

MANAGEMENT'S DISCUSSION AND ANALYSIS

Within this section of the comprehensive annual financial report for the City of Commerce City, Colorado (the City), the City's management is pleased to provide this narrative discussion and analysis of the financial activities of the City for the calendar year ended December 31, 2015. The City's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section.

2015 FINANCIAL HIGHLIGHTS

The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$248,416,354 (total net position) for the calendar year reported.

- Total net position are comprised of the following:
 - (1) Net investment in capital assets, of \$161,018,041 include property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of capital assets.
 - (2) Net position of \$70,578,157 is restricted by constraints imposed from outside the City such as debt covenants, grantors, laws, or regulations.
 - (3) Unrestricted net position of \$16,820,156 represent the portion available to maintain the City's continuing obligations to citizens and creditors.
- The City's governmental funds reported total ending fund balance of \$142,881,457 this year. This compares to the prior year ending fund balance, as restated of \$157,068,264 showing a decrease of \$14,186,806 during the current year.
- At the end of the current calendar year, the unassigned fund balance for the General Fund was \$17,392,956 or 33.2% of total General Fund expenditures.
- Overall, the City continues to maintain a strong financial position.

The above financial highlights are explained in more detail in the "financial analysis" section of this document.

OVERVIEW OF THE FINANCIAL STATEMENTS

This Management Discussion and Analysis document introduces the City's basic financial statements. The basic financial statements include: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. The City also includes in this report additional information to supplement the basic financial statements. Comparative data is presented to allow comparison to the prior calendar year.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City's annual report includes two government-wide financial statements. These statements provide both long-term and short-term information about the City's overall financial status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in accrual accounting and elimination or reclassification of activities between funds.

The first of these government-wide statements is the *Statement of Net Position*. This is the government-wide statement of position presenting information that includes all of the City's assets and liabilities, 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 as a whole is improving or deteriorating. Evaluation of the overall health of the City would extend to other nonfinancial factors such as diversification of the taxpayer base or the condition of City infrastructure, in addition to the financial information provided in this report.

The second government-wide statement is the *Statement of Activities*, which reports how the City's net position changed during the current calendar year. All current year revenues and expenses are included regardless of when cash is received or paid.

An important purpose of the design of the statement of activities is to show the financial reliance of the City's distinct activities or functions on revenues provided by the City's taxpayers.

Both government-wide financial statements distinguish governmental activities of the City principally supported by taxes from business-type activities intended to recover all or a significant portion of their costs through user fees and charges. Governmental activities include general government, community development, public safety, public works, parks and recreation. Business-type activities include the solid waste management and the Commerce City Finance Authority.

The government-wide financial statements are presented on pages 17 & 18 of this report.

FUND FINANCIAL STATEMENTS

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The City uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the City's most significant funds rather than the City as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation. Individual fund data for non-major funds is provided in the form of combining statements in a later section of this report.

The City has three kinds of funds:

Governmental funds are reported in the fund financial statements and encompass the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with fund statements providing a distinctive view of the City's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of governmental programs and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund balance sheet and the governmental fund operating statement provide a reconciliation to assist in understanding the differences between these two perspectives.

The basic governmental fund financial statements are presented on pages 19 to 22 of this report.

Individual fund information for nonmajor governmental funds is found in combining statements in a later section of this report.

Proprietary funds are reported in the fund financial statements and generally report services for which the City charges customers a fee. The City's proprietary funds are classified as enterprise funds and internal

service funds. The enterprise funds essentially encompass the same functions reported as business-type activities in the government-wide statements. The internal service funds are reported as part of the governmental activities at the government-wide financial reporting level.

The basic proprietary fund financial statements are presented on pages 23 to 26 of this report.

The *fiduciary funds* include employee pension and retirement funds held in trust and an agency fund used to hold resources of school impact fees from developers that school districts will use. These statements are found on pages 27 & 28.

NOTES TO THE BASIC FINANCIAL STATEMENTS

The accompanying notes to the basic financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the basic financial statements begin on page 31 of this report.

REQUIRED SUPPLEMENTARY INFORMATION

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's budget presentations. Budgetary comparison schedules are included as "required supplementary information" for the general fund and the major Urban Renewal Authority Fund. Budgetary comparison schedules for all other governmental funds can be found in the supplementary information section of this report. These schedules demonstrate compliance with the City's adopted and final revised budget. Finally, this section includes a schedule of funding progress for the retirement health savings plan. Required supplementary information can be found on pages 71 to 74 of this report.

SUPPLEMENTARY INFORMATION

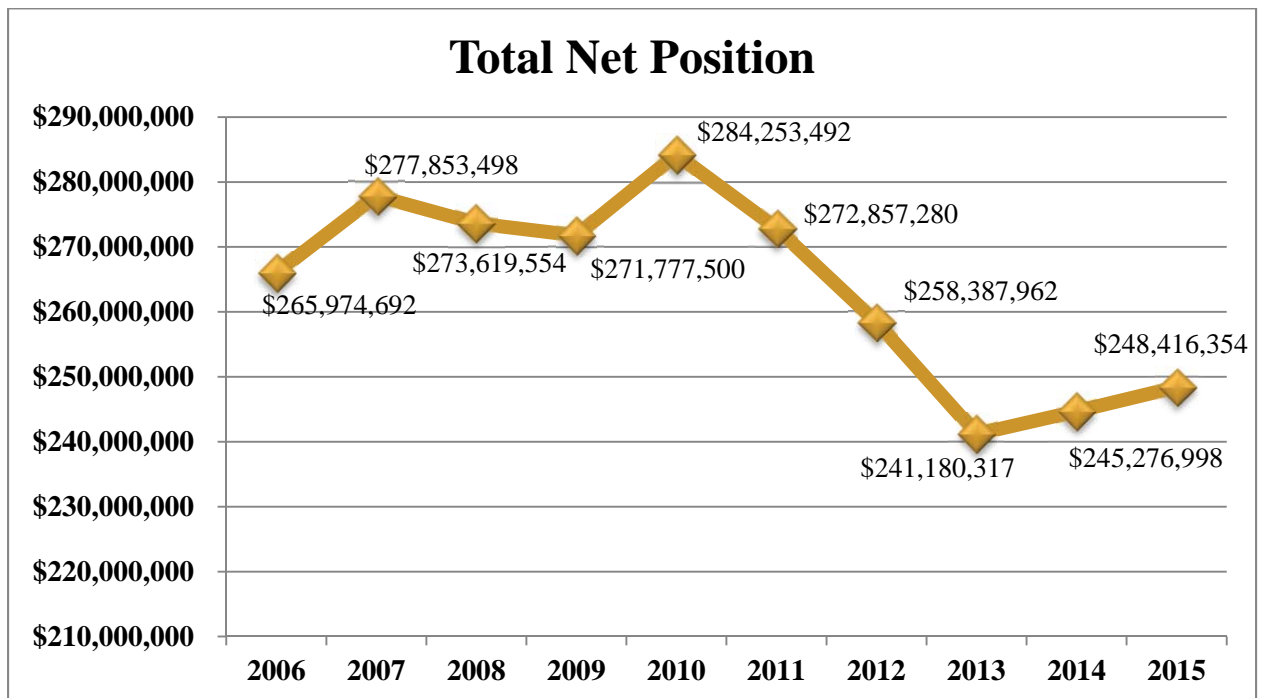
As discussed, the City reports major funds in the basic financial statements. Comparative information for major funds and combining and individual statements and schedules for nonmajor funds are presented in a supplementary information section of this report beginning on page 75.

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

The City's net position at calendar year-end is \$252,240,260. The following table provides a summary of the City's net position:

	Summary of Net Position					
	Governmental Activities		Business-type Activities		Total	
	2015	(Restated) 2014	2015	2014	2015	(Restated) 2014
Assets and deferred outflows:						
Current assets	\$ 188,341,366	\$ 184,942,705	\$ 487,924	\$ 145,596	\$ 188,829,290	\$ 185,088,301
Other non-current assets	922,165	1,232,652	254,722	266,853	1,176,887	1,499,505
Capital assets	325,090,182	313,220,540	25,069,262	26,144,126	350,159,444	339,364,666
Deferred outflows	2,254,075	486,102	-	-	2,254,075	486,102
Total assets	516,607,788	499,881,999	25,811,908	26,556,575	542,419,696	526,438,574
Liabilities and deferred inflows:						
Current liabilities	33,607,367	18,527,167	658,477	897,914	34,265,844	19,425,081
Long-term liabilities	221,991,572	224,655,363	28,977,338	29,614,278	250,968,910	254,269,641
Deferred inflows	8,768,589	7,433,854	-	-	8,768,589	7,433,854
Total liabilities	264,367,529	250,616,384	29,635,814	30,512,192	294,003,343	281,128,576
Net position:						
Net investment in capital assets	165,526,117	161,004,264	(4,508,076)	(4,040,151)	161,018,041	156,964,113
Restricted	70,578,157	25,823,135	-	-	70,578,157	25,823,135
Unrestricted	16,135,986	62,405,216	684,170	84,534	16,820,156	62,489,750
	<u>\$ 252,240,260</u>	<u>\$ 249,232,615</u>	<u>\$ (3,823,906)</u>	<u>\$ (3,955,617)</u>	<u>\$ 248,416,354</u>	<u>\$ 245,276,998</u>

The following graph reports the total net position balances from fiscal year 2006 – 2015:



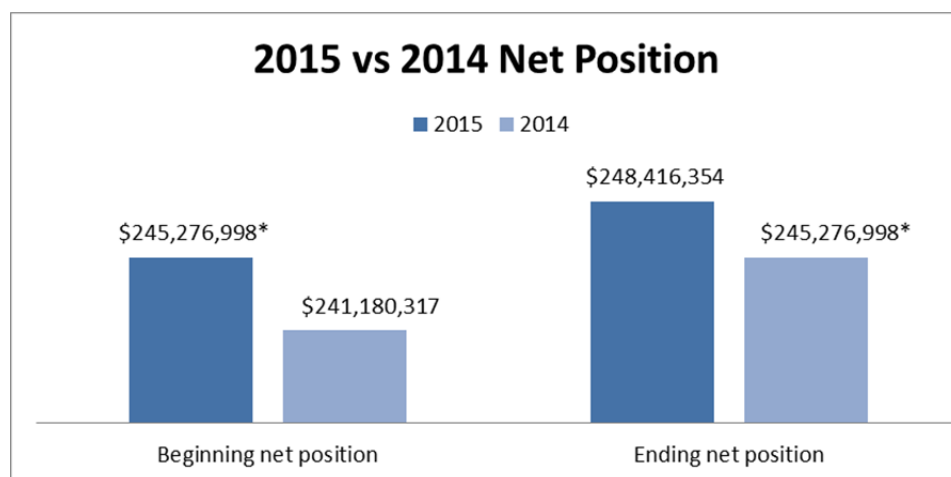
The City continues to maintain a high current ratio, excluding the deferred inflows and outflows of resources. The current ratio compares current assets to current liabilities and is an indication of the ability to pay current obligations. The current ratio for governmental activities is 5.6 to 1 as compared to 10.0 to 1 at December 31, 2014. For business-type activities, the current liabilities exceed current assets. The total current ratio was 0.7 to 1 as compared to 9.5 to 1 at December 31, 2014.

The City reported positive balances in net position for governmental activities and deficit net position for business-type activities. During fiscal year 2015, net position increased \$3,007,645 for governmental activities. For business-type activities, net position increased \$131,711. The City's overall financial position increased during calendar year 2015 by \$3,139,356.

Note that approximately 62.9% of the governmental activities' total assets are tied up in capital assets (with 77.6% of the capital asset cost being depreciable). The City uses these capital assets to provide services to its citizens. Nearly 100% of the business-type activities assets are tied up in capital assets. Combining governmental activities with business type activities, the City has invested 64.8% of its total assets in capital assets, as presented in the Statement of Net Position. Capital assets used in the business-type activities generate revenues for the solid waste program. The capital assets in the Finance Authority result from the construction of an administration building that is being leased to the City.

The following table provides a summary of the City's changes in net position:

Summary of Changes in Net Position						
	Governmental Activities		Business-type Activities		Total	
	(Restated)				(Restated)	
	2015	2014	2015	2014	2015	2014
Revenues:						
Program:						
Charges for services	\$ 10,188,749	\$ 9,019,934	\$ 2,630,604	\$ 2,367,795	\$ 12,819,353	\$ 11,387,729
Operating grants	528,978	378,293	-	-	528,978	378,293
Capital grants and contributions	5,610,936	4,732,804	-	-	5,610,936	4,732,804
General:						
Taxes	63,910,308	62,037,116	-	-	63,910,308	62,037,116
Others	4,563,750	9,241,943	2,858	3,833	4,566,608	9,245,776
Total revenues	84,802,721	85,410,090	2,633,462	2,371,628	87,436,185	87,781,718
Program Expenses:						
General Government	17,269,638	18,048,736	-	-	17,269,638	18,048,736
Human resources	952,096	950,390	-	-	952,096	950,390
Community development	3,408,731	3,467,187	-	-	3,408,731	3,467,187
Public safety	15,599,089	14,272,948	-	-	15,599,089	14,272,948
Public works	24,198,351	25,537,390	-	-	24,198,351	25,537,390
Parks, recreation and golf	11,280,173	10,627,413	-	-	11,280,173	10,627,413
Interest	9,115,482	8,262,483	-	-	9,115,482	8,262,483
Finance authority	-	-	2,473,271	2,518,490	2,473,271	2,518,490
Total expenses	81,823,558	81,166,547	2,473,271	2,518,490	84,296,829	83,685,038
Revenues over (under) expenses	2,979,164	4,243,543	160,191	(146,862)	3,139,356	3,512,491
Transfers	28,480	1,345,000	(28,480)	(1,345,000)	0	-
Change in net position	3,007,645	5,588,543	131,711	(1,491,862)	3,139,355	4,096,680
Beginning net position, Restated	249,232,615	243,644,072	(3,955,617)	(2,463,755)	245,276,998	241,180,317
Ending net position	\$ 252,240,260	\$ 249,232,615	\$ (3,823,906)	\$ (3,955,617)	\$ 248,416,354	\$ 245,276,998



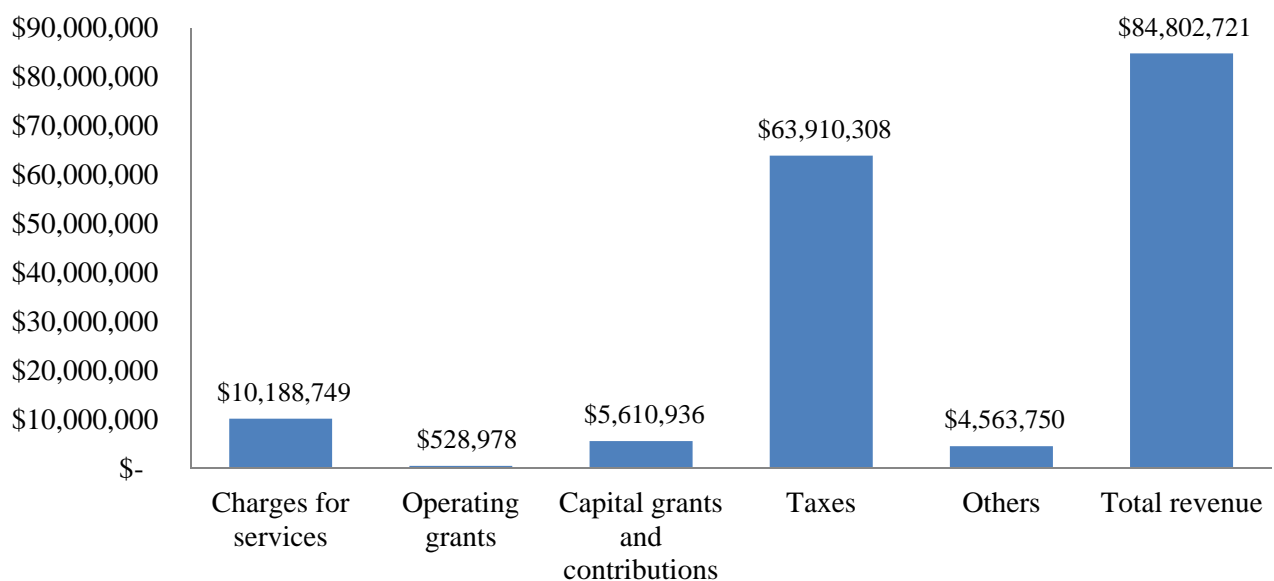
*Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented

GOVERNMENTAL ACTIVITY REVENUES

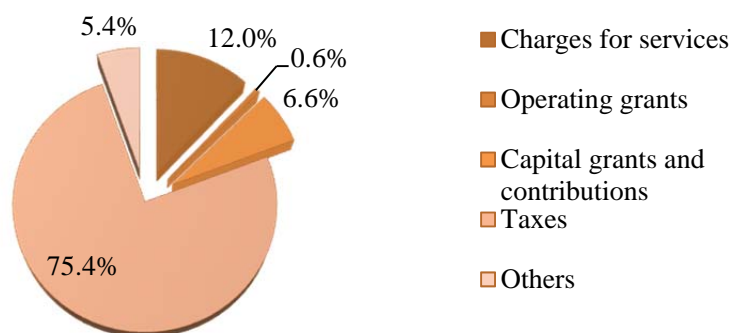
The City is heavily reliant on sales and use taxes to support governmental operations. City taxes provide 75.4% of total revenue with sales and use taxes provided 59.5% of the City's total taxes revenues as compared 57.7% in calendar year 2014. Note that program revenues covered 16.7% of governmental operating expenses as compared to 17.4% in calendar year 2014.

This means that the government's taxpayers and the City's other general revenues normally fund 80.8% of the governmental activities, primarily from sales and use taxes. As a result, the general economy and the success of local businesses have a major impact on the City's revenue streams.

2015 Governmental Activities Revenue



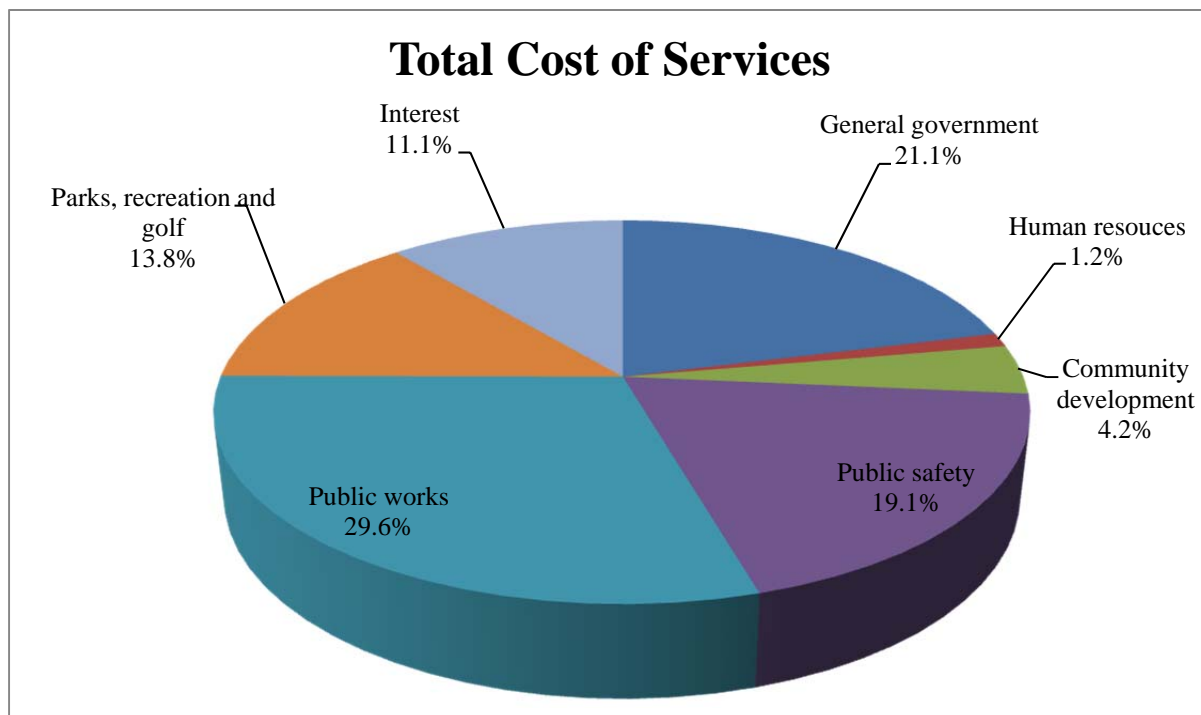
2015 Governmental Activities



GOVERNMENTAL ACTIVITY EXPENSES

The following table presents the cost of each of the City's programs, including the net costs (i.e., total cost less revenues generated by the activities). The net costs illustrate the financial burden that was placed on the City's taxpayers by each of these functions.

	Governmental Activities			
	Total Cost of Services	Percentage of Total	Net Cost of Services	Percentage of Total
General government	\$ 17,269,638	21.1%	\$ 16,719,463	25.5%
Human resources	952,096	1.2%	952,096	1.5%
Community development	3,408,731	4.2%	1,507,137	2.3%
Public safety	15,599,089	19.1%	13,314,473	20.3%
Public works	24,198,351	29.6%	16,880,680	25.8%
Parks, recreation and golf	11,280,173	13.8%	7,005,563	10.7%
Interest	9,115,481	11.1%	9,115,481	13.9%
	\$ 81,823,558	100.0%	\$ 65,494,893	100.0%



The public works function is the highest cost function, primarily because of the City's growth in its infrastructure (e.g., roads and storm sewers), resulting in approximately \$24.2 million including annual depreciation expense. The City spent approximately \$15.6 million on public safety and \$17.3 million on general government services.

BUSINESS-TYPE ACTIVITIES

Finance Authority Fund – In 2007, this fund issued \$30,900,000 in certificates of participation, which were used to fund the construction of an administration building, which is leased to the City, beginning in 2007. In 2015, this fund recognized \$1,997,632 in rental income and paid interest on long-term debt totaling \$1,426,623. At December 31, 2015, this fund reports a deficit of \$4,288,586, which will be eliminated with future rental revenue.

Solid Waste Management Fund - The other business-type activity is the solid waste management fund. Tipping fees charged at the BFI landfill operation provide the revenues for this fund. The City receives 5% of the total amount of fees collected or assessed and has no “out-of-pocket” costs. These revenues are to be used only for transportation improvements and maintenance on streets and bridges in the area of the landfill. The 2015 fee revenues of \$632,972 increased from the 2014 revenues.

FUND ANALYSIS

Governmental Funds

Governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances of \$142,881,457 compared to the \$157,068,264 at December 31, 2014, as restated.

Of this year-end total, \$17,302,814 is unassigned indicating the availability for continuing City service delivery requirements. However, because of the URA asset that the City has committed to improve and resell, the City expects unassigned fund balance to turn-around as soon as this asset is sold. Currently the City is working on developing the URA to repay the URA asset.

Legally restricted fund balances are \$70,543,119. Included in this amount are \$65.2 million for capital construction and outlay, and the money set aside to meet the TABOR emergency reserve requirements, or \$3.3 million.

Committed fund balance totals \$8,641,267. Included in this amount is \$265,994 for court surcharges, \$2.4 million for capital construction, \$3.7 million for water rights, and \$2.1 million for capital outlay.

The total ending fund balances of governmental funds show a decrease of \$14,186,806 or 9.0% from the prior year.

Major Governmental Funds

General Fund - The General Fund is the City’s primary operating fund and the largest source of day-to-day service delivery. The General Fund’s fund balance increased by \$8,084,095 or 25.7% as compared to a 53.9% increase in calendar year 2014. The ending unassigned fund balance is considered adequate, representing the equivalent of 33.2% of annual expenditures. This compares to 11.9% at December 31, 2014.

Total tax revenues are above those of 2014 by \$1,617,820.

Plan check fees decreased \$25,049 or 9.7%. Building permits were up \$183,528 or 14.5% due to a recovering economy. Court and docket fees are higher than the 2014 amount by \$61,494 or 20.7%. Fines and forfeitures through the municipal court were higher than the 2014 amount by \$158,289 or 24.3%. Revenues from photo red light enforcement were \$19,517 or 5.1% above the 2014 amount due to more photo enforcement from the Public Safety Department.

Recreation and golf fees increased \$364,181 in 2015.

Most other revenue streams were consistent with the prior years' revenues.

Total General Fund expenditures increased approximately \$2.1 million over the 2014 amount.

Total general government expenditures were \$183,652 or 4.7% above the 2014 amount. Within the general government function, legal fees decreased \$195,162 or 17.7%. In 2015, the City required the assistance of outside legal counsel for fewer matters and handled additional items through in-house counsel. The city manager expenditures increased \$289,128 or 42.7% due to contract services and salaries.

In total, public safety costs were \$1,000,935 above the 2014 amount. This was caused by an increase in salary costs to sustain the level of service.

In the public works function, expenditures decreased by \$225,768 or 3% from 2014.

Within the parks, recreation and golf function, expenditures increased by \$632,714 due to additional expense in parks maintenance with the 2K parks and the outdoor leisure pool opening in 2015.

A brief discussion of the other major governmental funds follows:

Capital Expenditures Fund – This fund is used to fund major City capital projects. The county open space tax and the county transportation tax, plus intergovernmental revenue provided the majority of this fund's revenue. The fund also recognized approximately \$4.8 million of transfers from other funds, including approximately \$55,800 from the General Fund, \$530,000 from the Conservation Trust Fund, and \$4.0 million from the Impact Fees Fund.

During this year, this fund incurred \$18.2 million in capital costs including a Boys & Girls Club for \$250,000 that the city pledged annual operating support (\$80,000), committing to set aside three years of operating expenses beginning in 2012 to serve as a matching funds (not to exceed \$250,000) for a community capital campaign, public works projects for \$3,164,987 and parks and recreation projects for \$5,766,174.

The major projects include:

- Neighborhood Parks (3) - \$8,372,360
- Road Project (1) – \$48,833,294
- Outdoor Pool (1) – \$9,372,080
- New Recreation Center Building (1) – \$3,379,635
- New Recreation Center Infrastructure - \$3,251,787
- Existing Recreation Center Expansion - \$272,244
- MSC Renovations - \$323,000
- Program Contingency - \$4,518,100

This fund reports an ending fund balance of \$74,898,300 at December 31, 2015.

Northern Infrastructure GID Fund - This fund is used to account for the construction of infrastructure improvements within the district, including debt service on these improvements. This fund recognized over \$4.9 million in property and specific ownership taxes.

This fund continued to expend the 2008 bond proceeds on infrastructure projects, or \$14.2 million. The major project was work completed on 104th avenue. This fund also incurred interest costs on debt of approximately \$3.6 million. At December 31, 2015, the fund reports fund balance of \$2.3 million, down from \$11.5 million at December 31, 2014.

Urban Renewal Agency Fund – Current plans are to resell the property held for resale with a cost of \$4.7 million. This fund recognized \$265,710 in property taxes as compared to \$260,785 in 2014. This fund expended \$490,846 and reports a fund balance of \$6,313,642 at December 31, 2015.

Proprietary Funds

Proprietary fund statements share the same focus as the government-wide statements, reporting both short-term and long-term information about financial status. The business-type activities analysis above discusses the City's three enterprise funds.

GENERAL FUND BUDGETARY HIGHLIGHTS

Revenue from sales and use taxes were \$2,186,594 over budget, due to having less than a year of data on the 1% sales tax increase. Franchise fees exceeded the budget by \$176,560. Building permit revenue exceeded the budget by \$220,246 because of conservative budgeting.

Court and docket fees revenue were \$40,839 over budget. Total fines and forfeitures also exceeded the budget by \$70,608.

Property taxes were below budget by \$156,327.

Investment earnings exceeded the final budget by \$393,563, due to conservative budgeting. In total, the City recognized 105.6% of the final revenue budget.

The General Fund's expenditure budget was amended upward \$136,502 or 0.3%.

The public works department was below budget by \$469,959 compared to the 2014 expenditures. This is primarily due to position vacancies within the department.

In total, the City under spent the final expenditure budget for the general fund by \$797,763.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets, net of accumulated depreciation, for governmental and business-type activities as of December 31, 2015, was \$325,090,182 and \$25,069,262 respectively. The change in this net investment was an approximate 3.1% increase for governmental activities (including the internal service funds) and a 10.4% decrease for business-type activities. See Note 3-C for additional information about changes in capital assets during the calendar year and outstanding at the end of the year.

The following table provides a summary of capital asset activity:

	Capital Assets					
	Governmental Activities*		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Non-depreciable assets:						
Land	\$ 43,975,082	\$ 42,699,676	\$ -	\$ -	\$ 43,975,082	\$ 42,699,676
Golf course	4,224,818	4,224,818	-	-	4,224,818	4,224,818
Water rights	7,340,520	7,159,033	-	-	7,340,520	7,159,033
Construction in progress	17,203,050	22,107,710	-	-	17,203,050	22,107,710
Total non-depreciable assets	72,743,470	76,191,237	-	-	72,743,470	76,191,237
Depreciable assets:						
Buildings	22,591,779	22,294,233	33,732,728	33,744,248	56,324,507	56,038,481
Machinery, equipment, furniture and intangibles	16,374,469	15,108,855	-	-	16,374,469	15,108,855
Infrastructure	471,978,363	438,277,582	-	-	471,978,363	438,277,582
Total depreciable assets	510,944,611	475,680,670	33,732,728	33,744,248	544,677,339	509,424,918
Less accumulated depreciation	258,597,899	239,235,556	8,663,466	7,600,122	267,261,365	246,835,678
Book value - depreciable assets	252,346,712	236,445,114	25,069,262	26,144,126	277,415,974	262,589,240
Percentage depreciated	51%	50%	26%	23%	49%	48%
Total book value	\$ 325,090,182	\$ 312,636,351	\$ 25,069,262	\$ 26,144,126	\$ 350,159,444	\$ 338,780,477

* The governmental activities amounts include the City's three internal service funds.

The various capitalized additions to governmental activities infrastructure capital assets of \$35.5 million include:

- Roads, pavement management and rehabilitation \$5,775,972
- GID - Roads, pavement management and rehabilitation \$15,366,809
- Parks \$12,497,998
- Street lights \$60,000
- Buildings \$297,546
- Equipment/intangibles \$1,524,682

The December 31, 2015 balances in governmental activities construction in progress relates to various road and park projects.

LONG-TERM DEBT

The City established the City of Commerce City Northern Infrastructure General Improvement District (GID) as a legally separate entity. Since the City Council serves as the Board of Directors for the GID, it is reported as a blended component unit. Therefore, the \$82,170,000 of general obligation debt of the GID is reported here as if it is the City's debt. In reality, the GID debt is not an obligation of the City and no City funds are used to retire the debt. The GID has its own property tax levy to generate the revenue necessary to retire its debt.

The following table reports debt balances at December 31, 2015 and 2014, exclusive of deferred debt related items.

	Long-Term Debt					
	Governmental Activities*		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
GID general obligation bond	\$ 82,170,000	\$ 83,530,000	\$ -	\$ -	\$ 82,170,000	\$ 83,530,000
Sales tax revenue bonds	122,735,000	12,797,000	-	-	122,735,000	12,797,000
Lease purchase agreement	1,583,263	1,728,771	-	-	1,583,263	1,728,771
Certificates of participation	-	-	29,385,000	29,955,000	29,385,000	29,955,000
Compensated absences	137,560	106,479	-	-	137,560	106,479
Total	<u>\$ 206,625,823</u>	<u>\$ 98,162,250</u>	<u>\$ 29,385,000</u>	<u>\$ 29,955,000</u>	<u>\$ 236,010,823</u>	<u>\$ 128,117,250</u>

See Note 3-G for additional information about the City's long-term debt.

ECONOMIC CONDITIONS AFFECTING THE CITY

The national economy went into a major recession starting in 2008. In 2010, the economy started growing again, but there was a small drop in business sales in Commerce City in 2011. In 2015 sales and use tax remittances from businesses increased by 3.14% compared to 2014.

The City experienced unprecedented residential growth from 1999 through 2004. The Northeast quadrant of the Denver metropolitan area contains the only remaining close in, open land available for development. This, coupled with low interest rates, resulted in residential development increasing in the City's north range area. Then in 2005 through 2009, the growth rate slowed. The total numbers of building permits were 10,285 in 2005 and declined to 1,448 in 2009. In 2015, the number of total permits was 2,512 compared to 2,444 permits in 2014. Permit valuations went through a corresponding decline from 2005 through 2009. Total permit valuations were \$129,165,777 in 2008 and dropped to \$49,900,132 in 2009. In 2015, total permit valuations were \$98,872,057 compared to \$127,119,585 in 2014.

Residential construction valuations were \$54,854,771 in 2015 compared to \$59,874,192 in 2014. There were 353 housing units permitted in 2014 compared to 345 in 2015. Management monitors sales, use tax revenues, and the construction related revenues in relation to the operating expenditures and by observing, the trends work to prevent a cash flow problem for the City and to ensure that the City does not become too reliant on construction related revenues to fund its operating budget.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. If you have questions about this report or would like to request additional information, contact the City Manager's Office or the City's Finance Department.