35,262,341	9,366,765
Net cash provided (used) by investing activities	(67,383)	352,410	1,641	32,931	19,760	339,359	726,263
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(23,613)	(439,239)	(236,587)	1,124,863	(148,571)	276,853	167,006
CASH AND CASH EQUIVALENTS, beginning of year as restated	1,365,019	921,742	549,698	-	411,778	3,248,237	12,232,724
CASH AND CASH EQUIVALENTS, end of year	$ 1,341,406	$ 482,503	$ 313,111	$ 1,124,863	$ 263,207	$ 3,525,090	$ 12,399,730

See Notes to Basic Financial Statements.

	Business-Type Activities Enterprise Funds						
	Sewer System	Storm Water System	Westcom	MidAmerican Energy RecPlex	Nonmajor Solid Waste	Total Enterprise Funds	Internal Service Funds
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES							
Operating income (loss)	$ 4,785,131	$ (183,892)	$ (863,082)	$ (98,759)	$ (9,324)	$ 3,630,074	$ (228,793)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities							
Depreciation	2,012,919	1,260,843	884,155	-	-	4,157,917	1,618,996
Payments to WRA	(4,257,956)	-	-	-	-	(4,257,956)	-
Change in assets and liabilities						-	
Receivables	83,918	(91,796)	(102,124)	(58,292)	(41,365)	(209,659)	(16,104)
Accounts payable	(446,483)	(1,109,128)	35,328	29,886	(117,642)	(1,608,039)	106,382
Claims payable	-	-	-	-	-	-	397,678
Compensated absences and accrued wages payable	(5,904)	(7,023)	40,239	-	-	27,312	-
Net pension liability and related deferred						-	
outflows of resources and deferred inflows of resources	8,135	7,401	941,657	-	-	957,193	-
OPEB liability and related deferred outflows of resources	20,331	10,531	172,006	-	-	202,868	-
Net cash provided (used) by operating activities	$ 2,200,091	$ (113,064)	$ 1,108,179	$ (127,165)	$ (168,331)	$ 2,899,710	$ 1,878,159
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO SPECIFIC ASSETS ON THE STATEMENT OF NET POSITION							
Cash and investments	$ 39,667,697	$ 7,919,464	$ 313,111	$ 1,124,863	$ 263,207	$49,288,342	$24,555,859
Less items not meeting the definition of cash equivalents	(38,326,291)	(7,436,961)	-	-	-	(45,763,252)	(12,156,129)
Cash and cash equivalents at end of year	$ 1,341,406	$ 482,503	$ 313,111	$ 1,124,863	$ 263,207	$ 3,525,090	$12,399,730
SCHEDULE OF NONCASH ITEMS							
Capital and related financing activities							
Donated construction by developers	$ 565,107	$ 910,435	$ -	$ -	$ -	$ 1,475,542	$ -
Donated construction from other funds	$ 409,983	$ 3,674,717	$ -	$ -	$ -	$ 4,084,700	$ -
Investing activities						$ -	
Change in fair market value of investments	$ 230,450	$ 44,717	$ -	$ -	$ -	$ 275,167	$ 73,093

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF ASSETS AND LIABILITIES
AGENCY FUNDS
June 30, 2019

ASSETS	
Cash and investments	$ 682,164
LIABILITIES	
Accounts payable	$ 682,164

See Notes to Basic Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The City of West Des Moines (the City) is a political subdivision of the State of Iowa located in Polk, Dallas, Madison and Warren counties. It was first incorporated in 1893 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government, with the Mayor and Council Members elected on a nonpartisan basis. The City provides numerous services to citizens, including public safety, public works, culture and recreation, community and economic development, health and social services, public improvements and general administrative services. It also provides sewer, storm water, solid waste utilities and dispatching services (Westcom). During the current fiscal year, the City began construction of a City-owned multi-sport recreational facility (MidAmerican Energy RecPlex).

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

For financial reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusions would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City. Based on these criteria, there are no component units, organizations or agencies which should be included in these basic financial statements.

Basis of Presentation

Government-wide and fund financial statements: The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the City. As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's proprietary functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent for support on fees and charges for services.

The Statement of Net Position presents the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Three categories of net position are reported:

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets.

Restricted net position results when constraints placed on the use of net position are either externally imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of net position not meeting the definition of the two preceding categories. Unrestricted net position often has constraints on resources imposed by management which can be removed or modified.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. There are noindirect expenses. Program revenues include 1) charges to customers or applicants who purchase, use or

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

directly benefit from goods, services or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. The focus of fund financial statements is on major funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Nonmajor funds are aggregated and presented in a single column.

Fund Accounting: The accounts of the City are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts which comprise its assets, deferred outflows of resources, liabilities, and deferred inflows of resources, fund balance/net position, revenues and expenditures or expenses, as appropriate. The City has the following funds:

***Governmental Fund Types*:** Governmental fund types are those funds through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used; current liabilities are assigned to the fund from which they are paid; and the difference between governmental fund assets, liabilities, and deferred inflows of resources, the fund equity, is referred to as "fund balance". The measurement focus is upon determination of changes in financial positions, rather than upon net income determination. The following are the City's major governmental funds:

General Fund: The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Road Use Tax Fund (Special Revenue): To account for the proceeds from road use tax monies.

Tax Increment Financing Fund (Special Revenue): To account for the accumulation of resources generated by TIF districts to be used for urban renewal and development. Property tax revenue generated on increased assessed valuations within TIF districts are the resources accounted for in this fund.

Debt Service Fund: To account for the servicing of the general long-term debt not financed by a specific source.

Capital Projects Fund: To account for the acquisition and construction of major capital facilities and other capital assets, with the exception of those that are financed through proprietary fund types.

The other governmental funds of the City are considered nonmajor and are as follows:

***Special Revenue Funds*:** Are used to account for the proceeds of specific revenue sources (other than certain capital projects that are legally restricted to expenditures for specific projects).

Police and Fire Retirement Fund: To account for the remaining balances of the self-administered pension plans after a transfer to a state administered plan which may be used by the City to meet future pension funding requirements as prescribed by law.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Fund Accounting (continued)

Employee Benefit Fund: To account for the property tax revenues collected to be used for City employees' health insurance and pension costs.

Economic Development Fund: To account for grants, contributions, and loan repayments to be used for general economic development and redevelopment purposes of the City including low interest loans the City makes to private companies for economic development purposes, as well as the acquisition and sale of land.

Housing Programs Fund: To account for the U.S. Department of Housing and Urban Development Block Grant programs as well as miscellaneous other grants and contributions to provide housing assistance and housing rehabilitation programs.

Human Services Child Care & Medical Clinic: To account for the human services child care and medical clinic donations and related expenditures.

Parks Fund: To account for the donations identified to specifically assist the park programs and annual tree planting.

Library Fund: To account for reimbursements from the State of Iowa for library materials lent to non-City residents and other libraries in Iowa, and used for improvements to the Library. This Fund also accounts for money received through donations and fund raising activities for the Library.

Public Safety Fund: To account for grants and contributions specifically identified for use in public safety activities such as contributions for the purchase of public access defibrillators. This fund is also used to account for funds received by the City as a result of drug seizures.

Dallas County Local Housing Trust Fund: To account for grants from the Iowa Finance Authority and other Dallas County Local Housing Trust Fund revenues and related expenditures.

Community Development Block Grant Fund: To account for the community development block grant revenues and related expenditures.

Local Option Sales Tax: To account for the voter-approved local option sales tax in Dallas County with 50% of the revenue pledged for property tax reduction and 50% to be used for certain initiatives including quality of life amenities and increased public safety spending.

***Proprietary Fund Types*:** Proprietary fund types are used to account for a government's ongoing organizations and activities which are similar to those often found in the private sector (business-type activities). The measurement focus is upon income determination, financial positions and cash flows.

Enterprise Funds: Are used to account for those operations that are financed and operated in a manner similar to private business or where the City has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The following are the City's major enterprise funds:

Sewer System Fund: To account for the operations of the City's sanitary sewer systems including the revenue from usage fees, the operating costs associated with it, any capital projects and all bond issues.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Fund Accounting (continued)

Storm Water System Fund: To account for the operations of the City's storm water sewer systems including revenue from usage fees, operating costs, capital projects, and all bond issues.

Westcom Fund: To account for the operations of the City's dispatching services.

MidAmerican Energy RecPlex: to account for the operations of the City-owned multi-sport recreational facility.

The other enterprise fund of the City is considered nonmajor and is as follows:

Solid Waste Fund: To account for the operations of the City's solid waste collection system.

Internal Service Funds: Are used to finance and account for services and commodities provided by designated departments or agencies to other departments and agencies of the City. The following are the City's internal service funds:

Vehicle Replacement Fund: To account for replacement costs related to vehicles and equipment of the City.

Vehicle Maintenance Fund: To account for the maintenance costs related to the vehicles and equipment of the City.

Health and Dental Insurance Fund: To account for the health and dental insurance premiums and claims for all City employees.

Worker's Compensation Insurance Fund: To account for the worker's compensation premiums and claims.

Technology Replacement Fund: To account for replacement costs related to technology used by the City, such as hardware and software.

***Fiduciary Fund Types*:** Fiduciary fund types are used to account for net position and changes in net position held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, other governmental units and/or other funds. The City has the following fiduciary fund type:

***Agency Funds*:** Are custodial in nature (assets equal liabilities) and do not involve measurement or results of operations. The City has the following agency funds:

Collections and Deposits Fund: To account for collections and deposits received by the City from external parties for purposes such as escrow accounts for transitional housing program participants, deposits by transient vendors to ensure compliance with temporary use permits and deposits from developers pending completion of remaining site plan requirements.

Section 125 Plan Fund: To account for current payroll deductions of City employees for future use as group insurance premiums.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Measurement Focus and Basis of Accounting

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

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

Property tax, local option sales tax, intergovernmental revenues (shared revenues, grants and reimbursements from other governments) and interest are considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the City.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, principal and interest on long-term debt, claims and judgments and compensated absences are recognized as expenditures only when payment is due. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt are reported as other financing sources.

When an expenditure is incurred in governmental funds that can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the expenditure toward restricted fund balance and then to less-restrictive classifications - committed, assigned and then unassigned fund balances.

Under terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general revenues. Thus, when program expenses are incurred, there is both restricted and unrestricted net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general revenues.

Property taxes are recognized at the time an enforceable legal claim is established. This is deemed to occur when the budget is certified. The current tax levy was certified in February 2019, the date at which a lien attaches, based on the 2018 assessed valuations. These taxes are due in two installments, on September 30 and the following March 31, with a 1½% per month penalty for delinquent payment. Since the 2018 tax levy is budgeted and levied for fiscal year 2020, the revenue from this tax levy has been deferred.

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

The City maintains its financial records on the cash basis during the fiscal year. The financial statements of the City are prepared by making adjusting entries to the cash basis financial records at the end of the fiscal year.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies:

The significant accounting policies followed by the City include the following:

Cash, Pooled Investments and Cash Equivalents: The City maintains a cash and investment pool to maximize investment opportunities. Income from investments is recorded in the General Fund unless otherwise provided by law. Each fund's portion of total cash and investments is reported as such within this report. In addition, certain investments are separately held by several of the City's funds. Investments are reported at fair value except for non-negotiable certificates of deposit which are stated at cost. Securities traded on the national or international exchange are valued at the last reported sales price at current exchange rates.

For purposes of the Statement of Cash Flows for proprietary fund type funds, the City considers pooled cash and investments to be cash equivalents as these pooled amounts have the same characteristics of demand deposits and all highly liquid investments with a maturity of three months or less when purchased. Certificates of deposit with a maturity greater than three months are considered investments. Cash equivalents also include restricted cash and investments.

Property Taxes Receivable, Including Tax Increment Financing: Property tax, including tax increment financing in governmental funds, is accounted for using the modified accrual basis of accounting.

Property tax receivable is recognized in these funds on the levy or lien date, which is the date that the tax asking is certified by the City Council to the County Board of Supervisors. Current year property tax receivable represents taxes collected by the County but not remitted to the City at June 30, 2019 and unpaid taxes. The succeeding year property tax receivable represents taxes certified by the City Council to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year. By statute, the City Council is required to certify its budget to the County Auditor by March 15 of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is reported as a deferred inflow of resources in both the government-wide and the fund financial statements and will not be recognized as revenue until the year for which it is levied.

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1 ½% per month penalty for delinquent payments; is based on January 1, 2017, assessed property valuations; is for the tax accrual period July 1, 2018 through June 30, 2019, and reflects tax asking contained in the budget certified to the County Board of Supervisors in February 2018.

Accounts Receivable: results primarily from services provided to citizens and are accounted for in the governmental funds. Sanitary sewer, storm water sewer, solid waste, dispatching services, and the MidAmerican Energy RecPlex are accounted for in the enterprise funds. All are net of an allowance for uncollectibles. Unbilled usage for service consumed between periodic scheduled billing dates is estimated and is recognized as revenue in the period in which the service is provided.

Special Assessments Receivable: represents the amounts due from individuals for work done which benefits their property. These assessments are payable by individuals in not less than ten nor more than twenty annual installments. Each annual installment with interest on the unpaid balance is due on September 30 and is subject to the same interest and penalties as other tax.

Interest Receivable: represents the amounts due from earnings on investments.

Promises to Give: represents promises made directly to the City from individuals and businesses to be used in the construction on the MidAmerican Energy RecPlex. Approximately $335,000 of the $2,360,410 receivable at June 30, 2019 is expected to be received with one year. The entire balance is expected to be received in ten years.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Loans Receivable: represents amounts due from businesses related to the City's economic incentive programs and the amounts due relating to notes from direct borrowings and direct placements.

Due from Other Governments: Due from other governments represents amounts due from the State of Iowa, various shared revenues, grants and reimbursements from other governments.

Inventories: consists of materials and supplies and are valued at cost using the first-in, first-out (FIFO) method. The costs of governmental fund type inventories are recorded as expenditures.

Prepaids: consists of software maintenance, support, and warranty extending beyond the current fiscal year end.

Restricted Assets: Funds invested from contributions which carry specific restrictions for their use are classified as restricted assets.

Bond Issuance Costs: in the government-wide financial statements and the fund financial statements, bond issuance costs are recognized during the current period. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenses in the government-wide financial statement and proprietary fund types in the fund financial statement. Governmental funds recognize the costs as debt service expenditures.

Capital Assets: including land, buildings, improvements other than buildings, intangibles, equipment and vehicles, infrastructure, construction-in-progress, sanitary and storm water sewer systems are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an initial useful life of one year or greater.

Assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

The City has chosen the modified approach, as defined by GASB Statement No. 34, for reporting the governmental activities infrastructure assets. The City maintains an inventory of infrastructure assets and performs periodic condition assessments to establish that the predetermined condition level is maintained.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. No interest was capitalized in the current fiscal year.

Depreciation has been provided using the straight-line method over the estimated useful lives of the respective assets. The estimated useful lives for each capital asset type are as follows:

Asset class	Estimated useful lives (in years)
Buildings	30
Improvements other than buildings	15
Equipment and vehicles	3 - 15
Fiber network	20
Sanitary and storm water sewer systems	50
Intangibles	5

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Depreciation has been provided using the straight-line method over the estimated useful lives of the respective assets. The estimated useful lives for each capital asset type are as follows:

The City's collection of works of art and other similar assets are not capitalized. These collections are unencumbered, held for public exhibition and education, protected, cared for and preserved and subject to City policy that requires proceeds from the sale of these items to be used to acquire other collection items.

Deferred Outflows of Resources: Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension and OPEB expense and contributions from the employer after the measurement date, but before the end of the employer's reporting period.

Deferred Inflows of Resources: Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current period, or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since it is not available. Deferred inflows of resources at the governmental fund level consist of the succeeding year property tax receivable, and other receivables not collected within 60 days of the current fiscal period.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax receivable that will not be recognized as revenue until the year for which they are levied, the unamortized portion of the net difference between projected and actual earnings on pension plan investments, and other unrecognized items not yet charged to pension and OPEB expense.

Interfund Transactions: Transactions among City funds that would be treated as revenues and expenditures or expenses if they involved organizations external to City government are accounted for as revenues and expenditures or expenses in the funds involved.

Transactions which constitute reimbursements to a fund for expenditures initially made from it which are properly applicable to another fund are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the reimbursed fund.

Transactions, which constitute the transfer of resources from a fund receiving revenues to a fund through which the revenues are to be expended, are separately reported in the respective fund's operating statements.

Activity between funds, that are representative of lending/borrowing arrangements at the end of the fiscal year, are referred to as "due to/from other funds" in the fund financial statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Compensated Absences: City employees accumulate vacation benefits for subsequent use or payment upon termination, death or retirement. City employees also accumulate sick leave benefits for subsequent use or payment at one-half the accumulated value upon death or retirement. For proprietary fund types, these accumulations are recorded as expenses and liabilities of the appropriate fund in the fiscal year earned. For governmental fund types, the amount of accumulated unpaid vacation which is payable from available resources is recorded as a liability of the respective fund only if they have matured. Examples of these are employee retirements and resignations. There is no amount considered due as of year-end or reported in the fund financial statements. However, the entire compensated absence liability, computed based on rates of pay in effect at June 30, 2019, is reported on the government-wide financial statements. The compensated absences liability attributable to the governmental activities will be paid primarily by the General Fund.

Long-Term Liabilities: In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental or business type activities column in the Statement of Net Position and the proprietary fund Statement of Net Position.

In the governmental fund financial statements, the face amount of debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions: For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's two pension systems, and additions to/deductions from the pensions' fiduciary net position have been determined on the same basis as they are reported by each respective pension system. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability attributable to the governmental activities will be paid primarily by the general fund.

Total OPEB Liability: For purposes of measuring the total OPEB liability, deferred outflows of resources, and deferred inflows of resources related to OPEB and OPEB expense, information has been determined based on the City's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The total OPEB liability attributable to the governmental activities will be paid primarily by the general fund.

Fund Equity: In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable - Amounts which cannot be spent either because they are in a non-spendable form or because they are legally or contractually required to be maintained intact.

Restricted - Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments imposed by law through constitutional provisions or enabling legislation.

Committed - Amounts which can be used only for specific purposes pursuant to constraints formally imposed by the highest level of decision-making authority. The City Council is the highest level of decision-making authority and can, through ordinance or resolution approved prior to fiscal year end, commit fund balance. For the purpose of financial commitments, ordinances and resolutions are equally binding. Committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same action it employed to commit those amounts. At this time no amounts have been committed by the City Council.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Assigned - Amounts the City intends to use for a specific purpose. The intent is expressed by the governing body itself, or a body or official to which the City has delegated the authority to assign amounts to be used for specific purposes. It does not require formal action of the City. At this time no amounts have been assigned nor has any specific authority to assign fund equity been delegated by the City, governing bodies or officials.

Unassigned - All amounts not included in other spendable classifications. The General fund is the only fund that would report a positive amount in unassigned fund balance.

When an expenditure is incurred in governmental funds which can be paid using either restricted or unrestricted resources, it is the City's policy to pay the expenditure from restricted fund balance and then from less-restrictive classifications of committed, assigned and then unassigned fund balance.

Net Position: Net position represents the difference between assets, deferred inflows of resources, liabilities, and deferred outflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net investment in capital assets excludes unspent debt proceeds. As of June 30, 2019, the City had $61,181,186 in unspent debt proceeds available for projects. Net position is reported as restricted when there are limitations imposed on its use through enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Net position restricted through enabling legislation consists of $13,804,222 for road construction projects, $2,584,635 for retirement benefits, and $4,139,747 for tax increment projects. All other restrictions are imposed by outside parties through grants, debt agreements or donors.

The City first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

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 the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 CASH AND INVESTMENTS

As of June 30, 2019, the City's cash and investments were as follows:

Cash and investments, statement of net position	$124,564,830
Restricted cash and investments	82,935,940
Cash and investments, fiduciary funds	682,164
	$208,182,934

As of June 30, 2019, the City had investments in U.S. Agency coupon securities with a fair value of $34,811,831. The City categorized its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs. All of the City's investments in U.S. Agency coupon securities are valued using significant other observable inputs (level 2 inputs). There have been no changes in valuation methodologies at June 30, 2019 compared to June 30, 2018.

NOTE 2 CASH AND INVESTMENTS (continued)

Authorized Investments: The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high-rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district. However, the City's investment policy additionally limits investments in commercial paper to obligations at the time of purchase rated within the two highest ratings issued by nationally recognized statistical rating organizations with a maturity less than 270 days.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. In accordance with the City's investment policy, the City minimizes the fair value risk of investments in the portfolio by structuring its investment portfolio so that securities mature to meet cash requirements for operations, thereby avoiding the need to sell securities in the open market prior to maturity.

The City employs a laddered maturity approach to its investments in U.S. Agency coupon securities. Within 12 months, $14,965,170 of the fair value will mature. An additional $7,597,127 will mature between 13 and 24 months. The remaining $12,249,534 will mature between 25 and 60 months.

Credit Risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City’s investment policy limits investments in commercial paper and other corporate debt to the top two highest classifications. The City did not invest in any commercial paper or other corporate debt during the year. All $34,811,831 of the fair value invested in U.S. Agency coupon securities are rated Aaa by Fitch, Standard and Poor’s, and Moody’s. The City adheres to investment policies established in the State of Iowa code.

Concentration of Credit Risk: The City's investment policy seeks diversification to reduce overall portfolio risk while attaining market rates of return to enable the City to meet all anticipated cash requirements. The policy limits the City to holding a minimum of 5% of the total portfolio in highly marketable short-term treasuries, short-term federal government agencies, checking with interest, government pooled account or a combination of all four. The policy limits investments in order to avoid over-concentration in securities of a specific issuer and limits certificates of deposit to the amount approved by City Council for each financial institution in accordance with the Code of Iowa.

Custodial Credit Risk-Deposits: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. It is the City’s policy to require that time deposits in excess of FDIC insurance limits be secured by collateral or private insurance to protect public deposits in a single financial institution if it were to default. Chapter 12C of the Code of Iowa requires all City funds be deposited into an approved depository and be either insured or collateralized. As of June 30, 2019, the City’s deposits with financial institutions were entirely covered by federal depository insurance or insured by the state through pooled collateral, state sinking funds and by the state’s ability to assess for lost funds. The City’s investments were covered by investments purchased and held by an independent third party.

Custodial Credit Risk-Investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City had no custodial risk with regards to investments since all investments were held by the City or its agent in the City’s name.

NOTE 3 CAPITAL ASSETS

The City has reported all capital assets including infrastructure in the government-wide statement of net position. The City elected to use the modified approach as defined by GASB Statement No. 34 for governmental activities infrastructure reporting. As a result, no accumulated depreciation or depreciation expense has been recorded for these assets. A more detailed discussion of the modified approach is presented in the Required Supplementary Information section of this report. All other capital assets were reported using the basic approach whereby accumulated depreciation and depreciation expense have been recorded.

The following is a summary of changes in capital assets for the year ended June 30, 2019:

	Balance beginning of year (as Restated)	Additions	Deletions	Transfers	Balance end of year
Governmental Activities					
Capital assets, not being depreciated					
Land	$ 23,908,175	$ 4,899,788	$ -	$ -	$ 28,807,963
Infrastructure	394,191,661	11,852,252	35,153	-	406,008,760
Construction-in-progress	46,093,481	50,380,436	29,747,922	(4,084,700)	62,641,295
Intangibles	15,574,850	-	-	-	15,574,850
Total capital assets, not being depreciated	479,768,167	67,132,476	29,783,075	(4,084,700)	513,032,868
Capital assets, being depreciated					
Buildings	53,126,968	4,140,729	308,868	-	56,958,829
Equipment and vehicles	23,250,142	3,771,057	1,953,810	29,384	25,096,773
Fiber network	5,159,190	-	-	-	5,159,190
Intangibles	1,204,722	130,574	32,529	-	1,302,767
Improvements other than buildings	50,725,307	828,016	-	-	51,553,323
Total capital assets, being depreciated	133,466,329	8,870,376	2,295,207	29,384	140,070,882
Less accumulated depreciation for					
Buildings	29,842,568	1,842,334	44,415	-	31,640,487
Equipment and vehicles	15,517,298	2,042,014	1,712,921	6,648	15,853,039
Fiber network	2,823,154	257,960	-	-	3,081,114
Intangibles	627,223	167,689	32,529	-	762,383
Improvements other than buildings	36,945,560	1,484,023	-	-	38,429,583
Total accumulated depreciation	85,755,803	5,794,020	1,789,865	6,648	89,766,606
Total capital assets, being depreciated, net	47,710,526	3,076,356	505,342	22,736	50,304,276
Governmental activities, capital assets net	$ 527,478,693	$ 70,208,832	$ 30,288,417	$ (4,061,964)	$ 563,337,144

NOTE 3 CAPITAL ASSETS (continued)

	Balance beginning of year (as Restated)	Additions	Deletions	Transfers	Balance end of year
Business-Type Activities					
Capital assets, not being depreciated					
Land	$ 413,178	$ 3,297,001	$ -	$ -	$ 3,710,179
Construction-in-progress	15,320,011	18,216,634	16,149,024	4,084,700	21,472,321
Total capital assets, not being depreciated	15,733,189	21,513,635	16,149,024	4,084,700	25,182,500
Capital assets, being depreciated					
Equipment and Vehicles	6,811,447	43,173	367,057	(29,384)	6,458,179
Intangibles	2,424,730	110,913	-	-	2,535,643
Improvements Other than Buildings	557,247	-	-	-	557,247
Sanitary and storm sewer system	148,902,966	13,207,898	-	-	162,110,864
Total capital assets, being depreciated	158,696,390	13,361,984	367,057	(29,384)	171,661,933
Less accumulated depreciation for					
Equipment and Vehicles	4,363,939	448,616	365,097	(6,646)	4,440,812
Intangibles	1,019,997	485,307	-	-	1,505,304
Improvements Other than Buildings	334,348	37,150	-	-	371,498
Sanitary and storm sewer system	46,287,455	3,186,845	-	-	49,474,300
Total accumulated depreciation	52,005,739	4,157,918	365,097	(6,646)	55,791,914
Total capital assets, being depreciated, net	106,690,651	9,204,066	1,960	(22,738)	115,870,019
Business-type activities, capital assets, net	$ 122,423,840	$ 30,717,701	$ 16,150,984	$ 4,061,962	$ 141,052,519

Depreciation expense was charged to the governmental activities functions as follows:

Governmental Activities	
Public Safety	$ 1,733,283
Health and social services	125,862
Culture and recreation	1,627,646
Public works	1,320,599
General government	803,464
Community and economic development	183,166
Total	**$ 5,794,020**

NOTE 4 BONDED AND OTHER DEBT

The following is a summary of changes in bonded and other long-term debt for the year ended June 30, 2019:

	Balance June 30, 2018	Increases & Issues	Decreases & Retirements	Balance June 30, 2019	Due within one year
Governmental activities					
General obligation bonds	$ 195,765,057	$ 36,620,669	$ 20,848,411	$ 211,537,315	$ 15,090,000
Notes from direct borrowings and direct placements	-	625,000	16,385	608,615	33,016
Installment contracts	2,106,716	1,429,508	554,195	2,982,029	625,670
Compensated absences	4,880,993	5,147,921	4,880,993	5,147,921	3,017,949
Total governmental activities	202,752,766	43,823,098	26,299,984	220,275,880	18,766,635
Business-type activities					
Equipment note payable	443,149	-	120,155	322,994	127,849
Compensated absences	358,835	353,433	358,835	353,433	253,319
Total business-type activities	801,984	353,433	478,990	676,427	381,168
Total long-term debt	$ 203,554,750	$ 44,176,531	$ 26,778,974	$ 220,952,307	$ 19,147,803

Bonds were sold at a net premium; unamortized net premium at June 30, 2019 totaled $13,222,317.

NOTE 4 BONDED AND OTHER DEBT (continued)

General Obligation Bonds/Notes: General obligation bonds outstanding as of June 30, 2019, consist of the following individual issues:

Date of Issue	Interest Rates	Final Due Date	Annual Principal Payments	Amount Originally issued	Amount Outstanding June 30, 2019
03/04/2010	2.000-4.250	June 2020	$ 780,000 - $4,140,000	$ 31,450,000	$ 780,000
06/29/2010	3.000	June 2020	685,000 - 845,000	7,000,000	845,000
08/10/2011	2.000-3.500	June 2025	500,000 - 1,215,000	6,900,000	2,775,000
05/01/2012	5.000	June 2021	560,000 - 1,945,000	11,355,000	1,430,000
06/27/2012	2.000-3.000	June 2026	250,000 - 655,000	7,520,000	4,190,000
08/21/2013	2.000-3.100	June 2024	250,000 - 1,080,000	4,385,000	1,465,000
09/11/2014	2.000-5.000	June 2026	820,000 - 1,055,000	13,375,000	6,530,000
04/07/2015	2.000-3.100	June 2029	240,000 - 2,195,000	21,755,000	19,400,000
04/07/2015	2.000-2.800	June 2025	875,000 - 1,660,000	12,715,000	9,370,000
04/07/2015	2.000	June 2020	615,000 - 955,000	3,410,000	615,000
06/15/2016	2.000-5.000	June 2026	690,000 - 3,260,000	9,225,000	4,620,000
06/15/2016	2.000-5.000	June 2031	555,000 - 1,495,000	13,855,000	11,015,000
11/16/2016	2.000-4.000	June 2026	100,000 - 840,000	7,200,000	5,595,000
11/16/2016	2.000-4.000	June 2030	100,000 - 1,025,000	10,700,000	9,765,000
08/22/2017	2.000-3.000	June 2029	435,000 - 2,320,000	7,650,000	4,895,000
08/22/2017	2.000-4.000	June 2024	615,000 - 735,000	4,665,000	3,405,000
08/22/2017	2.125-5.000	June 2032	535,000 - 850,000	9,130,000	9,130,000
08/22/2017	3.000-5.000	June 2036	100,000 - 2,125,000	25,555,000	25,555,000
08/22/2017	2.000-5.000	June 2029	240,000 - 385,000	3,470,000	3,230,000
06/13/2018	3.000-5.000	June 2030	430,000 - 2,100,000	8,110,000	6,010,000
06/13/2018	3.000-5.000	June 2031	315,000 - 1,675,000	12,540,000	12,540,000
06/13/2018	3.000-5.000	June 2037	100,000 - 485,000	6,155,000	6,155,000
06/13/2018	2.700-5.000	June 2036	250,000 - 1,455,000	15,925,000	15,925,000
12/27/2018	3.000-3.125	June 2026	1,000,000 - 2,475,000	10,480,000	10,480,000
06/20/2019	4.000-5.000	June 2026	850,000 - 1,375,000	7,225,000	7,225,000
06/20/2019	5.000	June 2026	895,000 - 1,090,000	4,945,000	4,945,000
06/20/2019	3.000-5.000	June 2031	370,000 - 490,000	5,105,000	5,105,000
06/20/2019	5.000	June 2025	970,000 - 1,170,000	5,320,000	5,320,000
				$ 287,120,000	$ 198,315,000

Other than Bonded Debt

Installment contracts:

The City has entered into an installment contract with the Iowa Department of Transportation (DOT) related to the Highway 5 relocation construction project. The agreement is non-interest bearing and originally called for annual installments of approximately $1,077,000 through June 2015. Prior to the final payment due date, IDOT agreed to delay the payment pending modification of terms of the agreement. An amendment, effective January 11, 2016, included settlement of additional construction cost reimbursement of $569,571, and provided for the remaining balance of $1,646,390 to be refinanced into a non-interest bearing installment contract allowing for equal principal installments over ten years beginning April 2016. The balance due as of June 30, 2019 was $987,836.

The City has entered into an installment contract with a private party for a property acquisition for a future park of approximately $1,988,000. The payments are due in annual installments of $318,080 plus interest of 3% through July 2021. The balance due as of June 30, 2019 is $636,160.

NOTE 4 BONDED AND OTHER DEBT (continued)

Installment contracts (continued):

The City has entered into an installment contract with a neighboring City to acquire a previously shared fire station totaling approximately $1,429,508. The payments are due in pro rated annual installments ranging from $71,476 to $428,852 through May 2023. The balance due as of June 30, 2019 was $1,358,033.

Note payable:
The City entered into a five year term loan agreement with a bank, collateralized by funds held in a general operating money market account. The note is payable in monthly installments of $11,417, including variable interest at 2.0 percent above the money market rate, through November 2021. The balance due as of June 30, 2019 was $322,994.

Direct borrowings and direct placements:
On August 24, 2018 and October 9, 2018, the City borrowed $625,000 from Iowa Finance Authority with the intention to pass on the funds to a sub-recipient in the continuation of the rehabilitation of a school building. The loan bears interest at 1% per annum with semi-annual payments of $19,510 and matures in June 2036. The balance due as of June 30, 2019 was $608,615.

Compensated Absences: Compensated absences are typically liquidated in the fund that accounts for the employee's salary and benefits.

Summary of principal and interest maturities: Annual debt service requirements to service all outstanding indebtedness as of June 30, 2019, are as follows:

	Governmental Activities						Business-Type Activities	
	General Obligation Bonds		Notes from Direct Borrowings and Direct Placements		Installment Contracts		Note Payable	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
Year Ending June 30								
2020	15,090,000	6,875,072	33,016	6,004	625,671	19,085	127,849	9,151
2021	14,000,000	6,396,598	33,347	5,673	840,096	9,542	132,397	4,604
2022	17,775,000	5,887,849	33,681	5,339	593,492	-	62,748	496
2023	20,675,000	5,195,990	34,019	5,001	593,492	-	-	-
2024	20,990,000	4,397,465	34,360	4,660	164,639		-	-
2025 - 2029	73,940,000	11,847,746	177,037	18,063	164,639	-	-	-
2030 - 2034	27,400,000	3,416,244	186,091	9,009	-	-	-	-
2035 - 2037	8,445,000	422,761	77,062	965	-	-	-	-
	$ 198,315,000	$ 44,439,725	$ 608,615	$ 54,714	$ 2,982,029	$ 28,627	$ 322,994	$ 14,251

Legal debt margin: As of June 30, 2019, the outstanding general obligation debt of the City did not exceed its legal debt margin computed as follows:

Actual valuation, net of military exemption *	$ 7,931,184,722
Debt limit, 5% of total actual valuation	396,559,236
Debt applicable to debt limit	
General obligation bonds	198,315,000
Notes from direct borrowings & direct placement	608,615
Note payable	322,994
Installment contracts	2,982,029
Legal debt margin	$ 194,330,598

* 100% of assessed valuation including TIF increment

NOTE 5 FUND BALANCES

The following fund had a deficit fund balance as of June 30, 2019:

Dallas County Local Housing Trust Fund	$ (3,575)

The City intends to fund this deficit through future grant revenues.

As of June 30, 2019, fund balances were composed of the following:

	General	Road Use Tax	Tax Increment Financing	Debt Service	Capital Projects	Nonmajor Special Revenue	Total
Nonspendable:							
Inventories and loan receivable	$ 1,082,278	$ -	$ -	$ -	$ -	$ 608,615	$ 1,690,893
Restricted for:							
Road and street projects	-	13,804,222	-	-	-		13,804,222
Tax rebates and urban renewal projects	-	-	3,688,356	-	-	-	3,688,356
Debt service	-	-	-	3,144,903	-	-	3,144,903
General obligation bond projects	-	-	-	-	70,903,383	-	70,903,383
Public safety pension	-	-	-	-	-	2,576,119	2,576,119
Employee insurance benefits	-	-	-	-	-	8,516	8,516
Economic development	-	-	-	-	-	451,391	451,391
General housing assistance	-	-	-	-	-	489,326	489,326
Elderly housing assistance	-	-	-	-	-	222,969	222,969
Child care and medical clinic	-	-	-	-	-	108,274	108,274
Parks operations and projects	-	-	-	-	-	41,828	41,828
Raccoon River quarry conservation	-	-	-	-	-	512,282	512,282
Public art	-	-	-	-	-	550,410	550,410
Adult softball field maintenance and		-	-				
improvements	-	-	-	-	-	115,116	115,116
Jordan Cemetery maintenance	-	-	-	-	-	407,892	407,892
Library operations and programs	-	-	-	-	-	271,810	271,810
Suburban Emergency Response Team	-	-	-	-	-	8,468	8,468
Police Operations	-	-	-	-	-	304,392	304,392
Community Development Block Grant	-	-	-	-	-	36,175	36,175
LOST-Property Tax Reduction	-	-	-	-	-	196,237	196,237
LOST-Other City Uses	-	-	-	-	-	945,146	945,146
Total restricted fund balance	-	13,804,222	3,688,356	3,144,903	70,903,383	7,246,351	98,787,215
Unrestricted	38,853,458	-	-	-	-	(3,575)	38,849,883
Total fund balance	$ 39,935,736	$ 13,804,222	$ 3,688,356	$ 3,144,903	$ 70,903,383	$ 7,851,391	$ 139,327,991

NOTE 6 INTERFUND RECEIVABLES AND PAYABLES

Individual interfund receivables and payables balances as of June 30, 2019 were:

Receivable Fund	Payable Fund	
Major Governmental Fund, General	Major Proprietary Fund, Sewer	$ 13,574,336
Major Governmental Fund, General	Major Proprietary Fund, Stormwater	$ 1,063,569
Major Governmental Fund, General	Nonmajor Governmental Fund, CDBG	73,613
Total		$ 14,711,518

Advance From Fund	Advance To Fund	
Major Proprietary Fund, Sewer	Major Proprietary Fund, Storm Water	$ 13,330,000

Interfund balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

On January 8, 2018 the City entered into an interfund loan agreement. The terms of the loan state that $6,200,000 was paid from the Sewer Fund to the Storm Water fund. Repayments including 1.5% interest will occur over a 15 year term ending on June 1, 2033. This interfund loan has been eliminated in the government wide financial statements.

On June 17, 2019 the City entered into a second interfund loan agreement. The terms of the loan state that $7,500,000 was paid from the Sewer Fund to the Storm Water fund. Repayments including 1.5% interest will occur over a 15 year term ending on June 1, 2034. This interfund loan has been eliminated in the government wide financial statements.

NOTE 7 INTERFUND TRANSFERS

The following is a schedule of transfers as included in the basic financial statements of the City:

	Transfers in	Transfers out
Major Governmental Funds		
General	$ 6,050,636	$ 6,324,426
Special Revenue Funds	-	-
Road Use Tax	-	7,435,955
Tax Increment Financing	-	17,727,467
Debt Services	14,718,583	-
Capital Projects	14,903,860	2,652,098
Major Enterprise Funds		
Sewer System	281,371	1,655,533
Storm Water System	1,674,642	354,982
Westcom	18,236	-
RecPlex	4,291,483	-
Non-major Governmental Funds	253,263	6,352,613
Internal Service Funds		
Technology Replacement	300,000	-
Vehicle Replacement	11,000	-
Total	$ 42,503,074	$ 42,503,074

NOTE 7 INTERFUND TRANSFERS (continued)

Transfers are used 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 or (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 8 PENSION AND RETIREMENT SYSTEMS

Iowa Public Employees' Retirement System - IPERS

Plan Description – IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. (These qualifications must be met on the member's first month of entitlement to benefits.) Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary. (For members with service before June 30, 2012, the highest three-year average salary as of that date will be used if it is greater than the highest five-year average salary.)

Protection occupation members may retire at normal retirement age which is generally at age 55. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.5% for each month that the member received benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits: A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Iowa Public Employees' Retirement System – IPERS (continued)

Contributions: Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2019, pursuant to the required rate, regular members contributed 6.29% of pay and the City contributed 9.44% for a total rate of 15.73%. Protection occupation members contributed 6.81% of pay and the City contributed 10.21% for a total rate of 17.02%.

The City's total contributions to IPERS for the year ended June 30, 2019 were $2,124,433.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions: At June 30, 2019 the City reported a liability of $34,153,322 for its proportionate share of the net pension liability, of which $14,570,418 relates to IPERS. The net pension liability was measured as of June 30, 2018 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participation employers. At June 30, 2018, the City's collective proportion was 0.2302442% which was an increase of .0020035% from its proportion measured as of June 30, 2017.

For the year ended June 30, 2019, the City recognized total pension expense $5,492,974 of which, $2,369,512 relates to IPERS. At June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 88,110	$ 356,305
Changes of assumptions	2,432,331	12,726
Net difference between projected and actual earnings on IPERS' investments	-	504,929
Changes in proportion and differences between City contributions and proportionate share of contributions	256,016	41,326
City contributions subsequent to the measurement date	2,124,433	-
	$ 4,900,890	$ 915,286

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Iowa Public Employees' Retirement System – IPERS (continued)

The $2,124,433 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30		
2020		1,258,032
2021		683,880
2022		(104,892)
2023		26,106
2024		(1,955)
	Total	$ 1,861,171

There were no non-employer contributing entities at IPERS.

Actuarial Assumptions – The total pension liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation (effective June 30, 2017)	2.60% per annum.
Rates of salary increase (effective June 30, 2017)	3.25% to 16.25% average, including inflation. Rates vary by membership group.
Investment rate of return (effective June 30, 2017)	7.00% per annum, compounded annually, net of investment expense, including inflation
Wage growth (effective June 30, 2017)	3.25% per annum based on 2.60% inflation and .65% real wage inflation

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of actuarial experience studies with dates corresponding to those listed above.

Mortality rates used in the 2018 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments.

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

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Iowa Public Employees' Retirement System – IPERS (continued)

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Core Plus Fixed Income	27.0%	1.97%
Domestic Equity	22.0%	6.01%
International Equity	15.0%	6.48%
Global smart beta equity	3.0%	6.23%
Private Equity	11.0%	10.81%
Private Real Assets	7.5%	4.14%
Public Real Assets	7.0%	2.91%
Public Credit	3.5%	3.93%
Private Credit	3.0%	3.11%
Cash	1.0%	-0.25%
	100.0%	

Discount Rate – The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, the IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1%-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability	$ 26,840,048	$ 14,570,418	$ 4,281,204

IPERS' Plan Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to IPERS' – At June 30, 2019, the City reported payables to the defined benefit pension plan of $0 for legally required employer contributions and $0 for legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

Municipal Fire & Police Retirement System - MFPRSI

Plan Description – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits – Disability benefits may be either accidental or ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation, for those with 5 or more years of service, or the member's service retirement benefit calculation amount, and 25% of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a $100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2019.

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 26.02% for the year ended June 30, 2019.

The City's contributions to MFPRSI for the year ended June 30, 2019 was $2,751,800.

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a non-employer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – Financial Reporting for Pension Plans, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2019.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2019, the City reported a liability of $34,153,322 for its proportionate share of the net pension liability, of which $19,582,904 relates to MFPRSI. The net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2018, the City's proportion was 3.289014% which was an increase of 0.131864% from its proportions measured as of June 30, 2017.

For the year ended June 30, 2019, the City recognized total pension expense of $5,492,974, of which $3,123,462 relates to MFPRSI. At June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 525,706	$ 265,652
Changes of assumptions	1,672,579	156,491
Net difference between projected and actual earnings on pension plan investments	957,883	-
Changes in proportion and differences between City contributions and proportionate share of contributions	676,297	113,200
City contributions subsequent to the measurement date	2,751,800	-
Total	$ 6,584,265	$ 535,343

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

$2,751,800 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	
2020	1,988,541
2021	1,136,278
2022	(118,902)
2023	282,876
2024	136,136
Thereafter	(127,807)
Total	$ 3,297,122

Actuarial Assumptions – The total pension liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3.00% per annum
Salary Increases	3.75% to 15.11%, including inflation
Investment rate of return	7.50% per annum, net of investment expense, including inflation

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2007 to June 30, 2017.

Postretirement mortality rates were based on the RP-2014 Blue Collar Combined Healthy Mortality Table with males set-forward two years, females set-forward two years and individuals with disabilities set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Large cap	5.5%
Small cap	5.8%
International large cap	7.3%
Emerging makets	9.0%
Emerging market debt	6.3%
Private non-core real estate	8.0%
Master limited partnerships	9.0%
Private equity	9.0%
Core plus fixed income	3.3%
Private core real estate	6.0%
Tactical asset allocation	6.4%

Discount Rate – The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed that contributions will be made at 9.40% of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. 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 was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of 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 calculated using the discount rate of 7.50%, as well as what the city's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.50%) or 1% higher (8.50%) than the current rate.

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
City's proportionate share of the net pension liability	$ 32,673,407	$ 19,582,904	$ 8,744,408

MFPRSI's Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

Payables to MFPRSI - At June 30, 2019, the City reported payables to the defined benefit pension plan of $0 for legally required employer contributions and $0 for legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

NOTE 9 DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, is available to all full & ¾ time City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. The plan was amended to comply with IRC Section 457(g) which allowed for the plan to hold its assets in trust. Under these requirements, the assets of the plan are no longer subject to the general creditors of the City, the City no longer owns the amount deferred by employees and, therefore, the liability and corresponding investment are not reflected in the financial statements. During the previous fiscal year, the City changed management firms and also added a new plan in accordance with Internal Revenue Code Section 401a.

NOTE 10 OTHER POSTEMPLOYMENT BENEFITS - OPEB

Plan Description - The City operates a single-employer benefit plan which provides medical, prescription drug and dental benefits for employees, retirees and their spouses and dependents. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The Plan does not issue a stand-alone financial report. The healthcare benefit plans are self-insured and are administered by a third party.

OPEB Benefits – Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay 102% of the full active employee premium rates. This results in an implicit subsidy and an OPEB liability. The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis.

Retired participants must be age 55 or older at retirement. At June 30, 2019, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	19
Inactive employees or beneficiaries entitled to but not yet receiving benefit payment	0
Active employees	410
Total	429

Total OPEB Liability – The City's total OPEB liability of $3,383,982 was measured as of June 30, 2019, and was determined by an actuarial valuation as of June 30, 2019.

NOTE 10 OTHER POSTEMPLOYMENT BENEFITS - OPEB (continued)

Actuarial Assumptions - The total OPEB liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2019)	3.00% per annum
Rates of salary increases (effective June 30, 2019)	4.00% per annum, including inflation
Discount rate (effective June 30, 2019)	3.50% compounded annually, including inflation
Health cost trend rate (effective June 30, 2019)	5.00% per annum

Discount Rate – The discount rate used to measure the total OPEB liability was 3.50% which reflects the index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Mortality rates are from the RP 2014 annuitant distinct mortality table adjusted to 2006 with MP 2018 generational projection of future mortality improvement. Annual retirement and termination probabilities are based on varying rates by age and were developed based on Scale T-3 of the Actuary's Pension Handbook.

The actuarial assumptions used in the June 30, 2019 valuation were based on the results of an actuarial experience study with dates corresponding to those listed above.

Changes in the Total OPEB Liability

	Total OPEB Liability
Total OPEB Liability beginning of year	$ 2,947,547
Changes for the year:	
Service cost	162,490
Interest	118,303
Changes in benefit terms	-
Difference between expected and actual experience	285,494
Changes of assumptions	(23,635)
Benefit payments	(106,217)
Net changes	436,435
Total OPEB Liability end of year	$ 3,383,982

Changes of assumptions reflect a change in the discount rate from 3.87% in fiscal year 2018 to 3.50% in fiscal year 2019.

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower (2.50%) or 1% higher (4.50%) than the current discount rate.

	1% Decrease (2.50%)	Discount Rate (3.50%)	1% Increase (4.50%)
Total OPEB Liability	$ 3,675,731	$ 3,383,982	$ 3,116,617

NOTE 10 OTHER POSTEMPLOYMENT BENEFITS - OPEB (continued)

Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (4.00%) or 1% higher (6.00%) than the current healthcare cost trend rates.

	1% Decrease (4.00%)	Current Healthcare Cost Trend Rate (5.00%)	1% Increase (6.00%)
Total OPEB Liability	$ 3,013,147	$ 3,383,982	$ 3,820,746

OPEB Expense and Deferred Outflows of Resources Related to OPEB – For the year ended June 30, 2019, the City recognized OPEB expense of $326,613. At June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 262,470	$ -
Changes of assumptions	256,904	21,729
	$ 519,374	$ 21,729

The amount reported as deferred outflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year ending June 30,	Amount
2020	$ 45,820
2021	45,820
2022	45,820
2023	45,820
2024	45,820
Thereafter	268,545
	$ 497,645

NOTE 11 JOINT VENTURE

The City is a participating community in the Des Moines Metropolitan Wastewater Reclamation Authority joint venture. This joint venture provides primary and secondary treatment of the sewer flows of the participating communities. The Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) was effective on July 1, 2004. This agreement amended and restated the previous Integrated Community Area (I.C.A.) Agreement to provide continued operation, improvements and expansion. The WRA Agreement establishes the WRA as a separate legal entity with its own Board. The WRA Agreement creates an independent governance structure, establishes an independent bonding authority for the WRA and provides a framework for additional communities to participate.

Annually, the WRA establishes an allocation to all participating communities based on operations, maintenance, debt service, and reserve requirements. Allocations are based on wastewater reclamation facility flows and adjusted prospectively for differences in budgeted flows and actual flows.

The City retains an ongoing financial responsibility to the WRA since it is obligated in some manner for the debts of the joint venture through the annual allocation. Although the debt of the WRA is to be paid solely and only from WRA revenues, the participating communities in the joint venture cannot withdraw from the joint venture while any bonds issued during the time the entity was a participating community are still outstanding.

In May of 2015, the WRA issued Sewer Revenue Bonds Series 2015E for the purpose of refunding Series 2006A. The WRA Agreement requires the debt service on these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2019, the Series 2015E bonds had a balance of $28,480,000 and the City of West Des Moines' estimated future allocation based on the WRA flows is currently $5,411,200.

In May of 2013, the WRA issued Sewer Revenue Bonds Series 2013B for the purpose of refunding Series 2004B. The WRA Agreement requires the debt service on these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2019, the Series 2013B bonds had a balance of $46,805,000 and the City of West Des Moines' estimated future allocation based on the WRA flows is currently $7,913,387.

The WRA Agreement requires the debt service on all State Revolving Loans issued after July 1, 2004 to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2019, the WRA had $291,457,633 of such State Revolving Loans of which $45,614,719 future principal debt service is a commitment to the City of West Des Moines. The State Revolving Loans assumed by the WRA in 2004 are to be paid by the participating communities based on the existing allocations under the prior I.C.A. agreement. As of June 30, 2019, the WRA had $2,273,887 in these State Revolving Loans of which $77,044 future principal debt service is a commitment to the City of West Des Moines.

The WRA Agreement does not provide for the determination of an equity interest for the participating communities. Withdrawing from the joint venture is a forfeit of all reversionary interest and no compensation will be paid. Since there is no specific and measurable equity interest in the WRA Agreement, no investment in the joint venture has been reported by the City.

The WRA issues separate financial statements that may be obtained at 3000 Vandalia Road, Des Moines, Iowa 50317-1346.

NOTE 12 RELATED ORGANIZATIONS AND JOINTLY GOVERNED ORGANIZATIONS

Related organization: The West Des Moines Water Works Utility is governed by a five-member board which is appointed by the Mayor and approved by the City Council. The West Des Moines Water Works Utility is legally a separate entity and is not financially accountable to the City. The City provides various services to the Water Works, including reimbursable expenses and the availability to participate in the City's health insurance plan. As of December 2019, Water Works moved office facilities outside of City Hall. The Water Works provides billing and collection services to the City in connection with the City's Sewer, Solid Waste, and Storm Water Enterprise Funds. The following is a summary of the related party transactions for the year ended June 30, 2019:

Received from West Des Moines Water Works	
Occupancy reimbursements	$ 11,153
Health insurance reimbursements	483,033
Gasoline reimbursements	37,013
Telephone reimbursements	6,144
Share of general insurance	136,286
Delinquent reimbursements	1,615
Donation reimbursements	6,248
Miscellaneous reimbursements	20,773
Payments to West Des Moines Water Works	
Collection fees for sewer, solid waste, and storm water	182,263
City Hall building buyout	1,200,498
Miscellaneous fees	51,143

Amounts receivable from West Des Moines Water Works as of June 30, 2019 for sewer, storm, solid waste charges, and capital projects totaled $2,693,400, $726,453, $506,391, and $7,682,260 respectively.

Jointly governed organizations: The City participates in several jointly governed organizations for which the City is not financially accountable or that the nature and significance of the relationship with the City are such that exclusion does not cause the City's financial statements to be misleading or incomplete. City officials are members of the following boards and commissions: Polk, Dallas and Warren County Assessor's Conference Boards; Metropolitan Planning Organization; Greater Des Moines Convention and Visitors Bureau. In August 2000, the City entered into a jointly governed organization with two other Des Moines suburbs for the creation of Westcom. Westcom was established as an undivided interest ownership arrangement, whereby title to assets in Westcom is held individually by the City and two other Des Moines suburbs. The City's portion of current year costs of operations and capital for the dispatch center were $1,645,835 and $61,002 respectively. During the current fiscal year, Westcom was restated as an enterprise fund from the general fund to improve presentation of the operation. For additional information on the conversion, refer to Note 18 on page 83.

In July 2008, the City entered into a jointly governed organization with Central Iowa Health System for the provision of emergency medical services. The agreement between the participating organizations is commonly referred to as the “Iowa EMS Alliance”. The Iowa EMS Alliance was established as an undivided interest ownership arrangement, whereby the title to Alliance assets is held individually by the City and Iowa Health. The City’s portion of current year costs of operation for the Iowa EMS Alliance was $3,217,226 and there were no capital costs.

NOTE 13 COMMITMENTS

The City has entered into contracts totaling approximately $194 million for various projects that were not complete at year-end. As of June 30, 2019, approximately $112 million has been incurred on these contracts.

NOTE 13 COMMITMENTS (continued)

In order to encourage development within designated Urban Renewal Areas, the City Council has approved development rebate agreements related to several different projects. Rebates are to be paid only after certain conditions have been met by each project developer, and are to be paid over many years in the form of a rebate of a predetermined percentage of future property taxes generated by the property. It is estimated that outstanding commitments of approximately $9.04 million exist, of which $1.95 million is likely to be eligible to be paid in the next fiscal year. The payments will be expensed in the period in which they are paid. No liability for these obligations is recognized due to the fact that the agreements are conditional and the payments are to be funded by future property taxes received on the project.

The City, in equal partnership with a neighboring city, has entered into an agreement with the Iowa Department of Transportation (IDOT) where the cities have agreed to reimburse in equal shares the IDOT's construction cost for a new interstate interchange which straddles the shared border of the two cities. The construction project was nearly complete but not finalized at June 30, 2019. As a result, final repayment amounts and terms have not yet been formalized. However, the cities and IDOT have agreed that payments will be made in ten annual equal principal-only installments most likely beginning in the fiscal year ending June 30, 2021. It is currently estimated that each city's share of the total project cost will be approximately $9 million contingent on project completion and final negotiation. No liability for this obligation has been recognized.

NOTE 14 RISK MANAGEMENT

The City is a member in the Iowa Communities Assurance Pool (the Pool), as allowed by Chapter 670.7 of the Code of Iowa. The Pool is a local government risk-sharing pool whose 800 members include various governmental entities throughout the state of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 150% of the total current members' basis rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the risk pool are recorded as expenditures from its operating funds at the time of payment to the risk pool. The City's contributions to the Pool for the year ended June 30, 2019 were approximately $462,287.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional and public officials' liability risks up to $500,000 per claim. Claims exceeding $500,000 are reinsured in an amount not to exceed $2,500,000 per claim, with no aggregate. For members requiring specific coverage from $2,000,000 to $12,000,000, such excess coverage is also reinsured. The City of West Des Moines has elected $12,000,000 in coverage. Property and automobile physical damage risks are retained by the Pool up to $250,000 each occurrence, each location, with excess coverage reinsured through reinsurance and risk-sharing agreements with various providers.

NOTE 14 RISK MANAGEMENT (continued)

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhaust total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. The City does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable such losses have occurred and the amount of such losses can be reasonably estimated. Accordingly, as of June 30, 2019, no liability has been recorded in the City's financial statements. As of June 30, 2019, settled claims have not exceeded the risk pool or reinsurance company coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their casualty capital contributions. If a member withdraws after the sixth year, the member is refunded 100% of its casualty capital contributions; however, the refund is reduced by an amount equal to the annual casualty operating contribution which the withdrawing member would have made for the one-year period following withdrawal.

The City also carries commercial insurance purchased from other insurers for coverage associated with employee blanket bonds. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past four fiscal years.

Self-insurance: The City has a self-insured medical expense reimbursement plan which provides medical benefits to its employees and to the employees of affiliates. The plan provides each covered person with unlimited lifetime maximum coverage for health care needs. The plan is funded by both employee and City contributions and is administered through a service agreement with Wellmark. The uninsured risk retention per person is $125,000 (not to exceed 125% of the aggregate expected claims of $5,523,526 for the year ended June 30, 2019). The City purchased commercial stop-loss insurance to provide for claims in excess of the $125,000 to reduce its exposure to large losses. There has been no significant reduction in insurance coverage under the plan from prior years.

The City has established the Health and Dental Insurance Fund (an internal service fund) to account for and finance the uninsured risk of loss. The City's contribution to the fund for the year ended June 30, 2019 was $4,888,697.

Effective July 1, 2005, the City established a self-insured plan for its worker's compensation plan. An internal service fund was created to account for premiums and claims paid. The uninsured risk retention is $400,000 per occurrence. The aggregate retention is 76.95% of the annual premium amount or approximately $2,766,930.

Amounts payable from the Health and Dental Insurance Fund and the Worker's Compensation Insurance Fund as of June 30, 2019, totaled $1,142,366 and include incurred but not reported (IBNR) and reported but not paid claims. The amounts are based on actuarial estimates of the amounts necessary to pay prior year and current year claims, and to establish a reserve for other loss. A liability for a claim is established if information indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of loss is reasonably estimable. Settlements exceeded stop-loss coverage in the year ended June 30, 2019, June 30, 2018, June 30, 2017, June 30, 2016, and June 30, 2015 by $548,902, $328,387, $61,672, $162,624, and $404,139 respectively. Settlements did not exceed the stop-loss coverage in the year ended June 30, 2014.

NOTE 14 RISK MANAGEMENT (continued)

Information on changes in the aggregate liabilities for claims is as follows:

	2019	2018
Claims payable, beginning of year	$ 744,687	$ 616,286
Claims recognized	6,754,810	5,891,354
Claim payments	(6,357,131)	(5,762,953)
Claims payable, end of year	$ 1,142,366	$ 744,687

NOTE 15 CONDUIT DEBT OBLIGATIONS

From time to time, the City has issued Industrial Development Revenue Bonds, under the provisions of Chapter 419 of the Code of Iowa, to provide financial info assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon prepayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The City is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2019, there was one series of industrial development revenue bonds outstanding, with an aggregated principal amount payable of $3,141,667.

NOTE 16 LITIGATION

Claims have been asserted against the City in the ordinary course of business with a maximum exposure of $380,000. Management is unable to estimate the cost of these claims or determine a range of loss and, accordingly, no accrual has been made for them.

NOTE 17 TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2019, the City rebated $1,604,083 of property tax under the urban renewal and economic development projects. Property tax revenues of the City were reduced by $0 for the year ended June 30, 2019 under agreements entered into by other entities.

NOTE 18 RESTATEMENT OF BEGINNING BALANCES

The restatement of fund balances and net assets/net position were due to the following:

During the fiscal year ended June 30, 2019, the City of West Des Moines elected to present the Westcom fund and E911 fund as one enterprise fund. Previously, Westcom was reported within the General Fund and E911 within the nonmajor governmental fund Public Safety. The change of these governmental funds to be presented as one enterprise fund constitutes a change in reporting entity and was done to improve transparency regarding the activities of each fund and to accommodate for the dispatching center's growth. Furthermore, the City of West Des Moines historically only included its respective portion of Westcom's assets on the financial statements. With the conversion of Westcom to an enterprise fund, the City has elected to present the entire net assets contained by Westcom, of which the portion not belonging to the City of West Des Moines being presented as restricted by other entities net position. The net asset balance not attributed to the City of West Des Moines represents the net asset portion of participating jurisdictions in Westcom operations.

Restatements of fund balances, net assets/net position previously reported are as follows:

Fund	Fund Balances/ Net Assets/Net Position Ending June 30,2018 as Previously Reported	Effect of Reclassification of Westcom Fund	Fund Balances/ Net Assets/Net Position Ending June 30, 2018 as Restated
General	$ 41,056,649	$ (281,052)	$ 40,775,597
Nonmajor Governmental-Public Safety	$ 483,467	$ (169,825)	$ 313,642
Governmental Activities	$ 471,218,462	$ (828,572)	$ 470,389,890
Major Enterprise Fund-Westcom	$ -	$ 2,476,132	$ 2,476,132
Business-type Activities	$ 162,420,573	$ 2,476,132	$ 164,896,705

NOTE 19 SUBSEQUENT EVENTS

On August 1, 2019, the City issued General Obligation bonds totaling $12,625,000 to fund infrastructure and other capital projects, and $2,485,000 to refund Series 2011A. The City also issued General Obligation bonds totaling $15,400,000 to fund the construction of the MidAmerican Energy RecPlex.

On October 21, 2019, the City entered into an agreement with a developer regarding construction of a $51.5 million medical office facility and parking structure. The City anticipates providing incentives to the developer in the form of property tax rebates not to exceed $11.0 million over ten years.

NOTE 20 PROSPECTIVE ACCOUNTING CHANGE

The Governmental Accounting Standards Board has issued Statement No. 84, Fiduciary Activities. This statement will be implemented for the fiscal year ending June 30, 2020. The revised requirements of this statement will enhance the consistency and comparability of fiduciary activity reporting by state and local governments by establishing specific criteria for identifying fiduciary activities and clarifying whether and how business-type activities should report their fiduciary activities.

City of West Des Moines, Iowa
SCHEDULE OF CHANGES IN THE CITY'S
TOTAL OPEB LIABILITY, RELATED RATIOS AND NOTES

FOR THE LAST TWO YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2019	2018
Service Cost	$ 162,490	$ 157,757
Interest Cost	118,303	111,053
Difference between expected and actual experience	285,494	-
Changes of assumptions	(23,635)	306,308
Benefit payments	(106,217)	(66,168)
Net change in total OPEB liability	436,435	508,950
Total OPEB liability beginning of year	2,947,547	2,438,597
Total OPEB liability end of year	$ 3,383,982	$ 2,947,547
Covered-employee payroll	31,244,794	26,989,124
Total OPEB Liability as a percentage of covered-employee payroll	10.83%	10.92%

Notes to Schedule of Changes in the City's Total OPEB Liability and Related Ratios

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

Changes in benefit terms:

There were no significant changes in benefit terms.

Changes in assumptions:

Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period.

Year ended June 30, 2019	3.50%
Year ended June 30, 2018	3.87%
Year ended June 30, 2017	5.00%

Note: GASB Statement No. 75 required ten years to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information was available.

City of West Des Moines, Iowa
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM – IPERS
LAST FIVE FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2015	2016	2017	2018	2019
City's proportion of the net pension liability	0.208525300%	0.216906600%	0.229468000%	0.228240700%	0.230244200%
City's proportionate share of the net pension liability	$ 8,269,916	$ 10,716,237	$ 14,441,145	$ 15,203,717	$ 14,570,418
City's covered payroll	$ 16,337,805	$ 18,379,445	$ 19,793,111	$ 20,057,940	$ 20,769,182
City's proportionate share of the net pension liability as a percentage of its covered payroll	50.62%	58.31%	72.96%	75.80%	70.15%
Plan fiduciary net position as a percentage of the total pension liability	87.61%	85.19%	81.82%	82.21%	83.62%

See accompanying notes to required supplementary information

Note: GASB Statement No. 68 required ten years to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information was available.

In accordance with GASB No 68 the amounts presented for each fiscal year were determined as of June 30th of the preceding year

City of West Des Moines, Iowa
SCHEDULE OF CITY CONTRIBUTIONS
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM - IPERS
LAST TEN FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Statutorily required contribution	$ 1,178,526	$ 1,220,065	$ 1,458,325	$ 1,529,529	$ 1,617,030	$ 1,675,318	$ 1,754,825	$ 1,820,285	$ 1,886,023	$ 2,124,433
Contribution in the relation to the statutorily required contribution	1,178,526	1,220,065	1,458,325	1,529,529	1,617,030	1,675,318	1,754,825	1,820,285	1,886,023	2,124,433
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's covered payroll	16,865,755	16,524,200	17,426,384	15,827,188	16,337,805	18,379,445	19,793,111	20,057,940	20,769,182	22,220,838
Contributions as a percentage of covered payroll	6.99%	7.38%	8.37%	9.66%	9.90%	9.12%	8.87%	9.08%	9.08%	9.56%

City of West Des Moines, Iowa
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – PENSION LIABILITY
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM - IPERS
June 30, 2019

Changes of benefit terms:

Legislation passed in 2010 modified benefit terms for current Regular members. The definition of final average Salary changed from the highest three to the highest five years of covered wages. The vesting requirement changed from four years of service to seven years. The early retirement reduction increased from 3% per year measured from the member's first unreduced retirement age to a 6% reduction for each year of retirement before age 65.

In 2008, legislative action transferred four groups – emergency medical service providers, county jailers, county attorney investigators, and National Guard installation security officers – from Regular membership to the protection occupation group for future service only.

Changes of assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an accelerated experience study:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50%.
- Lowered the estimated investment rate of return from 7.50% to 7.00%.
- Lowered the assumed wage growth rate from 4.00% to 3.25%.
- Decreased the estimated rate of payroll growth from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

The 2010 valuation implemented the following refinements as a result of a quadrennial experience study:

- Adjusted retiree mortality assumptions.
- Modified retirement rates to reflect fewer retirements.
- Lowered disability rates at most ages.
- Lowered employment termination rates.
- Generally increased the probability of terminating members receiving a deferred retirement benefit.
- Modified salary increase assumptions based on various service duration.

City of West Des Moines, Iowa
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA - MFPRSI
LAST FIVE FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2015	2016	2017	2018	2019
City's proportion of the net pension liability	3.126078%	3.156744%	3.194504%	3.157150%	3.289014%
City's proportionate share of the net pension liability	$ 11,331,979	$ 14,830,836	$ 19,973,986	$ 18,515,897	$ 19,582,904
City's covered payroll	$ 7,983,068	$ 8,278,428	$ 8,766,120	$ 8,941,753	$ 9,534,802
City's proportionate share of the net pension liability as a percentage of its covered payroll	141.95%	179.15%	227.85%	207.07%	205.38%
Plan fiduciary net position as a percentage of the total pension liability	86.27%	83.04%	78.20%	80.60%	81.07%

Note: GASB Statement No. 68 required ten years to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information was available.

In accordance with GASB No. 68 the amounts presented for each fiscal year were determined as of June 30th of the preceding year

See accompanying notes to required supplementary information.

City of West Des Moines, Iowa
SCHEDULE OF CITY CONTRIBUTIONS
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA-MFPRSI
LAST TEN FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Statutorily required contribution	$ 1,223,912	$ 1,445,739	$ 1,881,373	$ 2,023,600	$ 2,404,500	$ 2,517,470	$ 2,404,016	$ 2,317,700	$ 2,448,537	$ 2,751,800
Contribution in the relation to the statutorily required contribution	1,223,912	1,445,739	1,881,373	2,023,600	2,404,500	2,517,470	2,404,016	2,317,700	2,448,537	2,751,800
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's covered payroll	7,199,482	7,265,020	7,598,437	7,747,320	7,983,068	8,278,428	8,766,120	8,941,753	9,534,802	10,575,871
Contributions as a percentage of covered payroll	17.00%	19.90%	24.76%	26.12%	30.12%	30.41%	27.42%	25.92%	25.68%	26.02%

Notes to Required Supplementary Information - Pension Liability:

Changes of benefit terms: There were no significant changes of benefit terms.

Changes of assumptions: Postretirement mortality rates changed to the RP-2014 Blue Collar Combined Healthy Mortality Table with males set-forward two years, females set-forward two years and individuals with disabilities set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB in 2017.

City of West Des Moines, Iowa
BUDGETARY COMPARISON SCHEDULE
BUDGET TO ACTUAL-ALL GOVERNMENTAL FUNDS AND PROPRIETARY FUNDS
REQUIRED SUPPLEMENTARY INFORMATION
Year Ended June 30, 2019

	Governmental Fund Types Actual	Proprietary Fund Types Actual	Total Actual	Budgeted Amounts		Final to Actual Variance - Positive (Negative)
				Original	Final	
REVENUES						
Property tax	$ 56,991,817	$ -	$ 56,991,817	$ 57,066,411	$ 57,066,411	$ (74,594)
Tax increment financing taxes	17,702,649	-	17,702,649	17,822,026	17,822,026	(119,377)
Other City taxes	7,731,631	-	7,731,631	7,201,884	7,201,884	529,747
Special assessments	135,216	-	135,216	100,000	143,835	(8,619)
Licenses and permits	2,198,311	-	2,198,311	1,700,800	1,998,300	200,011
Intergovernmental	18,132,681	-	18,132,681	19,376,813	21,901,714	(3,769,033)
Charges for services	6,549,407	19,594,893	26,144,300	21,265,470	21,862,426	4,281,874
Use of money and property	2,946,677	1,450,137	4,396,814	906,450	1,712,000	2,684,814
Miscellaneous	1,993,558	996,066	2,989,624	12,866,800	14,211,100	(11,221,476)
Total revenues	114,381,947	22,041,096	136,423,043	138,306,654	143,919,696	(7,496,653)
EXPENDITURES/EXPENSES						
Public safety	29,962,498	-	29,962,498	34,395,188	31,697,993	1,735,495
Public works	10,491,829	-	10,491,829	10,914,333	11,460,773	968,944
Health and social services	1,262,124	-	1,262,124	1,319,541	1,348,981	86,857
Culture and recreation	9,463,436	-	9,463,436	9,931,866	10,384,230	920,794
Community and economic development	8,444,642	-	8,444,642	8,211,601	10,340,799	1,896,157
General government	9,852,201	-	9,852,201	9,948,337	12,123,083	2,270,882
Debt service	26,764,530	-	26,764,530	24,671,669	25,917,379	(847,151)
Capital outlay	56,782,109	-	56,782,109	35,964,250	105,345,862	48,563,753
Business-type	-	21,210,293	21,210,293	36,581,532	64,373,550	43,163,257
Total expenditures/expenses	153,023,369	21,210,293	174,233,662	171,938,317	272,992,650	98,758,988
Excess (deficiency) of revenues over (under) expenditures/expenses	(38,641,422)	830,803	(37,810,619)	(33,631,663)	(129,072,954)	91,262,335
OTHER FINANCING SOURCES, NET	32,763,086	12,769,224	45,532,310	22,305,000	35,099,830	10,432,480
Excess (deficiency) of revenues and other financing sources over(under) expenditures/expenses and other financing sources (uses)	(5,878,336)	13,583,182	7,704,846	(11,326,663)	(93,973,124)	(86,268,278)
BALANCES, beginning of year, as restated	145,206,327	164,337,155	309,543,482	195,233,313	337,363,353	
BALANCES, end of year	$ 139,327,991	$ 177,920,337	$ 317,248,328	$ 183,906,650	$ 243,390,229	

City of West Des Moines, Iowa
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION—BUDGETARY REPORTING
Year ended June 30, 2019

The budgetary comparison is presented as Required Supplementary Information in accordance with Government Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget following required public notice and hearing which include all funds, except internal service and agency funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. Encumbrances are not recognized on the budget and appropriations lapse at year end.

Formal and legal budgetary control is based upon nine major classes of expenditures known as functions, not by fund or fund type. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital outlay and business-type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Fund and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, budget amendments increased budgeted expenditures by $101,054,333. The budget amendments are reflected in the final budgeted amounts.

The City of West Des Moines, Iowa prepares its budget on the modified accrual basis for the governmental fund types and the accrual basis for the proprietary fund types which is consistent with generally accepted accounting principles.

City of West Des Moines, Iowa
REQUIRED SUPPLEMENTARY INFORMATION—MODIFIED APPROACH
Year ended June 30, 2019

The City has elected to use the modified approach as defined by the GASB Statement No. 34 for reporting the infrastructure of its street network. The street network is defined as the travel portion existing within the right of way limits for the City's roadways and includes the streets, flood control levees, and bridges and street culverts (For additional information regarding the use of the modified approach and the City's capitalization policies, see Management's Discussion and Analysis and the Notes to Basic Financial Statements).

City Street Network

The City of West Des Moines maintains a computerized Street Management System (SMS) to keep an up-to-date inventory of the street network and to record condition assessments. As of 2017, the City utilized the Iowa Pavement Management Program (IPMP) sponsored by the Iowa DOT and Iowa State University to assess to the pavement condition [prior to 2017, each City street was evaluated to an Overall Condition Index (OCI)]. The IPMP uses automated equipment to rate the condition of Iowa roads, including for the City of West Des Moines, every two years. The PCI index represents a composite rating including the evaluation of pavement defects/deterioration, ride quality and other characteristics condition. The PCI of each street is calculated and rated on a scale from 100 to 0, with a PCI rating of 100 being the best and 0 the worst. This condition assessment will be performed at least once every three years.

The following tables defines the Pavement Condition Index (PCI) rating scale for streets and the Overall Condition Index (OCI) rating scale for streets:

Pavement Condition	PCI Range (2017)	Pavement Condition	OCI Range (prior to 2017)
Excellent	100 – 80	Very Good	100-90
Good	80 – 60	Good	90-80
Fair	60 – 40	Average	80-60
Poor	40 – 20	Below Average	60-50
Very Poor	20 – 0	Poor	50-25
		Failed	25-0

The City's goal is to maintain a PCI rating of 70 for the street network. The following are descriptions for Portland cement concrete and asphalt surfaced streets in the City in the 70 PCI rating range.

Portland cement concrete streets and trails (PCI - 70): Low and moderate severity settlement, bumps, cracking or joint deterioration may exist up to 15% of the street area. The majority of the cracking is between 3/8 inch and 3 inches wide. Cracks typically may need to be sealed. Patches may exist up to 20% of the street area and are typically moderate in quality. Joint spalling may exist up to 15 to 25 isolated locations. The pavement smoothness international roughness index typically ranges between 250 to 550 in. /mi. Vehicle speed is generally not affected by the pavement condition, except possibly at isolated locations. Water ponding may exist in isolated locations. Surface pop-outs may exist throughout the pavement.

Asphalt Surfaced Streets and trails (PCI - 70): Reflective cracking may exist throughout the pavement. Reflective cracking is typically between 3/8 inch and 2 inches wide. Reflective cracks typically may need to be sealed. Low and moderate severity bumps, alligator cracking, rutting, or raveling may exist up to 10% of the street area. Patches may exist up to 10% of the street area and are typically moderate in quality. Up to a total of 10 SF of potholes may exist at small isolated locations. The pavement smoothness international roughness index typically ranges between 100 to 400 in. /mi. Vehicle speed is generally not affected by the pavement condition, except possibly at isolated locations. Water ponding may exist in isolated areas. The surface color is typically medium gray.

City Flood Control Levee System

The City's federal levees and associated flood control elements are inspected and maintained per the U.S. Army Corp of Engineers criteria. The Army Corp inspects the flood control levee system in the City every two years. The Army Corps rating criteria for the flood control levee system is Acceptable, Minimally Acceptable and Unacceptable. The City's goal is to maintain as least a minimally acceptable rating for the levee system. The following is the description for minimally acceptable rating.

Levees and Associated Flood Control Elements (Army Corp. Rating – Minimally Acceptable): One or more items are rated as Minimally Acceptable or one or more items are rated as unacceptable and an engineering determination concludes that unacceptable items would not prevent the segment / system from performing as intended during the next flood event.

City Bridges and Large Street Culverts

The City's vehicle bridges, large drainage and box culverts and pedestrian underpasses under streets greater than 20 ft. in span are inspected every two years using the Iowa DOT / FHWA National Bridge Inspection System (NBIS). The NBIS evaluates each structure for drainage, scour/erosion, debris, surface and structural deficiencies. The NBIS gives each structure a Sufficiency Rating (SR). The SR is composite score of the evaluation items. The SR of each structure is calculated and rated on a scale from 100 to 0, with a SR of 100 being the best and 0 the worst. The City's goal is to maintain a SR of 80 or better for each bridge or culvert structure. The following are descriptions for an 80 Sufficiency Rating.

Bridge and Large Street Culverts (FHWA & Iowa DOT Sufficiency Rating – 80 or Greater): The item is structurally sound and there appears to be no immediate safety hazards. Minor cracking, scaling, leaching, channel silting and vegetation, or other minor problems may exist in isolated locations. Minor problems, if any exist, do not appear to have an immediate impact on structural integrity or safety.

One factor that significantly affects the trend of levee condition assessments is the 2014 assessment is a Periodic Inspection using different criteria and standards than the previous years' Continuing Eligibility Inspections.

Condition rating of the City's street subsystem

		2016				2017		2018	
Category	OCI Range	Lane Miles	Percent of Street Network	Category	PCI Range	Lane Miles	Percent of Street Network	Lane Miles	Percent of Street Network
Very Good	100 - 90	265	33.7%	Excellent	100 - 80	326	39.5%	331	39.6%
Good	90 - 80	245	31.1%	Good	80 - 60	278	33.7%	282	33.8%
Average	80 - 60	179	22.7%	Fair	60 - 40	155	18.8%	157	18.8%
Below Average	60 - 50	88	11.2%	Poor	40 - 20	14	1.7%	14	1.7%
Poor	50 - 25	10	1.3%	Very Poor	20 - 0	1	0.1%	1	0.1%
Failed	25 - 0	0	0.0%	Unpaved*	N/R	52	6.3%	50	6.0%
Total		787	100%			826	100%	835	100%

Overall condition index (OCI)

	2016	2017**	2018
Goal	78-80	70	70
Actual	80.0	73.0	73.0

*The IPMP does not rate the condition of gravel roads. Unpaved roads are listed on the table to show they are part of the City street network. For more information on the IPMP, please see the following website http://www.ctre.iastate.edu/ipmp.

**Due to 2017 being the City's first year using the IPMP to access pavement conditions, the PCI goal is an estimate and may be subject to change based on further evaluation by the City and Iowa State University.

Bridge & Street Culvert Condition by Category as of the Last Assessment

Condition Categories Based on FHWA Criteria:

		2013		2015		2017	
Category	OCI Range	Bridges Inspected	Percent of Bridges Inspected	Bridges Inspected	Percent of Bridges Inspected	Bridges Inspected	Percent of Bridges Inspected
Excellent	100 - 90	17	58.6%	16	57.1%	21	63.6%
Very Good	90 - 80	6	20.7%	5	17.9%	5	15.2%
Good	80 - 70	2	6.9%	2	7.1%	2	6.1%
Satisfactory	70 - 60	2	6.9%	1	3.6%	2	6.1%
Fair	60 - 50	2*	6.9%	4*	14.3%	3*	9.1%
Poor	50 - 40	0	0.0%	0	0.0%	0	0.0%
Serious	40 - 30	0	0.0%	0	0.0%	0	0.0%
Critical	30 - 20	0	0.0%	0	0.0%	0	0.0%
Imminent Failure	20 - 10	0	0.0%	0	0.0%	0	0.0%
Failed	10 - 0	0	0.0%	0	0.0%	0	0.0%
Total		29	100%	28	100%	33	100%

*Structures closed to traffic or scheduled for replacement

Overall condition index (OCI)

	2013	2015	2017
Goal	81 or greater	81 or greater	81 or greater
Actual	86.4	85.6	88.5

City of West Des Moines, Iowa
REQUIRED SUPPLEMENTARY INFORMATION—MODIFIED APPROACH (continued)
Year ended June 30, 2019

Levee Condition by Category as of the Last Assessment

Condition Categories Based on the Army Corp. Criteria

	2016		2017		2018	
OCI Range	Levee Items Inspected	Percent of Levee Items Inspected	Levee Items Inspected	Percent of Levee Items Inspected	Levee Items Inspected	Percent of Levee Items Inspected
Acceptable	43	93.5%	43	91.5%	56	90.3%
Minimally Acceptable	3	6.5%	4	8.5%	6	9.7%
Unacceptable	0	0.0%	0	0.0%	0	0.0%
	46	100%	47	100%	62	100%

Overall condition index (OCI)

	2016	2017	2018
Goal	Minimally Acceptable	Minimally Acceptable	Minimally Acceptable
Actual	Minimally Acceptable	Minimally Acceptable	Minimally Acceptable

Comparison of estimated prevention/maintenance costs to actual for the street network (in thousands):

Comparison of street network prevention and maintenance costs
(in thousands)

	2019	2018	2017	2016	2015	2014	2013	2012
Estimated Costs	$5,430	$4,820	$4,760	$5,060	$4,041	$4,567	$6,753	$5,307
Actual Costs	$5,246	$4,840	$3,472	$3,784	$4,119	$4,130	$3,720	$5,119

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City of West Des Moines, Iowa
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
Year ended June 30, 2019

	Police & Fire Retirement	Employee Benefits	Economic Development	Housing Programs	Human Services Child Care & Medical Clinic
ASSETS					
Cash and investments	$ 2,670,258	$ -	$ 456,742	$ 465,653	$ -
Restricted cash and investments	-	-	-	221,721	108,274
Receivables					
Property taxes	2,096,666	790,525	-	-	-
Accounts	-	-	-	-	-
Interest	-	-	-	1,248	-
Loans	-	-	-	-	-
Due from other governments	-	-	-	27,071	-
Total assets	$ 4,766,924	$ 790,525	$ 456,742	$ 715,693	$ 108,274
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND EQUITY					
LIABILITIES					
Accounts payable	$ -	$ -	$ 5,351	$ 2,927	$ -
Accrued wages payable	98,513	-	-	471	-
Due to other funds	-	-	-	-	-
Total liabilities	98,513	-	5,351	3,398	-
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue:					
Succeeding year property tax	2,092,292	782,009	-	-	-
Grants and other	-	-	-	-	-
Total deferred inflows of resources	2,092,292	782,009	-	-	-
FUND BALANCES (DEFICITS)					
Nonspendable	-	-	-	-	-
Restricted for					
Other purposes	2,576,119	8,516	451,391	712,295	108,274
Unassigned	-	-	-	-	-
Total fund balances (deficits)	2,576,119	8,516	451,391	712,295	108,274
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 4,766,924	$ 790,525	$ 456,742	$ 715,693	$ 108,274

See accompanying independent auditor's report.

Parks	Library	Public Safety	Dallas County Local Housing Trust	Community Development Block Grant	Local Option Sales Tax	Totals
$1,590,751	$ 277,111	$ 314,401	$ 30,628	$ 37,935	$ -	$ 5,843,479
-	-	-	-	-	912,721	1,242,716
-	-	-	-	-	-	2,887,191
50,000	-	-	5,492	-	-	55,492
-	-	-	-	-	-	1,248
-	-	-	-	608,615	-	608,615
-	-	-	-	73,613	228,662	329,346
$1,640,751	$ 277,111	$ 314,401	$ 36,120	$ 720,163	$ 1,141,383	$ 10,968,087
$ 13,223	$ 5,301	$ 1,541	$ 35,450	$ -	$ -	$ 63,793
-	-	-	670	1,760	-	101,414
-	-	-	-	73,613	-	73,613
13,223	5,301	1,541	36,120	75,373	-	238,820
-	-	-	-	-	-	2,874,301
-	-	-	3,575	-	-	3,575
-	-	-	3,575	-	-	2,877,876
-	-	-	-	608,615	-	608,615
1,627,528	271,810	312,860	-	36,175	1,141,383	7,246,351
-	-	-	(3,575)	-	-	(3,575)
1,627,528	271,810	312,860	(3,575)	644,790	1,141,383	7,851,391
$1,640,751	$ 277,111	$ 314,401	$ 36,120	$ 720,163	$ 1,141,383	$ 10,968,087

See accompanying independent auditor’s report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS)
NONMAJOR GOVERNMENTAL FUNDS
Year ended June 30, 2019

	Police & Fire Retirement	Employee Benefits	Economic Development	Housing Programs	Human Services Child Care & Medical Clinic
REVENUES					
Property taxes	$ 2,430,305	$ 4,732,397	$ -	$ -	$ -
Other City taxes	26,629	51,852	-	-	-
Intergovernmental	115,780	225,452	-	175,466	-
Use of money and property	156,970	-	-	33,366	155
Miscellaneous	-	-	5,000	128,652	108,300
Total revenues	2,729,684	5,009,701	5,000	337,484	108,455
EXPENDITURES					
Current operating					
Public safety	2,756,078	-	-	-	-
Health and social services	-	-	-	266,598	181
Culture and recreation	-	-	-	-	-
Community & economic development	-	-	150,410	-	-
Debt Service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total expenditures	2,756,078	-	150,410	266,598	181
Excess (deficiency) of revenues over (under) expenditures	(26,394)	5,009,701	(145,410)	70,886	108,274
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	50,000	-	-
Transfers out	-	(5,011,369)	-	-	-
Issuance of debt	-	-	-	-	-
Total other financing sources (uses)	-	(5,011,369)	50,000	-	-
Net change in fund balances	(26,394)	(1,668)	(95,410)	70,886	108,274
Fund balances (deficit), beginning of year as restated	2,602,513	10,184	546,801	641,409	-
Fund balances (deficit), end of year	$ 2,576,119	$ 8,516	$ 451,391	$ 712,295	$ 108,274

See accompanying independent auditor's report.

Parks	Library	Public Safety	Dallas County Local Housing Trust	Community Development Block Grant	Local Option Sales Tax	Totals
$ -	$ -	$ -	$ -	$ -	$ -	$ 7,162,702
-	-	-	-	-	2,417,836	2,496,317
-	65,826	10,000	165,385	505,083	-	1,262,992
83,906	14,850	17,621	-	4,753	27,206	338,827
254,249	18,519	26,202	45,367	4,345	-	590,634
338,155	99,195	53,823	210,752	514,181	2,445,042	11,851,472
-	-	54,605	-	-	-	2,810,683
-	-	-	-	-	-	266,779
105,565	35,617	-	-	-	-	141,182
-	-	-	213,691	485,848	-	849,949
-	-	-	-	16,385	-	16,385
-	-	-	-	4,753	-	4,753
105,565	35,617	54,605	213,691	506,986	-	4,089,731
232,590	63,578	(782)	(2,939)	7,195	2,445,042	7,761,741
120,000	-	-	4,949	78,314	-	253,263
(11,000)	(21,000)	-	(5,585)	-	(1,303,659)	(6,352,613)
-	-	-	-	621,783	-	621,783
109,000	(21,000)	-	(636)	700,097	(1,303,659)	(5,477,567)
341,590	42,578	(782)	(3,575)	707,292	1,141,383	2,284,174
1,285,938	229,232	313,642	-	(62,502)	-	5,567,217
$ 1,627,528	$ 271,810	$ 312,860	$ (3,575)	$ 644,790	$ 1,141,383	$ 7,851,391

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF NET POSITION-INTERNAL SERVICE FUNDS
June 30, 2019

	Vehicle Replacement	Vehicle Maintenance	Health & Dental Insurance	Workers' Compensation Insurance	Technology Replacement	Total
ASSETS						
Current assets:						
Cash and investments	$ 10,098,544	$ 88,389	$ 9,417,402	$ 4,548,210	$ 403,314	$ 24,555,859
Accounts	-	26,861	-	-	-	26,861
Interest	26,839	-	42,837	-	-	69,676
Due from other governments	-	19,566	-	-	-	19,566
Total current assets	10,125,383	134,816	9,460,239	4,548,210	403,314	24,671,962
Noncurrent assets, capital assets						
Equipment and vehicles	18,355,773	-	-	-	747,079	19,102,852
Accumulated depreciation	(11,070,870)	-	-	-	(171,896)	(11,242,766)
Total noncurrent assets	7,284,903	-	-	-	575,183	7,860,086
Total assets	$ 17,410,286	$ 134,816	$ 9,460,239	$ 4,548,210	$ 978,497	$ 32,532,048
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION						
Current liabilities:						
Accounts payable	$ 64,250	$ 108,983	$ -	$ -	$ -	$ 173,233
Claims payable	-	-	573,587	568,779	-	1,142,366
Total current liabilities	64,250	108,983	573,587	568,779	-	1,315,599
NET POSITION						
Investment in capital assets	7,284,903	-	-	-	575,183	7,860,086
Unrestricted	10,061,133	25,833	8,886,652	3,979,431	403,314	23,356,363
Total net position	$ 17,346,036	$ 25,833	$ 8,886,652	$ 3,979,431	$ 978,497	$ 31,216,449
Total liabilities and net position	$ 17,410,286	$ 134,816	$ 9,460,239	$ 4,548,210	$ 978,497	$ 32,532,048

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
Year Ended June 30, 2019

	Vehicle Replacement	Vehicle Maintenance	Health & Dental Insurance	Workers' Compensation Insurance	Technology Replacement	Total
OPERATING REVENUES						
Charges for services	$ -	$ 1,201,018	$ 6,322,464	$ 289,431	$ -	$ 7,812,913
Lease revenue	1,919,320	-	-	-	-	1,919,320
Other	-	5,421	554,700	-	-	560,121
Total operating revenues	1,919,320	1,206,439	6,877,164	289,431	-	10,292,354
OPERATING EXPENSES						
Cost of sales and services	16,721	1,228,155	6,832,218	664,077	160,980	8,902,151
Depreciation	1,537,448	-	-	-	81,548	1,618,996
Total operating expenses	1,554,169	1,228,155	6,832,218	664,077	242,528	10,521,147
Operating income (loss)	365,151	(21,716)	44,946	(374,646)	(242,528)	(228,793)
NONOPERATING REVENUES (EXPENSES)						
Investment earnings	463,617	-	305,386	252,839	28,247	1,050,089
Gain on sale of capital assets	238,985	-	-	-	-	238,985
Total nonoperating revenues (expenses)	702,602	-	305,386	252,839	28,247	1,289,074
Income (Loss) before transfers	1,067,753	(21,716)	350,332	(121,807)	(214,281)	1,060,281
Transfers in	11,000	-	-	-	300,000	311,000
Change in net position	1,078,753	(21,716)	350,332	(121,807)	85,719	1,371,281
Total net position, beginning of year	16,267,283	47,549	8,536,320	4,101,238	892,778	29,845,168
Total net position, ending of year	$ 17,346,036	$ 25,833	$ 8,886,652	$ 3,979,431	$ 978,497	$ 31,216,449

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
Year ended June 30, 2019

	Vehicle Replacement	Vehicle Maintenance	Health and Dental Insurance	Worker's Compensation Insurance	Technology Replacement	Total
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers and users	$ -	$ 23,326	$ 2,030,019	$ 289,431	$ -	$ 2,342,776
Receipts from interfund charges	1,919,320	1,159,359	4,847,145	-	-	7,925,824
Payments from (to) suppliers	46,156	(1,177,000)	-	-	(160,980)	(1,291,824)
Payments to claimants	-	-	(6,726,819)	(371,798)	-	(7,098,617)
Net cash provided (used) by operating activities	1,965,476	5,685	150,345	(82,367)	(160,980)	1,878,159
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Transfers in	11,000	-	-	-	300,000	311,000
Net cash provided (used) by noncapital financing activities	11,000	-	-	-	300,000	311,000
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Purchase of capital assets	(2,459,247)	-	-	-	(325,456)	(2,784,703)
Proceeds from disposal of capital assets	36,287	-	-	-	-	36,287
Net cash provided (used) by capital and related financing activities	(2,422,960)	-	-	-	(325,456)	(2,748,416)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received	429,310	-	250,629	252,839	28,246	961,024
Purchase of investment securities	(3,698,462)	-	(5,903,064)	-	-	(9,601,526)
Proceeds from maturity of investment securities	3,608,033	-	5,758,732	-	-	9,366,765
Net cash provided (used) by investing activities	338,881	-	106,297	252,839	28,246	726,263
Net increase (decrease) in cash and cash equivalents	(107,603)	5,685	256,642	170,472	(158,190)	167,006
Cash and cash equivalents						
Beginning of year	5,523,664	82,704	1,687,114	4,377,738	561,504	12,232,724
End of year	$ 5,416,061	$ 88,389	$ 1,943,756	$ 4,548,210	$ 403,314	$ 12,399,730

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS (continued)
Year ended June 30, 2019

	Vehicle Replacement	Vehicle Maintenance	Health and Dental Insurance	Worker's Compensation Insurance	Technology Replacement	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES						
Operating income (loss)	$ 365,151	$ (21,716)	$ 44,946	$ (374,646)	$ (242,528)	$ (228,793)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities						
Depreciation	1,537,448	-	-	-	81,548	1,618,996
Change in assets and liabilities						
Receivables	-	(16,104)		-	-	(16,104)
Accounts payable & other liabilities	62,877	43,505	-	-		106,382
Claims payable	-	-	105,399	292,279	-	397,678
Net cash provided (used) by operating activities	$ 1,965,476	$ 5,685	$ 150,345	$ (82,367)	$ (160,980)	$ 1,878,159
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO SPECIFIC ASSETS ON THE STATEMENT OF NET POSITION	-	-	-	-	-	
Cash and investments	$ 10,098,544	$ 88,389	$ 9,417,402	$ 4,548,210	$ 403,314	$ 24,555,859
Less items not meeting the definition of cash equivalents	(4,682,483)	-	(7,473,646)	-	-	(12,156,129)
Cash and cash equivalents at end of year	$ 5,416,061	$ 88,389	$ 1,943,756	$ 4,548,210	$ 403,314	$ 12,399,730
SCHEDULE OF NONCASH ITEMS						
Investing activities						
Change in fair market value of investments	$ 28,155	$ -	$ 44,938	$ -	$ -	$ 73,093

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF ASSETS AND LIABILITIES
AGENCY FUNDS
June 30, 2019

	Collections and Deposits	Section 125 Plan	Total Agency Funds
ASSETS			
Cash and cash equivalents	$ 553,117	$ 129,047	$ 682,164
LIABILITIES			
Accounts payable	$ 553,117	$ 129,047	$ 682,164

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUNDS
June 30, 2019

Collections and Deposits	Balance June 30, 2018	Increases	Decreases	Balance June 30, 2019
ASSETS				
Cash and investments	$ 613,906	$ 370,789	$ 431,578	$ 553,117
Total assets	$ 613,906	$ 370,789	$ 431,578	$ 553,117
LIABILITIES				
Accounts payable	$ 21,600	$ 418,578	$ 434,578	$ 5,600
Deposits and remittances due	592,306	9,015	53,804	547,517
Total liabilities	$ 613,906	$ 427,593	$ 488,382	$ 553,117
Section 125 Plan				
ASSETS				
Cash and investments	$ 105,530	$ 363,487	$ 339,970	$ 129,047
Total assets	$ 105,530	$ 363,487	$ 339,970	$ 129,047
LIABILITIES				
Accounts payable	$ 13,988	$ 51,920	$ 37,258	$ 28,650
Deposits and remittances due	91,542	352,451	343,596	100,397
Total liabilities	$ 105,530	$ 404,371	$ 380,854	$ 129,047
Combined Funds				
ASSETS				
Cash and investments	$ 719,436	$ 734,276	$ 771,548	$ 682,164
LIABILITIES				
Accounts payable	$ 35,588	$ 470,498	$ 471,836	$ 34,250
Deposits and remittances due	683,848	361,466	397,400	647,914
Total liabilities	$ 719,436	$ 831,964	$ 869,236	$ 682,164

See accompanying independent auditor's report.

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STATISTICAL SECTION
(UNAUDITED)

City of West Des Moines, Iowa
STATISTICAL SECTION
(UNAUDITED)

The statistical section of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information presented in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

Contents	Page
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.	112 - 117
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	118 - 123
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.	124 - 128
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.	129 - 131
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	132-133

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year.

City of West Des Moines, Iowa

Schedule 1

Net Position By Component

Last Ten Fiscal Years

(accrual basis of accounting)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Governmental activities:										
Net investment in capital assets	$ 302,966,015	$ 321,551,229	$ 331,322,948	$ 348,765,036	$ 368,581,117	$ 389,657,031	$ 406,719,035	$ 419,227,002	$ 420,604,201	$ 430,463,986
Restricted	30,280,778	36,114,937	39,407,570	30,254,780	26,436,390	29,398,389	27,215,947	27,059,457	27,581,605	27,883,832
Unrestricted	24,106,536	14,586,371	25,616,756	38,547,866	39,963,379	1,717,321	6,274,984	10,104,781	23,032,656	30,114,670
Total governmental activities net position	$ 357,353,329	$ 372,252,537	$ 396,347,274	$ 417,567,682	$ 434,980,886	$ 420,772,741	$ 440,209,966	$ 456,391,240	$ 471,218,462	$ 488,462,488
Business-type activities:										
Net investment in capital assets	$ 64,376,299	$ 66,624,832	$ 71,785,215	$ 76,661,562	$ 78,214,604	$ 82,858,647	$ 88,977,720	$ 105,417,468	$ 118,747,890	$ 139,578,301
Restricted	457,920	460,130	462,920	-	-	1,682,523	5,566,179	5,970,731	1,365,019	5,575,952
Unrestricted	36,611,269	39,240,141	40,765,024	42,576,460	46,257,356	46,692,784	42,988,298	40,272,120	42,307,666	33,303,581
Total business-type activities net position	$ 101,445,488	$ 106,325,103	$ 113,013,159	$ 119,238,022	$ 124,471,960	$ 131,233,954	$ 137,532,197	$ 151,660,319	$ 162,420,575	$ 178,457,834
Primary government:										
Net investment in capital assets	$ 367,342,314	$ 388,176,061	$ 403,108,163	$ 425,426,598	$ 446,795,721	$ 472,515,678	$ 495,696,755	$ 524,644,470	$ 539,352,091	$ 570,042,287
Restricted	30,738,698	36,575,067	39,870,490	30,254,780	26,436,390	31,080,912	32,782,126	33,030,188	28,946,624	33,459,784
Unrestricted	60,717,805	53,826,512	66,381,780	81,124,326	86,220,735	48,410,105	49,263,282	50,376,901	65,340,322	63,418,251
Total primary government net position	$ 458,798,817	$ 478,577,640	$ 509,360,433	$ 536,805,704	$ 559,452,846	$ 552,006,695	$ 577,742,163	$ 608,051,559	$ 633,639,037	$ 666,920,322

City of West Des Moines, Iowa

Schedule 2

Changes In Net Position

Last Ten Fiscal Years

(accrual basis of accounting)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Expenses:										
Governmental activities:										
Public safety	$ 23,683,353	$ 23,683,157	$ 24,796,973	$ 24,700,994	$ 26,053,563	$ 26,908,642	$ 27,553,472	$ 30,993,743	$ 31,868,522	$ 32,529,006
Public works	10,511,602	14,401,577	9,522,787	10,742,899	12,356,926	12,866,884	24,317,064	16,035,288	17,480,055	27,219,083
Health and social services	1,113,846	1,119,049	1,191,055	1,152,757	1,114,334	1,221,187	1,234,763	1,251,049	1,402,151	1,382,598
Culture and recreation	9,355,663	9,644,825	9,526,437	9,495,234	10,109,588	11,107,595	10,498,272	9,878,532	10,225,234	11,184,101
Community and economic development	5,836,209	6,245,150	7,587,871	7,592,235	8,658,500	21,653,257	6,980,849	7,578,127	10,593,060	8,695,124
General government	5,425,921	5,590,913	5,712,265	6,199,838	6,651,611	6,952,173	9,081,229	8,953,162	9,736,717	11,513,774
Interest on long-term debt	4,551,673	5,050,716	3,652,748	3,450,029	3,742,960	2,345,067	3,091,773	3,322,213	4,945,248	5,410,325
Total governmental activities expenses	60,478,267	65,735,387	61,990,136	63,333,986	68,687,482	83,054,805	82,757,422	78,012,114	86,250,987	97,934,011
Business-type activities:										
Sanitary sewer	6,513,514	7,285,218	8,254,719	8,372,160	8,798,820	9,349,927	9,268,656	9,815,597	10,011,946	10,688,039
Storm Water	1,020,304	1,264,278	1,310,785	1,852,241	1,598,003	1,506,777	2,243,666	3,649,618	3,714,592	3,099,584
Westcom	-	-	-	-	-	-	-	-	-	5,322,222
MidAmerican Energy RecPlex	-	-	-	-	-	-	-	-	-	98,759
Solid waste	1,549,437	1,663,021	1,730,612	1,778,179	1,839,484	1,886,538	1,783,951	1,804,263	2,007,770	2,049,135
Total business-type activities expenses	9,083,255	10,212,517	11,296,116	12,002,580	12,236,307	12,743,242	13,296,273	15,269,478	15,734,308	21,257,739
Total primary government expenses	69,561,522	75,947,904	73,286,252	75,336,566	80,923,789	95,798,047	96,053,695	93,281,592	101,985,295	119,191,750
Program revenue:										
Governmental activities:										
Charges for services:										
Public safety	3,859,194	4,656,246	4,721,074	5,608,894	6,641,203	6,792,943	8,958,481	7,923,356	7,756,927	5,220,130
Public works	298,400	442,416	956,272	104,108	207,541	322,994	423,612	550,566	707,203	318,540
Health and social services	-	-	-	-	-	-	-	-	-	-
Culture and recreation	1,336,498	1,391,873	1,392,190	1,343,505	1,384,465	1,430,723	1,512,266	1,406,066	1,515,911	1,459,931
Community and economic development	485,277	437,296	411,260	579,364	871,234	1,062,029	2,292,604	2,029,627	2,066,713	2,929,785
General government	262,331	542,589	1,284,718	46,383	830,713	958,624	1,317,863	1,629,751	1,580,939	1,609,865
Operating grants and contributions:										
Public safety	2,863,503	2,542,721	2,663,420	2,469,593	2,490,415	3,130,192	3,432,717	1,578,849	2,201,970	2,769,952
Public works	4,666,008	5,039,619	5,350,804	5,504,499	5,660,623	6,057,014	7,427,481	8,120,086	7,889,959	8,258,530
Health and social services	304,591	277,529	648,841	226,484	237,948	254,880	272,635	98,356	191,245	181,011
Culture and recreation	172,253	140,754	130,592	177,360	137,992	108,902	106,576	53,909	47,427	65,826
Community and economic development	579,077	623,836	1,046,406	934,355	768,491	740,796	449,233	540,155	3,540,262	863,053
General government	310,950	332,379	1,116,997	336,938	359,569	377,422	120,000	-	-	-
Capital grants and contributions	4,187,992	8,029,691	7,125,936	2,704,041	3,781,649	8,443,062	10,552,433	5,173,579	564,549	9,136,189
Total governmental activities program revenue	19,326,074	24,456,949	26,848,510	20,035,524	23,371,843	29,679,581	36,865,901	29,104,300	28,063,105	32,812,812

City of West Des Moines, Iowa

Schedule 2 (continued):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Business-type activities:										
Charges for services:										
Sanitary sewer	$ 7,131,407	$ 8,203,582	$ 9,225,687	$ 9,814,708	$ 10,253,778	$ 10,057,555	$ 10,443,664	$ 10,889,405	$ 11,482,770	$ 11,226,789
Storm water	2,071,169	2,111,487	2,156,738	2,165,281	2,201,450	2,257,315	2,458,867	2,397,491	2,465,152	2,909,546
Westcom	-	-	-	-	-	-	-	-	-	3,418,747
MidAmerican Energy RecPlex	-	-	-	-	-	-	-	-	-	-
Solid waste	1,679,223	1,709,893	1,772,291	1,762,412	1,797,486	1,817,392	1,847,148	1,877,166	1,906,217	2,039,811
Operating grants and contributions:										
Sanitary sewer	8,673	285	-	-	-	-	-	-	-	-
Storm water	-	37,882	-	-	-	-	-	-	-	-
Westcom	-	-	-	-	-	-	-	-	-	980,208
MidAmerican Energy RecPlex	-	-	-	-	-	-	-	-	-	-
Solid waste	-	75,000	-	-	-	-	-	-	-	-
Capital grants and contributions:										
Sanitary sewer	855,392	382,564	1,210,579	982,089	754,686	2,793,715	1,401,630	1,862,945	2,282,371	896,472
Storm Water	2,187,157	2,205,180	390,093	3,557,677	1,500,418	2,363,627	1,206,371	1,510,166	1,923,697	1,076,358
Westcom	-	-	-	-	-	-	-	-	-	788
MidAmerican Energy RecPlex	-	-	-	-	-	-	-	-	-	2,499,850
Solid waste	-	-	-	-	-	-	-	-	-	-
Total business-type activities program revenues	13,933,021	14,725,873	14,755,388	18,282,167	16,507,818	19,289,604	17,357,680	18,537,173	20,060,207	25,048,569
Total primary government program revenues	33,259,095	39,182,822	41,603,898	38,317,691	39,879,661	48,969,185	54,223,581	47,641,473	48,123,312	57,861,381
Net (expense) revenue:										
Governmental activities	(41,152,193)	(41,278,438)	(35,141,626)	(43,298,462)	(45,315,639)	(53,375,224)	(45,891,521)	(48,907,814)	(58,187,882)	(65,121,199)
Business-type activities	4,849,766	4,513,356	3,459,272	6,279,587	4,271,511	6,546,362	4,061,407	3,267,695	4,325,899	3,790,830
Total primary government net (expense)revenue	(36,302,427)	(36,765,082)	(31,682,354)	(37,018,875)	(41,044,128)	(46,828,862)	(41,830,114)	(45,640,119)	(53,861,983)	(61,330,369)
General revenues and other changes in net position:										
Governmental activities:										
Taxes:										
Property taxes	$ 56,467,707	$ 56,151,749	$ 57,842,225	$ 58,568,528	$ 57,929,145	$ 57,601,375	$ 57,977,845	$ 64,302,185	$ 67,629,043	$ 74,694,466
Hotel motel taxes	2,450,583	3,621,343	3,071,320	3,287,208	3,457,345	3,669,278	3,963,886	4,142,183	4,180,160	4,450,774
Other taxes	450,794	357,518	879,985	869,737	855,554	930,371	839,206	927,829	885,289	3,280,857
Unrestricted grants and contributions	1,007,460	1,116,368	-	945,655	961,742	2,424,385	3,975,812	5,278,449	5,238,857	4,391,355
Investment earnings	197,707	285,935	59,397	245,879	150,053	115,683	345,601	715,264	1,748,087	3,919,058
Miscellaneous	-	-	1,029,403	480,641	227,310	565,066	226,417	407,737	534,749	767,822
Transfers	(108,011)	29,784	(3,079,696)	121,222	(852,306)	(1,103,125)	(2,000,021)	(10,684,559)	(5,832,650)	(8,310,535)
Contribution to other government	-	(5,385,051)	-	-	-	-	-	-	-	-
Total governmental activities	60,466,240	56,177,646	59,802,634	64,518,870	62,728,843	64,203,033	65,328,746	65,089,088	74,383,535	83,193,797
Business-type activities:										
Investment earnings	711,956	396,043	149,088	66,498	110,121	90,111	236,815	175,868	638,710	1,450,135
Miscellaneous	-	-	-	-	-	-	-	-	23,049	9,629
Transfers	108,011	(29,784)	3,079,696	(121,222)	852,306	1,103,125	2,000,021	10,684,559	5,832,650	8,310,535
Total business-type activities	819,967	366,259	3,228,784	(54,724)	962,427	1,193,236	2,236,836	10,860,427	6,494,409	9,770,299
Total primary government	61,286,207	56,543,905	63,031,418	64,464,146	63,691,270	65,396,269	67,565,582	75,949,515	80,877,944	92,964,096
Changes in net position:										
Governmental activities	19,314,047	14,899,208	24,661,008	21,220,408	17,413,204	10,827,809	19,437,225	16,181,274	16,195,653	18,072,598
Business-type activities	5,669,733	4,879,615	6,688,056	6,224,863	5,233,938	7,739,598	6,298,243	14,128,122	10,820,308	13,561,129
Total primary government	$ 24,983,780	$ 19,778,823	$ 31,349,064	$ 27,445,271	$ 22,647,142	$ 18,567,407	$ 25,735,468	$ 30,309,396	$ 27,015,961	$ 31,633,727

City of West Des Moines, Iowa
Schedule 3
Program Revenues by Function/Program
Last Ten Fiscal Years
(accrual basis of accounting)

Function / Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Governmental activities:										
Public safety	$ 6,724,657	$ 7,401,727	$ 7,384,494	$ 8,078,487	$ 9,140,818	$ 9,926,613	$ 13,185,869	$ 9,935,158	$ 10,264,109	$ 8,400,020
Public works	8,875,090	12,572,431	13,433,012	8,124,895	7,233,022	9,241,752	17,487,104	13,353,278	8,856,499	17,288,113
Health and social services	304,591	277,529	648,841	226,484	237,948	254,880	272,635	98,356	191,245	186,311
Culture and recreation	1,508,751	1,650,898	1,522,782	1,520,865	1,891,722	1,625,403	1,740,593	1,459,975	1,563,338	1,530,665
Community and economic development	1,280,879	1,626,828	1,457,666	1,513,719	3,678,051	5,794,887	2,741,837	2,627,782	5,606,975	3,797,838
General government	632,106	927,536	2,401,715	571,074	1,190,282	2,836,046	1,437,863	1,629,751	1,580,939	1,609,865
Total governmental activities	19,326,074	24,456,949	26,848,510	20,035,524	23,371,843	29,679,581	36,865,901	29,104,300	28,063,105	32,812,812
Business-type activities:										
Sanitary sewer	7,995,472	8,586,431	10,436,266	10,796,797	11,008,464	12,851,270	11,845,294	12,752,350	13,765,141	12,123,261
Storm water	4,258,326	4,354,549	2,546,831	5,722,958	3,701,868	4,620,942	3,665,238	3,907,657	4,388,849	3,985,904
Westcom	-	-	-	-	-	-	-	-	-	4,399,743
MidAmerican Energy RecPlex	-	-	-	-	-	-	-	-	-	2,499,850
Solid waste	1,679,223	1,784,893	1,772,291	1,762,412	1,797,486	1,817,392	1,847,148	1,877,166	1,906,217	2,039,811
Total business-type activities	13,933,021	14,725,873	14,755,388	18,282,167	16,507,818	19,289,604	17,357,680	18,537,173	20,060,207	25,048,569
Total government	$ 33,259,095	$ 39,182,822	$ 41,603,898	$ 38,317,691	$ 39,879,661	$ 48,969,185	$ 54,223,581	$ 47,641,473	$ 48,123,312	$ 57,861,381

City of West Des Moines, IA
Schedule 4
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2010	2011*	2012	2013	2014	2015	2016	2017	2018	2019
General Fund:										
Reserved	$ 4,950	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Unreserved	14,890,544	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Assigned	N/A	$ 4,950	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unrestricted	N/A	17,448,724	22,334,719	24,843,852	25,298,338	26,202,982	31,020,437	36,712,866	40,500,687	38,853,458
Nonspendable	N/A	-	147,108	-	-	535,023	535,023	-	555,962	1,082,278
Total General Fund	$ 14,895,494	$ 17,453,674	$ 22,481,827	$ 24,843,852	$ 25,298,338	$ 26,738,005	$ 31,555,460	$ 36,712,866	$ 41,056,649	$ 39,935,736
All Other Governmental Funds:										
Reserved	$ 51,571,911	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Unreserved, reported in:										
Special revenue funds	20,829,755	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Capital projects funds	(8,600,545)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Nonspendable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	608,615
Restricted for:										
Capital projects	N/A	$ 10,794,471	$ 25,810,078	$ 18,323,593	$ 18,186,504	$ 49,225,848	$ 34,625,993	$ 38,724,528	$ 90,928,678	$ 84,707,605
Debt service	N/A	3,580,012	19,724,769	16,237,372	3,431,293	6,296,984	2,963,773	1,991,314	2,992,585	3,144,903
Urban renewal and development	N/A	3,957,336	4,244,492	4,979,438	5,107,567	5,579,040	6,665,816	6,107,167	4,942,250	3,688,356
Other purposes	N/A	17,783,118	5,761,817	5,625,357	5,338,145	5,218,426	5,547,731	5,562,172	5,799,544	7,246,351
Unassigned	N/A	(8,227,876)	-	(14,580)	-	-	(112,049)	(7,996,735)	(62,502)	(3,575)
Total all other governmental funds	$ 63,801,121	$ 27,887,061	$ 55,541,156	$ 45,151,180	$ 32,063,509	$ 66,320,298	$ 49,691,264	$ 44,388,446	$ 104,600,555	$ 99,392,255

*The City of West Des Moines implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Type Definitions,* issued March 2009, effective the fiscal year ending June 30, 2011. This Statement establishes new standards for fund balance classifications based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

City of West Des Moines, Iowa
Schedule 5
Changes In Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Revenues:										
Taxes	$ 59,218,487	$ 60,074,073	$ 61,793,530	$ 62,725,473	$ 62,242,044	$ 62,201,024	$ 62,780,937	$ 69,372,197	$ 72,694,492	$ 82,426,097
Special assessments	219,979	285,121	395,576	359,798	315,821	249,814	159,895	200,558	142,102	135,216
Licenses and permits	1,017,766	1,023,653	1,404,430	1,638,474	2,172,885	2,326,549	4,400,512	1,980,884	1,904,626	2,198,311
Intergovernmental	11,912,577	18,885,005	15,956,531	11,335,540	15,117,233	21,328,305	23,718,226	22,711,155	21,170,528	18,132,681
Charges for services	3,694,455	4,254,710	4,759,448	4,817,190	5,600,845	5,722,482	7,183,974	5,812,211	5,996,384	6,549,407
Use of money and property	142,076	247,705	110,219	231,123	241,391	224,398	439,378	674,954	1,431,402	2,946,677
Miscellaneous	1,732,625	1,833,998	2,049,561	2,045,588	2,072,539	2,060,383	2,194,102	3,660,421	3,513,358	1,993,558
Total revenues	77,937,965	86,604,265	86,469,295	83,153,186	87,762,758	94,112,955	100,877,024	104,412,380	106,852,892	114,381,947
Expenditures:										
Public safety	21,888,463	22,746,328	23,330,603	24,478,042	25,550,009	26,739,914	27,397,684	29,142,995	29,050,021	29,962,498
Public works	9,239,194	13,278,333	6,476,619	7,234,347	7,899,715	8,199,192	8,536,611	9,363,033	9,240,888	10,491,829
Health and social services	1,092,425	1,082,744	1,125,608	1,117,964	1,059,392	1,105,932	1,152,347	1,141,940	1,271,677	1,262,124
Culture and recreation	6,792,238	7,237,052	6,849,848	6,927,142	7,528,417	7,743,062	8,172,199	7,955,071	8,687,823	9,463,436
Community and economic development	5,718,922	6,195,337	7,387,617	7,497,883	8,539,842	21,691,199	6,821,846	7,367,319	10,359,086	8,444,642
General government	5,131,798	5,959,287	5,371,275	5,848,266	6,088,713	6,865,765	7,572,490	7,684,444	8,371,646	9,852,201
Capital outlay	17,970,097	16,919,978	14,975,786	16,238,960	13,670,433	19,115,297	54,187,611	39,190,028	43,414,199	56,782,109
Debt service:										
Principal	23,295,328	46,342,770	14,830,982	15,645,323	29,373,453	16,283,339	18,694,167	18,275,455	19,223,888	20,050,580
Interest	4,762,119	5,549,995	4,253,798	4,096,596	3,684,868	3,293,452	3,796,662	4,381,103	5,912,981	6,713,950
Total expenditures	95,890,584	125,311,824	84,602,136	89,084,523	103,394,842	111,037,152	136,331,617	124,501,388	135,532,209	153,023,369
Excess (deficiency) of revenues over (under) expenditures	(17,952,619)	(38,707,559)	1,867,159	(5,931,337)	(15,632,084)	(16,924,197)	(35,454,593)	(20,089,008)	(28,679,317)	(38,641,422)
Other financing sources (uses):										
Issuance of long-term debt	54,965,000	4,963,424	40,385,000	72,950	4,385,000	51,255,000	23,080,000	18,543,214	93,203,217	33,696,783
Payments to escrow agent	-	-	(11,497,739)	(2,720,000)	-	-	-	-	(3,740,105)	-
Issuance of capital lease	-	832,032	-	850,000	-	-	-	-	-	-
Premium (discount) on long-term debt	2,929,609	(281)	3,204,245	-	108,907	1,795,889	2,497,042	1,062,083	5,872,838	3,545,669
Proceeds from sale of capital assets	23,633	-	21,300	88,605	11,358	403,959	60,293	71,011	55,804	86,851
Transfers In	84,593,346	21,031,612	27,886,566	25,755,270	45,661,770	27,012,339	25,124,899	26,401,678	29,098,378	35,926,342
Transfers Out	(85,100,130)	(21,475,108)	(28,618,012)	(26,143,439)	(47,168,136)	(27,846,534)	(27,119,220)	(26,134,390)	(31,254,923)	(40,492,559)
Total other financing sources (uses)	57,411,458	5,351,679	31,381,360	(2,096,614)	2,998,899	52,620,653	23,643,014	19,943,596	93,235,209	32,763,086
Net changes in fund balance	$ 39,458,839	$ (33,355,880)	$ 33,248,519	$ (8,027,951)	$ (12,633,185)	$ 35,696,456	$ (11,811,579)	$ (145,412)	$ 64,555,892	$ (5,878,336)
Debt service as a percentage of noncapital expenditures	35.1%	46.7%	24.9%	26.1%	35.3%	20.4%	24.0%	25.1%	25.3%	24.3%

City of West Des Moines, Iowa

Schedule 6

General Government Tax Revenues by Source

Last Ten Fiscal Years

(modified accrual basis of accounting)

Fiscal Year	Property Taxes (1)	Tax Increment Finance Revenue(TIF)	Local Option Sales Tax (LOST)	Cable Franchise	Hotel/ Motel Tax	Total
2010	$ 43,597,288	$ 12,870,419	$ -	$ 300,198	$ 2,450,583	$ 59,218,487
2011	46,235,084	10,722,622	-	300,979	2,815,388	60,074,073
2012	46,299,204	12,219,161	-	300,737	2,974,428	61,793,530
2013	45,871,977	13,272,106	-	294,182	3,287,208	62,725,473
2014	47,675,917	10,822,378	-	286,404	3,457,345	62,242,044
2015	49,087,368	9,172,349	-	272,029	3,669,278	62,201,024
2016	49,217,966	9,323,812	-	275,273	3,963,886	62,780,937
2017	52,776,592	12,183,281	3,416	266,724	4,142,183	69,372,197
2018	54,724,849	13,531,467	3,309	254,708	4,180,160	72,694,492
2019	57,602,485	17,702,649	2,417,836	252,353	4,450,774	82,426,097
Change 2010-2019	32.12%	37.55%	n/a	-15.94%	81.62%	39.19%

Source: City records:

(1) For the purposes of this schedule, Property Taxes includes miscellaneous Other City Taxes that are received in conjunction with the county's tax collections on behalf of the City.
These miscellaneous taxes include Utility Tax Replacement / Excise Tax.

City of West Des Moines, Iowa
Schedule 7
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Valuation Date Jan. 1	Fiscal Year Collected	Residential Property	Multi-Residential Property	Commercial Property	Industrial Property	Utilities	Tax Increment	Total Assessed Value	Actual Taxable Value	Total Direct Tax Rate
2008	2010	$ 3,373,591,777		$ 1,971,150,188	$ 21,850,279	$ 74,240,564	$ 444,502,202	$ 5,885,335,010	$ 3,979,630,063	12.05000
2009	2011	3,518,096,224		2,006,487,532	36,249,137	77,233,162	360,625,798	5,998,691,853	4,084,690,238	12.05000
2010	2012	3,596,162,970		1,978,387,072	35,461,977	80,033,040	413,950,068	6,103,995,127	4,205,957,596	12.05000
2011	2013	3,599,922,685		1,871,149,143	35,687,153	82,255,886	456,215,897	6,045,230,764	4,221,370,425	12.05000
2012	2014	3,660,465,036		1,933,557,882	37,269,222	84,371,549	394,337,882	6,110,001,571	4,323,503,805	12.05000
2013	2015	3,777,274,059		1,994,723,069	39,046,340	69,014,743	364,715,578	6,244,773,789	4,379,018,663	12.05000
2014	2016	3,762,282,445		2,183,517,561	39,763,958	78,806,498	344,791,179	6,409,161,641	4,403,448,240	12.00000
2015	2017	4,102,433,391	$ 285,337,409	1,979,073,438	45,947,912	97,509,502	451,307,237	6,961,608,889	4,774,220,905	12.00000
2016	2018	4,227,989,357	311,238,983	1,977,050,072	43,836,449	98,457,678	530,420,970	7,188,993,509	4,973,828,618	12.00000
2017	2019	4,623,331,072	372,948,566	2,131,748,495	47,171,558	96,988,441	658,996,590	7,931,184,722	5,424,794,165	11.79000

Source: Polk, Dallas, Warren, and Madison County Auditor's Offices

Note: The tax rate collected by the City for properties in the Tax Increment Districts varies by district, ranging from a rate > the City's direct rate to a rate < the total rate for all overlapping governments

Note: Prior to FY 2017 Multi-Residential Property was included with Commercial Property and taxed at the same rate. Beginning in FY 2017 it's rollback percentage is 3.75% less than Commercial Property. The rollback percentage for Multi-Residential Property will decrease 3.75% per year until it is taxed at the same rate as Residential Property

City of West Des Moines, Iowa

Schedule 8

Direct and Overlapping Property Tax Rates - Per $1,000 of Assessed Valuation

Last Ten Fiscal Years

	City Direct Rates				Overlapping Rates					
Fiscal Year	General Fund	Debt Service	Other Levies	Total Direct	School District	County	Community College	Regional Transit	State	Total Direct & Overlapping Rates
Polk County / Des Moines Community School District:										
2010	8.09676	2.00053	1.95271	12.05000	17.78888	10.12532	0.56386	0.33566	0.00350	40.86722
2011	8.08219	2.00055	1.96726	12.05000	17.64277	9.97134	0.56778	0.38095	0.00300	40.61584
2012	8.09998	2.00000	1.95002	12.05000	17.64347	10.05423	0.56008	0.38830	0.00340	40.69948
2013	8.10000	2.00000	1.95000	12.05000	18.34845	10.07059	0.58466	0.55300	0.00330	41.61000
2014	8.10000	2.00000	1.95000	12.05000	18.34842	10.25715	0.69120	0.63300	0.00330	41.98307
2015	8.10000	2.00000	1.95000	12.05000	18.14592	10.60460	0.65724	0.69800	0.00330	42.15906
2016	8.10000	1.95283	1.94717	12.00000	18.42809	10.84198	0.67574	0.76300	0.00330	42.71211
2017	8.10000	1.95000	1.95000	12.00000	18.50586	10.39630	0.72334	0.78300	0.00330	42.41180
2018	8.10000	1.95000	1.95000	12.00000	18.56349	10.39541	0.67458	0.78300	0.00310	42.41958
2019	8.10000	1.95000	1.74000	11.79000	18.60074	10.33864	0.67468	0.78300	0.00290	42.18996
Polk County / West Des Moines Community School District:										
2010	8.09676	2.00053	1.95271	12.05000	13.69179	10.12532	0.56386	0.33566	0.00350	36.77013
2011	8.08219	2.00055	1.96726	12.05000	13.64410	9.97134	0.56778	0.38095	0.00300	36.61717
2012	8.09998	2.00000	1.95002	12.05000	13.94266	10.05423	0.56008	0.38830	0.00340	36.99867
2013	8.10000	2.00000	1.95000	12.05000	13.30184	10.07059	0.58466	0.55300	0.00330	36.56339
2014	8.10000	2.00000	1.95000	12.05000	13.26452	10.25715	0.69120	0.63300	0.00330	36.89917
2015	8.10000	2.00000	1.95000	12.05000	13.26572	10.25715	0.69120	0.63300	0.00330	36.90037
2016	8.10000	1.95283	1.94717	12.00000	13.24189	10.84198	0.67574	0.76300	0.00330	37.52591
2017	8.10000	1.95000	1.95000	12.00000	13.26872	10.39630	0.72334	0.78300	0.00330	37.17466
2018	8.10000	1.95000	1.95000	12.00000	13.26871	10.39541	0.67458	0.78300	0.00310	37.12480
2019	8.10000	1.95000	1.74000	11.79000	13.27000	10.33864	0.67468	0.78300	0.00290	36.85922
Dallas County / Waukee Community School District:										
2010	8.08219	2.00055	1.96726	12.05000	17.80336	6.26394	0.56778	0.38095	0.00300	37.06903
2011	8.09998	2.00000	1.95002	12.05000	17.79315	5.72984	0.56008	0.38830	0.00340	36.52477
2012	8.10000	2.00000	1.95000	12.05000	17.80292	5.23877	0.59018	0.40300	0.00320	36.08807
2013	8.10000	2.00000	1.95000	12.05000	17.61083	5.25442	0.58466	0.55300	0.00330	36.05621
2014	8.10000	2.00000	1.95000	12.05000	16.57669	4.81190	0.69120	0.63300	0.00330	34.76609
2015	8.10000	2.00000	1.95000	12.05000	16.57427	4.79944	0.65721	0.69800	0.00330	34.78222
2016	8.10000	1.95283	1.94717	12.00000	16.69522	4.79841	0.67574	0.76300	0.00330	34.93567
2017	8.10000	1.95000	1.95000	12.00000	17.64874	4.92583	0.72334	0.78300	0.00330	36.08421
2018	8.10000	1.95000	1.95000	12.00000	17.85545	4.79002	0.67458	0.78300	0.00310	36.10615
2019	8.10000	1.95000	1.74000	11.79000	17.85658	5.09038	0.69468	0.78300	0.00290	36.21754

City of West Des Moines, Iowa
Schedule 8 (continued):

	City Direct Rates				Overlapping Rates					
Fiscal Year	General Fund	Debt Service	Other Levies	Total Direct	School District	County	Community College	Regional Transit	State	Total Direct & Overlapping Rates
Warren County / Norwalk Community School District :										
2010	8.08219	2.00055	1.96726	12.05000	20.56618	6.56329	0.56778	0.38095	0.00300	40.13120
2011	8.09998	2.00000	1.95002	12.05000	20.16885	6.36577	0.56008	0.38830	0.00340	39.53640
2012	8.10000	2.00000	1.95000	12.05000	20.01224	6.16492	0.59018	0.40300	0.00320	39.22354
2013	8.10000	2.00000	1.95000	12.05000	20.57095	6.16946	0.58466	0.55300	0.00330	39.93137
2014	8.10000	2.00000	1.95000	12.05000	19.80039	6.09558	0.69120	0.63300	0.00330	39.27347
2015	8.10000	2.00000	1.95000	12.05000	19.89589	6.09176	0.65724	0.69800	0.00330	39.39619
2016	8.10000	1.95283	1.94717	12.00000	20.61029	6.15660	0.67574	0.76300	0.00330	40.20893
2017	8.10000	1.95000	1.95000	12.00000	20.48322	6.22250	0.72334	0.78300	0.00330	40.21536
2018	8.10000	1.95000	1.95000	12.00000	20.15731	6.20807	0.67458	0.78300	0.00310	39.82606
2019	8.10000	1.95000	1.74000	11.79000	19.68416	6.71655	0.67468	0.78300	0.00290	39.65129
Madison County / Van Meter Community School District :										
*										
2012	8.10000	2.00000	1.95000	12.05000	18.23000	7.96054	0.59018	0.40300	0.00320	39.23692
2013	8.10000	2.00000	1.95000	12.05000	16.56006	8.65420	0.58466	0.55300	0.00330	38.40522
2014	8.10000	2.00000	1.95000	12.05000	16.00558	8.73622	0.69120	0.63300	0.00330	38.11930
2015	8.10000	2.00000	1.95000	12.05000	15.95771	8.59099	0.65724	0.69800	0.00330	37.95724
2016	8.10000	1.95283	1.94717	12.00000	15.95980	8.68862	0.67574	0.76300	0.00330	38.09046
2017	8.10000	1.95000	1.95000	12.00000	15.97798	9.20077	0.72334	0.78300	0.00330	38.68839
2018	8.10000	1.95000	1.95000	12.00000	15.98012	9.22088	0.67458	0.78300	0.00310	38.66168
2019	8.10000	1.95000	1.74000	11.79000	16.03000	9.26279	0.67468	0.78300	0.00290	38.54337
Madison County / Winterset Community School District :										
*										
2012	8.10000	2.00000	1.95000	12.05000	19.61273	7.96054	0.59018	0.40300	0.00320	40.61965
2013	8.10000	2.00000	1.95000	12.05000	19.43152	8.65420	0.58466	0.55300	0.00330	41.27668
2014	8.10000	2.00000	1.95000	12.05000	19.02607	8.59634	0.69120	0.63300	0.00330	40.99991
2015	8.10000	2.00000	1.95000	12.05000	18.49000	8.59099	0.65724	0.69800	0.00330	40.48953
2016	8.10000	1.95283	1.94717	12.00000	17.49000	8.68862	0.67574	0.76300	0.00330	39.62066
2017	8.10000	1.95000	1.95000	12.00000	17.49000	9.20070	0.72334	0.78300	0.00330	40.20034
2018	8.10000	1.95000	1.95000	12.00000	17.24000	9.22088	0.67458	0.78300	0.00310	39.92156
2019	8.10000	1.95000	1.74000	11.79000	17.24000	9.26279	0.67468	0.78300	0.00290	39.75337

Source: Polk, Dallas, Madison and Warren County Auditor's Offices
* City's corporate boundaries did not extend into Madison County prior to 2012

Note: State law limits the maximum tax rate for the General Fund to $8.10 per thousand dollars of assessed valuation.

City of West Des Moines, Iowa
Schedule 9
Principal Property Taxpayers
Current Year and Nine Years Ago

	2019			2010		
Taxpayer	Assessed Value	Rank	Percentage of Total City Assessed Value	Assessed Value	Rank	Percentage of Total City Assessed Value
Microsoft Corporation	$ 340,404,443	1	4.29%			
Wells Fargo Home Mortgage Inc	206,668,674	2	2.61%	$ 188,454,660	1	3.20%
GPG Jordan Creek LLC	172,798,128	3	2.18%	175,142,440	2	2.98%
MidAmerican Energy	51,395,992	4	0.65%			
Aviva Real Prperty Holdings LLC	49,500,000	5	0.62%			
Valley West Mall LLC	46,836,000	6	0.59%	70,218,000	3	1.19%
Jordan Creek Town Center LLC	46,706,607	7	0.59%			
Regency West Office	42,273,900	8	0.53%			
IFBF Property Management	40,255,920	9	0.51%	45,599,700	6	0.77%
MRES West Glen Holdings LP	36,043,365	10	0.45%	37,741,100	7	0.64%
Mid-America Investment Company				55,130,500	4	0.94%
CCOP I LLC				49,114,960	5	0.83%
1776 Westlakes Parkway LC				32,023,000	8	0.54%
Dallas County Partners				31,725,370	9	0.54%
Water Tower Place Shopping Ctr LC				28,776,100	10	0.49%
Total	$ 1,032,883,029		13.02%	713,925,830		12.12%

Source: Polk, Dallas, Warren, and Madison County Assessor's Offices

City of West Des Moines, Iowa
Schedule 10
Property Tax Levies And Collections
Last Ten Fiscal Years
(Cash basis of accounting)

Fiscal Ended June 30th	Taxes Levied for the Tax Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Years*	Total Collections	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	$ 43,083,063	$ 43,026,062	99.87%		$ 43,026,062	99.87%
2011	45,147,267	45,015,780	99.71%		45,015,780	99.71%
2012	45,901,436	45,677,788	99.51%		45,677,788	99.51%
2013	45,810,651	45,418,689	99.14%		45,418,689	99.14%
2014	47,154,213	47,130,490	99.95%		47,130,490	99.95%
2015	48,523,258	48,427,111	99.80%		48,427,111	99.80%
2016	48,748,929	48,653,263	99.80%		48,653,263	99.80%
2017	52,096,862	52,078,945	99.97%		52,078,945	99.97%
2018	54,096,896	54,097,576	100.00%		54,097,576	100.00%
2019	57,066,411	56,991,817	99.87%		56,991,817	99.87%

*Due to the no availability of delinquent collection detail, the City has applied a policy of applying subsequent years collections to oldest levied tax year first

Source: City's certified budget for amt. levied; monthly tax statements from Polk, Dallas, Warren, and Madison County Treasurer's Offices.

City of West Des Moines, Iowa
Schedule 11
Outstanding Debt By Type
Last Ten Fiscal Years

	Governmental Activities					Business-type Activities						
Fiscal Year	General Obligation Bonds	Tax Increment Financing Bonds	Capital Leases	Notes from Direct Borrowings & Placements	Loans Payable & Installment Contracts	Financing Agreements	General Obligation Bonds	Loans Payable	Revenue Bonds	Total Primary Government	Total Debt Per Capita	Total Debt as a Percentage of Personal Income
2010	$141,822,308	$ -	$ 285,637	$ -	$ 240,327	$ -	$ -	$ -	$ 2,164,000	$ 144,512,272	2,509	5.79%
2011	101,081,101	-	978,328	-	4,307,341	-	-	-	1,771,000	108,137,770	1,842	4.08%
2012	119,400,616	-	760,022	-	3,230,493	-	-	-	1,364,000	124,755,131	2,104	4.50%
2013	101,834,010	-	559,497	-	2,833,646	-	-	-	-	105,227,153	1,707	3.63%
2014	77,725,762	-	282,867	-	1,586,823	-	-	-	-	79,595,452	1,254	2.66%
2015	113,962,258	-	109,527	-	1,416,822	-	-	-	-	115,488,607	1,788	3.69%
2016	120,494,464	-	-	-	1,651,754	-	-	-	-	122,146,218	1,905	4.15%
2017	120,541,507	-	-	-	1,879,513	-	-	-	-	122,421,020	1,896	3.93%
2018	195,765,057	-	-	-	1,595,625	-	-	-	-	197,360,682	3,008	6.07%
2019	211,537,315	-	-	608,615	2,982,029	-	-	322,994	-	215,450,953	3,233	6.32%

Note: Details regarding the City's outstanding debt may be found in the notes to the basic financial statements.

City of West Des Moines, Iowa
Schedule 12
Ratios of General Obligation Bonded Debt
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Tax Increment Financing Bonds	Gross Bonded Debt	Less: Amount Available in Debt Service	Net General Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Per Capita
2010	$ 141,822,308	$ -	$ 141,822,308	$ 37,115,667	$ 104,706,641	0.01729 to 1	1,817.54
2011	101,081,101	-	101,081,101	3,580,012	97,501,089	0.01625 to 1	1,660.84
2012	119,400,616	-	119,400,616	3,591,183	115,809,433	0.01897 to 1	1,953.57
2013	101,834,010	-	101,834,010	3,497,034	98,336,976	0.01627 to 1	1,595.14
2014	77,725,762	-	77,725,762	3,431,293	74,294,469	0.01216 to 1	1,170.53
2015	113,962,258	-	113,962,258	6,296,984	107,665,274	0.01649 to 1	1,666.70
2016	120,494,464	-	120,494,464	2,963,773	117,530,691	0.01834 to 1	1,833.18
2017	120,541,507	-	120,541,507	1,991,314	118,550,193	0.01703 to 1	1,836.28
2018	195,765,057	-	195,765,057	2,992,585	192,772,472	0.02681 to 1	2,938.25
2019	211,537,315	-	211,537,315	3,144,903	208,392,412	0.02628 to 1	3,127.09

Note: Details regarding the City's outstanding debt may be found in the notes to the basic financial statements.

City of West Des Moines, Iowa
Schedule 13
Direct and Overlapping Governmental Activities Debt
For the Year Ended June 30, 2019

Governmental Unit	General Obligation Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Polk County	$ 254,626,000	12.55%	$ 31,955,563
Dallas County	28,780,000	33.73%	9,707,494
Warren County	9,680,704	3.04%	294,293
Madison County	735,000	1.63%	11,981
West Des Moines CSD	10,235,000	66.22%	6,777,617
Waukee CSD	175,625,000	46.38%	81,454,875
Des Moines Area Community College	108,010,000	11.36%	12,269,936
Norwalk CSD	35,705,000	9.60%	3,427,680
Winterset CSD	24,060,000	2.81%	676,086
Van Meter CSD	7,210,000	0.28%	20,188
Subtotal, overlapping debt			146,595,713
City Direct Debt			215,450,953
Total direct and overlapping debt			$ 362,046,666

Sources: Official Bond Offering Statement and Finance officer for each government entity listed

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

The percentage of an overlapping government's debt that is applicable to City of West Des Moines residents and businesses located within that particular government's jurisdiction is calculated based on the portion of that government's taxable value that lies within the boundaries of the city.

City of West Des Moines, Iowa
Schedule 14
Legal Debt Margin Information
Last Ten Fiscal Years

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Debt limit	$ 294,266,751	$ 299,934,593	$ 305,199,756	$ 302,261,538	$ 305,500,079	$ 312,238,689	$ 320,461,851	$ 348,080,444	$ 359,449,675	$ 396,559,236
Total net debt applicable to limit	139,415,964	103,985,669	123,391,131	105,227,152	79,595,451	110,786,349	115,741,755	116,009,513	186,315,625	202,228,638
Legal debt margin	$ 154,850,787	$ 195,948,924	$ 181,808,625	$ 197,034,386	$ 225,904,628	$ 201,452,340	$ 204,720,096	$ 232,070,931	$ 173,134,050	$ 194,330,598
Total net debt applicable to the limit as a percentage of debt limit	47.38%	34.67%	40.43%	34.81%	26.05%	35.48%	36.12%	33.33%	51.83%	51.00%

Legal Debt Margin Calculation for Fiscal Year 2019:

Total Assessed Value	$ 7,931,184,722
Debt limit (5% of total assessed value)	$ 396,559,236
Less: Debt applicable to limit	
General obligation bonds	198,315,000
TIF revenue bonds	-
Notes from direct borrowings & direct placements	608,615
Note payable and installment contracts	3,305,023
Legal debt margin	$ 194,330,598

City of West Des Moines, Iowa
Schedule 15
Pledged-Revenue Coverage
Last Ten Fiscal Years

	Sewer Revenue Bonds						
		Less:		Debt Service			
Fiscal Year	Pledge Revenue*	Operating Expenses	Net Available Revenue	Principal	Interest	Total	Ratio of Coverage
2010	$ 7,830,313	$ 3,128,894	$ 4,701,419	$ 381,000	$ 76,350	$ 457,350	10.28
2011	8,585,615	3,216,312	5,369,303	393,000	64,920	457,920	11.73
2012	9,079,154	3,908,020	5,171,134	407,000	53,130	460,130	11.24
2013	9,750,097	3,450,803	6,299,294	-	-	-	-
2014	10,356,470	3,576,901	6,779,569	-	-	-	-
2015	9,972,282	3,795,272	6,177,010	-	-	-	-
2016	10,660,901	3,654,104	7,006,797	-	-	-	-
2017	11,040,485	3,758,899	7,281,586	-	-	-	-
2018	11,990,874	3,898,381	8,092,493	-	-	-	-
2019	12,112,758	4,428,739	7,684,019	-	-	-	-

Notes:
* Pledged Revenues include operating revenue and investment earnings.
Operating expenses excluding depreciation and amortization expenses

City of West Des Moines, Iowa
Schedule 16
Demographic and Economic Statistics
Last Ten Fiscal Years

Calendar Year	Population	Personal Income	Per Capita Income	Unemployment Rate	Taxable Retail Sales
2010	57,609	$ 2,495,852,316	$ 43,324	4.4%	$ 1,496,999,951
2011	58,706	2,649,401,780	45,130	4.5%	1,529,029,060
2012	59,281	2,771,564,593	46,753	3.8%	1,681,710,058
2013	61,648	2,901,216,528	47,061	3.4%	1,636,714,660
2014	63,471	2,987,008,731	47,061	3.2%	1,647,831,070
2015	64,598	3,131,969,432	48,484	3.3%	1,723,946,833
2016	64,113	2,942,914,926	45,902	2.8%	1,768,926,175
2017	64,560	3,118,635,360	48,306	2.4%	1,796,720,183
2018	65,608	3,252,647,816	49,577	2.3%	1,750,840,994
2019	66,641	3,407,887,458	51,138	2.0%	1,810,890,381

Sources: City of West Des Moines, Community & Economic Development Department; City Demographics. Per Capita Income is based on Metropolitan Des Moines/West Des Moines and based on figures from Bureau of Economic Analysis Bond Offering Statements prepared by an independent financial advisor, U.S. Census Bureau, and Iowa Dept. of Revenue Qtrly Retail Sales and Tax Data.

City of West Des Moines, Iowa
Schedule 17
Principal Employers
Current Year and Ten Years Ago

		2019			2009		
Employer	Type of Business	Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
Wells Fargo Home Mortgage & Credit Services	Financial Services	9,144	1	14.65%	4,396	1 & 4*	8.22%
West Des Moines Community School District	Education	1,294	2	2.07%	1,426	3	2.67%
Hy-Vee Inc.	Grocery Stores	1,260	3	2.02%	1,802	2	3.37%
Athene USA Corporation	Insurance	1,100	4	1.76%			
FBL Financial Group / Iowa Farm Bureau Insurance	Insurance / Financial Services	1,011	5	1.62%	1,164	5	2.18%
Universal Pediatrics	Home Health Care	985	6	1.58%			
The Iowa Clinic	Medical Services	950	7	1.52%			
Iowa Realty Co., Inc.	Real Estate	740	8	1.19%			
Guide One Insurance Company	Insurance	651	9	1.04%	523	9	0.98%
Aureon	Recruiting	600	10	0.96%			
City of West Des Moines	Municipal Government	597		0.96%	757	6	1.42%
Iowa Foundation for Medical Care	Healthcare Management				645	7	1.21%
ADP National Service Center	Financial Services	350		0.56%	600	8	1.12%
Target	Retail	313		0.50%	515	10	0.96%
All West Des Moines Employees		62,424		30.42%	53,466		22.12%

* In 2009 Wells Fargo Home Mortgage and Credit Services were counted separately. 3,154 were employed by the Home Mortgage division and 1,242 were employed by the Credit Services Division.

Source: Bond Offering Statements prepared by independent financial advisor and Economic Development Dept.

City of West Des Moines, Iowa
Schedule 18
Full-Time Equivalent City Government Employees By Function / Program
Last Ten Fiscal Years

Functions/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Community Enrichment:										
Human Services	12.25	12.25	12.25	12.25	13.25	13.25	13.25	13.25	13.75	13.75
Library	23.60	23.60	22.50	22.50	22.50	22.50	25.25	26.25	26.50	27.50
Parks & Recreation*****	25.75	25.75	25.00	25.00	25.00	26.00	26.00	26.00	16.00	17.00
Public Safety:										
Emergency Medical Services	45.25	47.25	51.25	30.25	30.25	33.75	40.75	41.25	41.50	44.70
Fire Department	51.00	51.00	50.00	50.00	51.00	57.00	57.00	59.50	61.50	72.50
Police Department	85.75	84.75	82.75	80.75	83.25	82.25	84.00	87.50	86.00	93.00
Westcom Dispatch*	-	-	-	20.00	20.00	21.00	24.00	29.00	28.75	31.55
Westpet Animal Control**	-	-	-	3.00	3.00	4.00	4.33	4.33	4.33	4.00
Public Services:										
Community & Economic Dev	5.50	5.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	5.00
Development Services	23.00	22.00	22.20	20.20	20.20	23.20	20.00	20.50	20.50	20.50
Engineering Services***	-	-	-	-	-	7.00	7.00	9.00	20.00	19.00
Public Services*****	68.00	67.00	67.80	64.80	63.80	57.80	62.00	62.00	67.00	67.00
Support Services:										
City Manager's Office	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00
City Clerk****	-	-	-	1.00	1.00	1.00	1.33	1.33	1.33	1.33
Finance	9.50	9.75	9.75	8.75	9.00	8.75	9.09	9.09	9.09	9.42
Human Resources	4.50	4.50	4.00	4.00	4.50	4.50	4.50	5.50	6.50	6.50
Information Services	10.00	10.00	10.00	10.00	10.00	11.00	11.00	12.00	13.00	13.00
Legal	3.00	3.00	3.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00
Total	371.10	370.35	369.00	365.00	369.25	385.50	402.00	419.00	429.25	455.75

Source: City Payroll records, Budget Summary Personnel

* Westcom Dispatch included with Emergency Medical Services prior to 2013.
** Westpet Animal Control included with Police Department prior to 2013.
*** Engineering Services Department created in 2015.
**** City Clerk Included with City Manager's Office prior to 2013.
***** Departmental reorganization in 2018 resulted in a net decrease of FTE's in Parks & Recreation with a corresponding increase in FTE's split between Public Services and Engineering Services.

City of West Des Moines, Iowa
Schedule 19
Operating Indicators By Department
Last Ten Fiscal Years

Function/Program:	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Emergency Medical Services										
Total ambulance calls	5,678	6,005	6,295	6,800	7,337	7,979	8,717	8,686	9,219	9,769
Fire Department										
Total incidents	2,539	2,638	2,513	2,554	2,881	2,982	3,431	3,397	3,672	3,730
Total estimated loss	$ 990,400	$ 2,012,250	$ 1,693,070	$ 1,107,070	$ 1,022,067	$ 1,467,625	$ 1,951,025	$ 7,401,799	$ 4,792,512	$ 3,011,010
Police Department										
Number of parking tickets issued	1,392	1,148	968	801	1,615	1,105	797	482	744	908
Percent of parking tickets paid	79.04%	82.14%	80.89%	77.21%	84.24%	80.36%	77.83%	76.76%	58.47%	62.33%
Calls for service	48,798	46,931	50,430	48,987	80,365	46,464	46,866	48,802	54,511	57,394
Case Reports	6,570	6,533	6,356	6,230	6,676	6,521	6,640	6,090	5,216	5,651
Fed UCR Part 1 Crimes	1,887	1,968	1,961	1,790	1,833	2,642	1,599	1,711	1,491	1,879
Development Services										
Total building permits issued	1,163	1,158	1,002	1,060	1,105	1,047	935	1,033	1,051	1,025
Total value of permits issued	$133,491,107	$297,239,849	$227,758,147	$237,701,490	$404,077,538	$471,952,558	$1,256,576,333	$ 288,664,683	$ 323,885,538	$ 676,118,578
Public Works										
Lane miles of streets per operator	28.00	28.00	28.00	28.00	28.00	30.08	24.59	30.11	27.53	30.93
Library										
Volumes in collection	180,188	180,308	178,509	195,915	179,755	148,942	130,648	147,726	151,899	181,751
Annual circulation	691,721	689,193	685,899	674,699	651,770	695,092	678,110	671,500	694,969*	737,975
Parks & Recreation										
Aquatic Centers	2	2	2	2	2	2	2	2	2	2
Aquatic Center attendance	124,499	103,049	112,364	91,948	76,247	88,060	90,873	90,166	70,000	82,773
Rec program registrations	6,619	6,612	6,574	6,051	6,041	6,344	6,075	7,757	10,736	9,853
Total acres of parks maintained	1,238	1,238	1,239	1,239	1,269	1,275	1,275	1,282	1,303	1,303
Total miles of trails maintained	48	48	49	49	50	50	56	58	58	60

Source: City Departmental data

* Includes physical and digital materials

City of West Des Moines, Iowa
Schedule 20
Capital Asset Statistics By Department
Last Ten Fiscal Years

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Department:										
Police: Stations	1	1	1	1	1	1	1	1	1	1
Fire: Stations	5	5	5	5	5	5	5	5	5	5
Public Works:										
Streets (Miles):										
Paved	691	708	708	714	724	729	733	756	774	785
Unpaved	51	50	58	57	55	53	54	57	52	50
Wastewater (Miles):										
Storm Sewer	182	187	195	200	200	207	210	212	220	225
Sanitary Sewer	232	232	233	234	238	240	248	245	251	255
Parks & Recreation:										
Park Acreage	1,238	1,238	1,239	1,239	1,269	1,275	1,275	1,282	1,303	1,303
Parks	36	36	36	36	38	40	40	41	43	43
Parks with Playground Equipment	23	23	23	20	20	20	20	20	20	21
Miles of Trails	48	48	49	49	50	50	56	58	58	60
Baseball/Softball Diamonds	24	24	24	25	25	25	25	25	25	25
Horseshoe Courts	18	18	18	18	18	18	18	18	14	16
Sand Volleyball Courts	5	5	3	3	3	3	2	2	2	5
Soccer/Football Fields	21	21	21	21	20	20	20	20	20	20
Basketball Courts	13	14	14	14	15	15	17	17	18	18
Tennis Courts	11	12	12	12	13	13	13	15	16	16
Archery Ranges	-	-	-	-	-	-	1	1	1	1
Aquatic Centers	2	2	2	2	2	2	2	2	2	2
Wading Pools/Spray Grounds	1	1	1	1	2	2	2	2	2	2
Dog Parks	1	1	1	1	1	1	1	1	1	1
Parks and Recreation / Other:										
Cemetery acres	9	9	9	9	9	9	9	9	9	9
Library:										
Facilities	1	1	1	1	1	1	1	1	1	1
Volumes in collection	180,188	180,308	178,509	195,915	179,755	148,942	130,648	147,726	151,899	181,751

Source: Department capital asset records

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INTERNAL CONTROLS

AND

COMPLIANCE SECTION

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and
Members of the City Council
City of West Des Moines, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Des Moines, Iowa, (City) as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated January 10, 2020.

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 (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

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

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

Compliance and Other Matters
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of noncompliance which are described in Part IV of the accompanying schedule of findings and questioned costs.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2019, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part IV of the accompanying schedule of findings and questioned costs. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Responses to Findings
The City's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

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

Eide Bailly LLP

Dubuque, Iowa
January 10, 2020

Independent Auditor's Report on Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

To the Honorable Mayor and
Members of the City Council
City of West Des Moines, Iowa

Report on Compliance for the Major Federal Program

We have audited the City of West Des Moines, Iowa's (City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2019. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility
Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility
Our responsibility is to express an opinion on the compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)**.** Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on the Major Federal Program
In our opinion, the City of West Des Moines, Iowa, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major Federal program for the year ended June 30, 2019.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and to report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Eide Bailly LLP

Dubuque, Iowa
January 10, 2020

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Federal Expenditures	Subrecipients
U.S. Department of Housing and Urban Development				
Direct program				
CDBG – Entitlement Grants Cluster				
Community Development Block Grants/Entitlement Grants	14.218		$ 459,484	$ -
Pass-through program from				
Iowa Economic Development Authority				
Community Development Block Grants/ State's Program and Non-Entitlement Grants in Hawaii	14.228	08-DRH-214	64,100	64,100
Iowa Finance Authority				
Emergency Solutions Grant Program	14.231	77029-19	23,709	-
City of Des Moines				
Continuum of Care	14.267	IA0088L7D021702	105,540	-
Total U.S. Department of Housing and Urban Development			652,833	64,100
U.S. Department of Justice				
Direct program				
Bulletproof Vest Partnership Program	16.607		8,665	-
Pass-through program from				
Governor's Office of Drug Control Policy				
Public Safety Partnership and Community Policing Grants	16.710	17-CAMP-02	2,995	-
Public Safety Partnership and Community Policing Grants	16.710	16-CAMP-11	766	-
			3,761	-
City of Des Moines Police Department				
Edward Bryne Memorial Justice Assistance Grant Program	16.738	2017-DJBX-0998	32,895	-
Edward Bryne Memorial Justice Assistance Grant Program	16.738	2018-DJBX-0941	15,500	-
			48,395	-
Direct program				
Equitable Sharing Program	16.922		6,629	-
Total U.S. Department of Justice			67,450	-

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Federal Expenditures	Subrecipients
U.S. Department of Transportation				
Pass-through program from				
Iowa Department of Transportation				
Highway Planning and Construction Cluster				
Highway Planning and Construction	20.205	HDP-8260(629)--71-25	$ 7,980	$ -
Highway Planning and Construction	20.205	STP-A-8260(645)-86-25	288,000	-
Total Highway Planning and Construction Cluster			295,980	-
Iowa Department of Public Safety				
Highway Safety Cluster				
State and Community Highway Safety	20.600	15-402-M0OP, Task 13	-	
Alcohol Impaired Driving Counter-Measures Incentive Grants I	20.601	18-402-M0OP, Task 10	12,818	-
Alcohol Impaired Driving Counter-Measures Incentive Grants I	20.601	19-402-M0OP, Task 13	23,022	-
Total Highway Safety Cluster			35,840	-
Total U.S. Department of Transportation			331,820	-
U.S. Department of Health and Human Services				
Pass-through program from				
Iowa Department of Human Rights				
Low-Income Home Energy Assistance	93.568	LIHEAP 19-12	5,000	-
477 Cluster				
Community Services Block Grant	93.569	CSBG 19-12	6,000	-
Iowa Department of Public Health				
National Bioterrorism Hospital Preparedness Program	93.889	GAX-588-2019WG	478	-
Total U.S. Department of Health and Human Services			11,478	-
U.S. Department of Homeland Security				
Pass-through program from				
Iowa Department of Homeland Security				
Disaster Grants- Public Assistance	97.036	PA-07-IA-4386-PW00363	10,454	-
Total			$ 1,074,035	$ 64,100

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal award activity of the City of West Des Moines, Iowa, (the City) under programs of the federal government for the year ended June 30, 2019. The information is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note 2 - Significant Accounting Policies

Expenditures reported in the schedule are reported on the modified accrual basis of accounting, except for subrecipient expenditures, which are recorded on the cash basis. When applicable, such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3 - Indirect Cost Rate

The City has not elected to use the 10% de minimis cost rate.

Part I: Summary of the Independent Auditor's Results:

Financial Statements

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major program:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Type of auditor's report issued on compliance for major program:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No
Identification of major program:	
Name of Federal Program	CFDA Number
CDBG - Entitlement Grants Cluster	
Community Development Block Grants/ Entitlement Grants	14.218
Dollar threshold used to distinguish between type A and type B programs:	$750,000
Auditee qualified as low-risk auditee?	No

Part II: Findings Related to the Financial Statements:

There were no findings to report.

Part III: Findings and Questioned Costs for Federal Awards:

There were no federal findings and questioned costs to report.

Part IV: Other Findings Related to Required Statutory Reporting:

2019-IA-A **Certified Budget** – Disbursements during the year ended June 30, 2019 exceeded the amount budgeted in the debt services function. Chapter 384.20 of the Code of Iowa states, in part, "Public monies may not be expended or encumbered except under an annual or continuing appropriation."

Recommendation – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Response – The budget will be amended in the future, if applicable.

2019-IA-B **Questionable Expenditures** – We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.

2019-IA-C **Travel Expense** – No expenditures of City money for travel expenses of spouses of City officials or employees were noted.

2019-IA-D **Business Transactions** – Business transactions between the City and City officials or employees are detailed as follows:

Name, Title, and Business Connection	Transaction Description	Amount
Jenna Ehler, Librarian, Husband owns Studio Melee	Service	$ 93,673
Benjamin Bruening, Firefighter, Father-in-law owns Premier A & B Services	Service	45,316
Greg Siembieda, Firefighter Owner of Walnut Creek Promotions, Inc.	Uniform Supplies	6,012
Brian Ascheman, Police Officer, Father, Philip Ascheman, is a medical service provider	Medical	3,560
Matthew Sonnenburg, Firefighter, Owner of Plugugly Customs	Repair Supplies	850

Part IV: Other Findings Related to Required Statutory Reporting: (continued)

According to Chapter 362.5 of the Code of Iowa, an officer or employee of a City shall not have an interest, direct or indirect, in a contract with that City. The provision does not apply to transactions that do not exceed a cumulative total purchase price of $1,500 in a fiscal year or to contracts made by a city upon competitive bid. All the transactions with Walnut Creek Promotions, Inc. were entered into through competitive bidding. All other transactions were not entered into through competitive bidding.

2019-IA-E **Bond Coverage** – Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

2019-IA-F **Council Minutes** – No transactions were found that we believe should have been approved in the City Council minutes but were not.

Although minutes of City Council proceedings were published, they were normally not published within 15 days of the meeting as required by Chapter 372.13(6) of the Code of Iowa.

Recommendation – The City should take measures to publish Council minutes within 15 days of the meeting.

Views of Responsible Officials – The City's practice is to publish Council meeting minutes immediately after approval by Council at the subsequent meeting, generally two weeks following. Minutes are made available to the public via the City's website along with the upcoming meeting Council packet within two weeks, however they are generally considered to be a proposed version until acted upon by the Council.

2019-IA-G **Deposits and Investments –** No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.

2019-IA-H **Annual Urban Renewal Report** – The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1. However, the City misreported information in its original submission.

Recommendation – The City should implement additional preparation and review procedures relating to the annual urban renewal report.

Views of Responsible Officials – The City will review all TIF reconciliations, internal cash flow models, and annual Urban Renewal reports with its financial advisors, as well as State and County officials, as needed to ensure accurate certifications and reports.

2019-IA-I **Tax Increment Financing** – Chapter 403.19 of the Code of Iowa provides a municipality shall certify indebtedness to the County Auditor. While performing audit procedures, we noted some amounts certified inaccurately.

Recommendation –The City should reconcile future TIF needs with the annual County TIF Reconciliation.

Views of Responsible Officials – The City will review all TIF reconciliations, internal cash flow models, and annual Urban Renewal reports with its financial advisors, as well with State and County officials, as needed to ensure accurate certifications and reports.