

# **City of La Vista, Nebraska**

Independent Auditor's Report and Financial Statements

September 30, 2016



# **City of La Vista, Nebraska**

**September 30, 2015**

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## Independent Auditor's Report

The Mayor and City Council  
City of La Vista, Nebraska

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of the City of La Vista, Nebraska (the City), as of and for the year ended September 30, 2016 and the related notes to the financial statements, which collectively comprise the City's basic financial statements 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. 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 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 and each major fund of the City of La Vista, Nebraska as of September 30, 2015, and the respective changes in financial position and where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

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

Accounting principles generally accepted in the United States of America require that the budgetary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not 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 inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

*BKD, LLP*

Omaha, Nebraska  
March 28, 2017

**City of La Vista, Nebraska**  
**Statement of Net Position**  
**September 30, 2016**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 12,677,462	\$ 1,101,953	\$ 13,779,415
Restricted cash and cash equivalents	11,808,563	-	11,808,563
Cash at County Treasurer	80,339	-	80,339
Certificates of deposit	3,617,142	251,321	3,868,463
Investments	3,363,090	-	3,363,090
Receivables	18,585,981	415,848	19,001,829
Prepaid expenses	43,298	-	43,298
Capital assets			
Nondepreciable	15,027,532	9,524	15,037,056
Depreciable, net	<u>40,352,829</u>	<u>5,300,718</u>	<u>45,653,547</u>
Total assets	<u>105,556,236</u>	<u>7,079,364</u>	<u>112,635,600</u>
<b>Deferred Outflows of Resources</b>			
Deferred charge on refunding	<u>692,094</u>	<u>-</u>	<u>692,094</u>
<b>Liabilities</b>			
Accounts payable	968,378	568,485	1,536,863
Accrued expenses	1,441,050	77,155	1,518,205
Sales tax refunds payable	1,597,923	-	1,597,923
Compensated absences			
Payable within one year	40,407	3,966	44,373
Payable in more than one year	1,275,634	118,848	1,394,482
Notes payable			
Due within one year	33,948	-	33,948
Due in more than one year	82,762	-	82,762
Bonds payable			
Due within one year	3,985,000	-	3,985,000
Due in more than one year	<u>54,554,010</u>	<u>-</u>	<u>54,554,010</u>
Total liabilities	<u>63,979,112</u>	<u>768,454</u>	<u>64,747,566</u>
<b>Net Position</b>			
Net investment in capital assets	26,375,291	5,308,491	31,683,782
Restricted for community development	3,036,143	-	3,036,143
Restricted for debt service	4,127,637	-	4,127,637
Restricted for community betterment	1,981,247	-	1,981,247
Unrestricted	<u>6,748,900</u>	<u>1,002,419</u>	<u>7,751,319</u>
Total net position	<u>\$ 42,269,218</u>	<u>\$ 6,310,910</u>	<u>\$ 48,580,128</u>

**City of La Vista, Nebraska**  
**Statement of Activities**  
**Year Ended September 30, 2016**

							Net Revenues (Expenses) and Changes in Net Position		
	Program Revenues								
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total		
<b>Primary Government</b>									
Governmental activities									
General government	\$ 3,180,352	\$ 535,652	\$ 461,619	\$ -	\$ (2,183,081)	\$ -	\$ -	\$ (2,183,081)	
Public safety	6,473,034	-	42,863	-	(6,430,171)	-	-	(6,430,171)	
Public works	3,851,418	-	1,590,273	693,334	(1,567,811)	-	-	(1,567,811)	
Culture and recreation	2,800,325	285,461	-	-	(2,514,864)	-	-	(2,514,864)	
Community betterment	534,331	1,282,710	-	-	748,379	-	-	748,379	
Community development	851,063	-	-	-	(851,063)	-	-	(851,063)	
Interest on long-term debt	2,048,414	-	-	-	(2,048,414)	-	-	(2,048,414)	
Total governmental activities	<u>19,738,937</u>	<u>2,103,823</u>	<u>2,094,755</u>	<u>693,334</u>	<u>(14,847,025)</u>	<u>-</u>	<u>-</u>	<u>(14,847,025)</u>	
Business-type activities									
Sewer	3,299,763	3,299,328	22,918	-	-	22,483	-	22,483	
Golf	668,985	246,215	-	-	-	(422,770)	-	(422,770)	
Total business-type activities	<u>3,968,748</u>	<u>3,545,543</u>	<u>22,918</u>	<u>-</u>	<u>-</u>	<u>(400,287)</u>	<u>-</u>	<u>(400,287)</u>	
<b>Total Primary Government</b>	<b><u>\$ 23,707,685</u></b>	<b><u>\$ 5,649,366</u></b>	<b><u>\$ 2,117,673</u></b>	<b><u>\$ 693,334</u></b>	<b><u>(14,847,025)</u></b>	<b><u>(400,287)</u></b>	<b><u>(400,287)</u></b>	<b><u>(15,247,312)</u></b>	
<b>General Revenues</b>									
Property taxes					7,281,504	-	-	7,281,504	
Sales and use taxes					9,087,248	-	-	9,087,248	
Occupation taxes					1,764,230	-	-	1,764,230	
Motor vehicle taxes					444,213	-	-	444,213	
Interest income					1,274,167	1,693	-	1,275,860	
Miscellaneous					918,311	(91,491)	-	826,820	
Sales tax refunds					(179,393)	-	-	(179,393)	
Transfers					12,500	(12,500)	-	-	
Total general revenues and transfers					<u>20,602,780</u>	<u>(102,298)</u>	<u>-</u>	<u>20,500,482</u>	
<b>Change in Net Position</b>					<b>5,755,755</b>	<b>(502,585)</b>	<b>-</b>	<b>5,253,170</b>	
<b>Net Position, Beginning of Year</b>					<b>36,513,463</b>	<b>6,813,495</b>	<b>-</b>	<b>43,326,958</b>	
<b>Net Position, End of Year</b>					<b><u>\$ 42,269,218</u></b>	<b><u>\$ 6,310,910</u></b>	<b><u>\$ 48,580,128</u></b>		

**City of La Vista, Nebraska**  
**Balance Sheet –**  
**Governmental Funds**  
**September 30, 2016**

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Keno Fund</b>	<b>Capital Improvements Fund</b>	<b>Economic Development Fund</b>	<b>84th Street Redevelopment Fund</b>	<b>Total Governmental Funds</b>
<b>Assets</b>							
Cash and cash equivalents	\$ 4,024,671	\$ 3,924,340	\$ 635,774	\$ 460,828	\$ 319,071	\$ 3,312,778	\$ 12,677,462
Restricted cash and cash equivalents	-	706,535	-	-	-	11,102,028	11,808,563
Cash at County Treasurer	69,880	10,459	-	-	-	-	80,339
Certificates of deposit	2,763,178	-	853,964	-	-	-	3,617,142
Investments	2,511,379	35,305	816,406	-	-	-	3,363,090
Due from other funds	-	1,072,415	-	354,198	-	-	1,426,613
Receivables	1,391,442	893,023	114,858	-	15,810,692	375,966	18,585,981
Prepaid expenses	43,298	-	-	-	-	-	43,298
Total assets	<b>\$ 10,803,848</b>	<b>\$ 6,642,077</b>	<b>\$ 2,421,002</b>	<b>\$ 815,026</b>	<b>\$ 16,129,763</b>	<b>\$ 14,790,772</b>	<b>\$ 51,602,488</b>
<b>Liabilities</b>							
Accounts payable	\$ 247,379	\$ 5,969	\$ 107,217	\$ 550,549	\$ -	57,264	\$ 968,378
Accrued expenses	383,721	-	75,651	-	-	-	459,372
Due to other funds	988,758	107,935	247,036	-	-	82,884	1,426,613
Total liabilities	<b>1,619,858</b>	<b>113,904</b>	<b>429,904</b>	<b>550,549</b>	<b>-</b>	<b>140,148</b>	<b>2,854,363</b>
<b>Deferred Inflows of Resources</b>							
Unavailable revenues	<b>52,980</b>	<b>503,693</b>	<b>24,851</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>581,524</b>
<b>Fund Balances</b>							
Nonspendable	43,298	-	-	-	-	-	43,298
Restricted for:							
Debt service	-	6,024,480	-	-	-	-	6,024,480
Community betterment	-	-	1,966,247	-	-	-	1,966,247
Economic development	-	-	-	-	16,129,763	-	16,129,763
84th street redevelopment	-	-	-	-	-	14,650,624	14,650,624
Committed for:							
Capital improvements	-	-	-	264,477	-	-	264,477
Unassigned	<b>9,087,712</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,087,712</b>
Total fund balances	<b>9,131,010</b>	<b>6,024,480</b>	<b>1,966,247</b>	<b>264,477</b>	<b>16,129,763</b>	<b>14,650,624</b>	<b>48,166,601</b>
Total liabilities, deferred inflows of resources and fund balances	<b>\$ 10,803,848</b>	<b>\$ 6,642,077</b>	<b>\$ 2,421,002</b>	<b>\$ 815,026</b>	<b>\$ 16,129,763</b>	<b>\$ 14,790,772</b>	<b>\$ 51,602,488</b>

**City of La Vista, Nebraska**  
**Reconciliation of the Balance Sheet**  
**of Governmental Funds to the**  
**Statement of Net Position**  
**September 30, 2016**

<b>Total Fund Balances - Total Governmental Funds</b>	\$ 48,166,601
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets, net of accumulated depreciation used in governmental activities, are not financial resources and, therefore, are not reported in the funds.	55,380,361
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds. Other related amounts include interest payable of \$790,834, bond premiums of \$225,355 and bond discounts of \$31,345. Amount also includes retainage payable of \$183,370.	(59,639,775)
Deferred outflows of resources related to refunded debt are not current financial resources, and therefore, are not reported in the funds.	692,094
Compensated absences are not due and payable in the current period and, therefore, are not reported in the funds.	(1,313,664)
Sales tax refunds payable are not due and payable in the current period and, therefore, are not reported in the funds.	(1,597,923)
Deferred inflows represents funds not available in the current period and, therefore, are not recognized as revenue in the governmental funds.	<u>581,524</u>
<b>Net Position of Governmental Activities</b>	<u><u>\$ 42,269,218</u></u>

**City of La Vista, Nebraska**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances –**  
**Governmental Funds**  
**Year Ended September 30, 2016**

	General Fund	Debt Service Fund	Keno Fund	Capital Improvements Fund	Economic Development Fund	84th Street Redevelopment Fund	Total
<b>Revenues</b>							
Property tax	\$ 5,359,150	\$ 1,940,787	\$ -	\$ -	\$ -	\$ -	\$ 7,299,937
Sales and use tax	4,543,624	2,271,812	-	-	-	2,271,812	9,087,248
Occupation tax	1,769,846	-	-	-	-	-	1,769,846
Motor vehicle tax	440,159	4,054	-	-	-	-	444,213
Licenses and permits	535,652	-	-	-	-	-	535,652
Intergovernmental	2,078,377	-	-	754,943	-	-	2,833,320
Charges for services	285,461	-	-	-	-	-	285,461
Keno	-	-	1,282,710	-	-	-	1,282,710
Interest income	23,367	41,402	3,016	45	1,186,593	5,321	1,259,744
Special assessments	-	129,801	-	-	-	-	129,801
Miscellaneous	351,781	518,018	27,923	-	-	-	897,722
Total revenues	<u>15,387,417</u>	<u>4,905,874</u>	<u>1,313,649</u>	<u>754,988</u>	<u>1,186,593</u>	<u>2,277,133</u>	<u>25,825,654</u>
<b>Expenditures</b>							
Current							
General government	2,428,173	526,274	50,271	-	-	-	3,004,718
Public works	2,058,528	-	-	-	-	-	2,058,528
Public safety	5,850,116	-	-	-	-	-	5,850,116
Culture and recreation	2,455,107	-	-	-	-	-	2,455,107
Community betterment	-	-	534,331	-	-	-	534,331
Community development	489,953	-	-	-	3,872	357,238	851,063
State sales tax refunds	386,623	193,311	-	-	-	193,311	773,245
Capital outlay	295,372	-	-	3,155,026	-	-	3,450,398
Debt service							
Principal retirement	32,982	11,583,974	-	-	685,000	-	12,301,956
Interest	3,813	704,205	-	-	1,311,427	-	2,019,445
Total expenditures	<u>14,000,667</u>	<u>13,007,764</u>	<u>584,602</u>	<u>3,155,026</u>	<u>2,000,299</u>	<u>550,549</u>	<u>33,298,907</u>
<b>Excess (Deficiency) of Revenues</b>							
Over (Under) Expenditures	<u>1,386,750</u>	<u>(8,101,890)</u>	<u>729,047</u>	<u>(2,400,038)</u>	<u>(813,706)</u>	<u>1,726,584</u>	<u>(7,473,253)</u>
<b>Other Financing Sources (Uses)</b>							
Proceeds from refunding of bonds payable	-	10,310,000	-	-	-	11,215,000	21,525,000
Proceeds from bond premium	-	107,574	-	-	-	-	107,574
Transfers	(1,417,674)	(1,037,699)	(408,771)	2,428,146	600,000	(139,002)	25,000
Total other financing sources (uses)	<u>(1,417,674)</u>	<u>9,379,875</u>	<u>(408,771)</u>	<u>2,428,146</u>	<u>600,000</u>	<u>11,075,998</u>	<u>21,657,574</u>
<b>Net Change in Fund Balances</b>							
<b>Fund Balances, Beginning of Year</b>	<b>9,161,934</b>	<b>4,746,495</b>	<b>1,645,971</b>	<b>236,369</b>	<b>16,343,469</b>	<b>1,848,042</b>	<b>33,982,280</b>
<b>Fund Balances, End of Year</b>	<b>\$ 9,131,010</b>	<b>\$ 6,024,480</b>	<b>\$ 1,966,247</b>	<b>\$ 264,477</b>	<b>\$ 16,129,763</b>	<b>\$ 14,650,624</b>	<b>\$ 48,166,601</b>

**City of La Vista, Nebraska**  
**Reconciliation of the Statement of Revenues, Expenditures, and**  
**Changes in Fund Balances of Governmental Funds to the**  
**Changes in Net Position of Governmental Activities**  
**Year Ended September 30, 2016**

<b>Net Change in Fund Balances - Total Governmental Funds</b>	\$ 14,184,321
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.	527,477
The issuance of long-term debt provides current financial resources to governmental funds, but increases long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums, discounts and similar items when the debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	(21,599,922)
Repayment of bond, note and warrant principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	12,301,956
In the statement of activities, interest is accrued on outstanding bonds and notes, whereas in governmental funds, an interest expenditure is reported when due.	51,771
Compensated absences do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(46,412)
Sales tax refunds do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds until the refunds are paid. This is the amount by which payments made in the governmental funds exceed refunds accrued in the statement of activities.	593,872
Deferred inflows represent funds not available in the current period and, therefore, are not recognized as revenue in the governmental funds.	(164,068)
Governmental funds report capital asset transfers to proprietary funds as expenditures. However, in the statement of activities, these transfers are shown at the net value.	(12,500)
Amortization on deferred amounts on refunding that do not represent activity in the governmental funds.	(80,740)
<b>Change in Net Position of Governmental Activities</b>	<b><u>\$ 5,755,755</u></b>

# City of La Vista, Nebraska

## Balance Sheet – Proprietary Funds September 30, 2016

	Golf Fund	Sewer Fund	Total
<b>Assets</b>			
<b>Current Assets</b>			
Cash and cash equivalents	\$ 264,742	\$ 837,211	\$ 1,101,953
Certificates of deposit	-	251,321	251,321
Accounts receivable	-	415,848	415,848
Due from other funds	-	31,708	31,708
<b>Total current assets</b>	<b>264,742</b>	<b>1,536,088</b>	<b>1,800,830</b>
<b>Non-Current Assets</b>			
Land	-	9,524	9,524
Equipment and furniture	215,389	1,309,701	1,525,090
Utility systems	-	7,709,542	7,709,542
Vehicles	108,643	378,062	486,705
Buildings and improvements	-	9,365	9,365
Accumulated depreciation	(280,051)	(4,149,933)	(4,429,984)
<b>Capital assets - net of depreciation</b>	<b>43,981</b>	<b>5,266,261</b>	<b>5,310,242</b>
<b>Total assets</b>	<b>\$ 308,723</b>	<b>\$ 6,802,349</b>	<b>\$ 7,111,072</b>
<b>Liabilities and Net Position</b>			
<b>Current Liabilities</b>			
Accounts payable	\$ 3,985	\$ 564,500	\$ 568,485
Accrued expenses	9,033	68,122	77,155
Due to other funds	31,708	-	31,708
Compensated absences - current portion	632	3,334	3,966
<b>Total current liabilities</b>	<b>45,358</b>	<b>635,956</b>	<b>681,314</b>
<b>Non-Current Liabilities</b>			
Compensated absences	16,545	102,303	118,848
<b>Total non-current liabilities</b>	<b>16,545</b>	<b>102,303</b>	<b>118,848</b>
<b>Net Position</b>			
Net investment in capital assets	42,230	5,266,261	5,308,491
Unrestricted	204,590	797,829	1,002,419
<b>Total net position</b>	<b>246,820</b>	<b>6,064,090</b>	<b>6,310,910</b>
<b>Total liabilities and net position</b>	<b>\$ 308,723</b>	<b>\$ 6,802,349</b>	<b>\$ 7,111,072</b>

**City of La Vista, Nebraska**  
**Statement of Revenues, Expenses, and Changes in Net Position –**  
**Proprietary Funds**  
**Year Ended September 30, 2016**

	<b>Golf Fund</b>	<b>Sewer Fund</b>	<b>Total</b>
<b>Operating Revenues</b>			
User fees	\$ 201,746	\$ 3,065,249	\$ 3,266,995
Permits and hookups	-	234,079	234,079
Grant income	-	22,918	22,918
Merchandise sales	42,069	-	42,069
Other revenue	2,400	-	2,400
 Total operating revenues	 246,215	 3,322,246	 3,568,461
<b>Operating Expenses</b>			
General and administrative	91,793	543,603	635,396
Cost of merchandise sold	19,853	-	19,853
Maintenance	489,742	2,525,913	3,015,655
Depreciation and amortization	67,597	230,247	297,844
 Total operating expenses	 668,985	 3,299,763	 3,968,748
<b>Operating Income (Loss)</b>	 (422,770)	 22,483	 (400,287)
<b>Nonoperating Revenues (Expenses)</b>			
Interest income	266	1,427	1,693
Loss on disposal of capital asset	-	(91,491)	(91,491)
 Total nonoperating revenues (expenses)	 266	 (90,064)	 (89,798)
<b>Loss Before Transfers and Capital Contributions</b>	 (422,504)	 (67,581)	 (490,085)
<b>Operating Transfer</b>	 -	 (25,000)	 (25,000)
<b>Capital Contribution</b>	 -	 12,500	 12,500
<b>Change in Net Position</b>	 (422,504)	 (80,081)	 (502,585)
<b>Net Position, Beginning of Year</b>	 669,324	 6,144,171	 6,813,495
<b>Net Position, End of Year</b>	  <b>\$ 246,820</b>	  <b>\$ 6,064,090</b>	  <b>\$ 6,310,910</b>

**City of La Vista, Nebraska**  
**Statement of Cash Flows –**  
**Proprietary Funds**  
**Year Ended September 30, 2016**

	<b>Golf Fund</b>	<b>Sewer Fund</b>	<b>Total</b>
<b>Cash Flows from Operating Activities</b>			
Receipts from customers	\$ 246,214	\$ 3,290,988	\$ 3,537,202
Payments to suppliers	(99,629)	(2,574,010)	(2,673,639)
Payments to employees	(193,179)	(761,884)	(955,063)
Grant income	-	22,918	22,918
	<hr/>	<hr/>	<hr/>
Net cash used in operating activities	(46,594)	(21,988)	(68,582)
<b>Cash Flows from Noncapital Financing Activities</b>			
Transfers	-	(25,000)	(25,000)
Net repayments between funds	25,278	867,454	892,732
	<hr/>	<hr/>	<hr/>
Net cash provided by noncapital financing activities	25,278	842,454	867,732
<b>Cash Flows from Capital and Related Financing Activities</b>			
Acquisition of capital assets	(21,500)	(345,415)	(366,915)
Principal paid on notes	-	(14,316)	(14,316)
Interest paid on notes	(1,987)	-	(1,987)
	<hr/>	<hr/>	<hr/>
Net cash used in capital and related financing activities	(23,487)	(359,731)	(383,218)
<b>Cash Flows from Investing Activities</b>			
Interest income	266	547	813
	<hr/>	<hr/>	<hr/>
Net cash provided by investing activities	266	547	813
	<hr/>	<hr/>	<hr/>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>(44,537)</b>	<b>461,282</b>	<b>416,745</b>
<b>Cash and Cash Equivalents, Beginning of Year</b>	<b>309,279</b>	<b>375,929</b>	<b>685,208</b>
<b>Cash and Cash Equivalents, End of Year</b>	<b>\$ 264,742</b>	<b>\$ 837,211</b>	<b>\$ 1,101,953</b>
<b>Reconciliation of Operating Loss to Net Cash Provided by (Used in) Operating Activities</b>			
Operating (loss) income	\$ (422,770)	\$ 22,483	\$ (400,287)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:			
Depreciation, amortization and impairment	379,649	230,247	609,896
Increase in receivables	-	(8,340)	(8,340)
Decrease in payables and accrued expenses	(3,473)	(266,378)	(269,851)
	<hr/>	<hr/>	<hr/>
<b>Net Cash Used in Operating Activities</b>	<b>\$ (46,594)</b>	<b>\$ (21,988)</b>	<b>\$ (68,582)</b>
<b>Supplemental Cash Flows Information</b>			
Transfer of capital item from governmental activities	\$ -	\$ 12,500	\$ 12,500

# **City of La Vista, Nebraska**

## **Notes to Financial Statements**

### **September 30, 2016**

#### **Note 1: Summary of Significant Accounting Policies**

##### ***Introduction***

The accounting and reporting framework and the more significant accounting principles and practices of the City of La Vista, Nebraska (the “City”) are discussed in the subsequent section of this Note. The remainder of the Notes are organized to provide explanations, including required disclosures, of the City’s financial activities for the fiscal year ended September 30, 2016.

The City of La Vista, Nebraska operates under a Council-Mayor form of government and provides the following services: public safety (Police and Fire), public works (highway and streets), sanitary sewer, culture and recreation, community development (public improvements), planning and zoning, and general administrative services.

##### ***Financial Reporting Entity***

These financial statements present the financial statements of the City as the primary government. In determining its reporting entity, the City has considered all potential component units for which it is financially accountable, including other organizations which are fiscally dependent on the City, or the significance of their relationship with the City is such that exclusion would make the financial statements misleading or incomplete. The Governmental Accounting Standards Board (“GASB”) has set forth criteria to be considered in determining financial accountability, which was used in making this evaluation.

The City has determined the La Vista Municipal Facilities Corporation is a blended component unit as the governing body consists of members appointed by the City government and the City is obligated to help support the component unit. A blended component unit, although a legally separate entity, is a direct part of the government’s operations.

##### ***Measurement Focus, Basis of Accounting and Financial Statement Presentation***

The financial statements of the City are prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”).

The government-wide statements are prepared using the economic resources measurement focus and the accrual basis of accounting, generally including the reclassification or elimination of internal activity (between or within funds). Accordingly, all of the City’s assets, deferred outflows of resources, liabilities and deferred inflow of resources, including capital assets and long-term liabilities, are included in the statement of net position. However, internal eliminations do not include utility services provided to City departments. Reimbursements are reported as reductions to expenses. Proprietary fund financial statements also report using this same focus and basis of accounting although internal activity is not eliminated in these 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 revenues are recognized in the year for which they are levied while grants are recognized when grantor eligibility requirements are met.

# **City of La Vista, Nebraska**

## **Notes to Financial Statements**

**September 30, 2016**

### **Note 1: Summary of Significant Accounting Policies - Continued**

#### ***Measurement Focus, Basis of Accounting and Financial Statement Presentation - Continued***

Governmental fund financial statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period and that it is legally available for such purposes. Expenditures are recorded when the related fund liability is incurred, except for debt service expenditures and other certain long-term obligations, which are reported as expenditures in the year due.

Major revenues that are determined to be susceptible to accrual include real estate taxes, sales taxes, earned interest, and charges for services. Major revenues not susceptible to accrual because they are either not available early enough to pay liabilities from the current period or are not measurable until received include franchise taxes, special assessments, licenses, permits, and fines. Revenues not considered available are recorded as deferred inflows of resources.

Operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges to customers for sales or services. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

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

#### ***Basis of Presentation***

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole excluding fiduciary activities. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program or business segment is self-financing or draws from the general revenues of the City.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 1: Summary of Significant Accounting Policies - Continued**

***Basis of Presentation - Continued***

Net position should be reported as restricted when constraints placed on net position use are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Separate financial statements are provided for governmental funds and proprietary funds. Fund financial statements report detailed information about the City. The focus of governmental and enterprise fund financial statements is on major funds rather than reporting funds by type. Major individual funds are reported in separate columns in the fund financial statements. A fund is considered major if it is the primary operating fund of the City, meets specific criteria set forth by GASB or is identified as a major fund by the City's management.

***Fund Types and Major Funds***

Governmental funds are those through which most general governmental functions of the City are financed. Governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases and decreases in net current assets.

The City reports the following major governmental funds:

General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. Revenues are derived primarily from property and other local taxes, state and federal distributions, licenses, permits, charges for services and interest income.

Debt Service Fund is used to account for financial resources that are restricted for, and the payment of, general long-term debt principal, interest, and related costs.

Keno Fund is used to account for the revenues and expenses related to the Keno operations of the City. These funds are used for community betterment.

Capital Improvements Fund is used to account for financial resources that are committed to expenditures for capital outlay.

Economic Development Fund is used to account for revenues and expenditures to support the City's commercial developments, rehabilitate residential neighborhoods and expand industrial development in order to ensure economic stability and vitality of the City.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 1: Summary of Significant Accounting Policies - Continued**

***Fund Types and Major Funds - Continued***

84<sup>th</sup> Street Redevelopment Fund is used to account for revenues and expenditures to support the redevelopment of the 84<sup>th</sup> Street corridor between Harrison Street and Giles Street to improve the economic viability of a town center and central park. A voter approved sales tax levy provides the revenue for this fund.

Proprietary funds are used to account for the City's ongoing organizations and activities that are similar to those often found in the private sector. Proprietary funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included in the balance sheet. Proprietary fund operating statements present increases and decreases in total net position.

The City reports the following major proprietary funds:

Sewer Fund accounts for the activities of the government's sewer utility.

Golf Fund accounts for the activities of the government's golf course.

***Cash and Investments***

The City maintains a cash deposit pool that is available for use by all funds. The pool consists of bank deposits and investments. The equity of proprietary funds in this pool is considered to be cash and cash equivalents for purposes of the statement of cash flows. In addition, cash and investments are separately held by several of the City's funds.

Nonnegotiable certificates of deposit are carried at amortized cost, which approximates fair value. The City invests in an external investment pool which primarily invests in government agency securities, certificates of deposit, demand deposits and repurchase agreements which are valued at amortized cost, which approximates fair value based on the short-term nature of the investments. The City carries its interest in the external investment pool at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market prices.

Investment income includes dividend and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is assigned to the funds with which the related investment asset is associated.

***Special Assessments***

Special assessments are recorded as revenue in the year the assessments become current. Annual installments not yet due are reflected as special assessments receivables and deferred inflows of resources.

# **City of La Vista, Nebraska**

## **Notes to Financial Statements**

**September 30, 2016**

### **Note 1: Summary of Significant Accounting Policies - Continued**

#### ***Unbilled Sewer Revenue***

Billings for sewer revenues are rendered on a monthly basis. Unbilled sewer revenues, representing estimated consumer usage for the period between the last billing date and the end of the year, have been recorded.

#### ***Capital Assets and Depreciation***

The City's property, plant, equipment, and infrastructure with useful lives of more than one year are stated at historical cost and comprehensively reported in the government-wide financial statements; proprietary capital assets are also reported in their respective fund. The City maintains infrastructure asset records consistent with all other capital assets. The City generally capitalizes assets with a cost of \$2,500 or more as purchase and construction outlays occur. Such assets are recorded at historical cost or estimated historical cost. Donated assets are stated at acquisition value on the date donated. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized.

Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

Estimated useful lives, in years, for depreciable assets are as follows:

Buildings	10 – 45 years
Improvements	5 – 30 years
Infrastructure	20 – 60 years
Equipment, furniture, and fixtures	5 – 20 years

#### ***Long-lived Asset Impairment***

The City evaluates the recoverability of the carrying value of long-lived assets whenever events or circumstances indicate the carrying amount may not be recoverable. If a long-lived asset is tested for recoverability and the undiscounted estimated future cash flows expected to result from the use and eventual disposition of the asset is less than the carrying amount of the asset, the asset cost is adjusted to fair value and an impairment loss is recognized as the amount by which the carrying amount of a long-lived asset exceeds its fair value.

An impairment loss of \$312,052 was recognized in the golf course fund for the year ended September 30, 2016, based on the closure of the golf course and future redevelopment of this area. This loss is included in maintenance expense in the statement of revenues, expenses and changes in net position within the proprietary funds. Fair value was determined based on golf course and related improvements expected to be demolished during redevelopment of 84<sup>th</sup> Street.

# **City of La Vista, Nebraska**

## **Notes to Financial Statements**

**September 30, 2016**

### **Note 1: Summary of Significant Accounting Policies - Continued**

#### ***Deferred Outflows/Inflows of Resources***

In addition to assets, the statement of financial position or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category, the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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

#### ***Long-Term Obligations***

In government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond discounts or premiums are amortized over the terms of the respective bonds using a method that approximates the effective interest method.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures.

#### ***Compensated Absences***

Vacation leave and other compensated absences with similar characteristics are accrued as the benefits are earned if the leave is attributable to past services and it is probable that the City will compensate the employees for such benefits. Sick leave and other compensated absences with similar characteristics are accrued as the benefits are earned only to the extent that it is probable that the City will compensate the employees for such benefits. Such accruals are based on current salary rates plus an additional amount for compensation-related payments such as Social Security and Medicare taxes and pension amounts using rates in effect at that date.

# **City of La Vista, Nebraska**

## **Notes to Financial Statements**

**September 30, 2016**

### **Note 1: Summary of Significant Accounting Policies - Continued**

#### ***Compensated Absences - Continued***

Vacation and sick leave is accrued in accordance with the City's policy, when incurred in the government-wide and proprietary fund financial statements. In the governmental funds, only compensated absences expected to be liquidated with expendable available financial resources are recorded as a fund liability.

#### ***Sales Tax Refunds Payable***

Qualified companies in the State of Nebraska are allowed certain benefits under various legislative acts and incentive programs, including refunds of sales and use taxes paid. These refunds can include the local option tax as well as state taxes. Under state statute, the State Tax Commissioner must notify an affected city, village, county, or municipal county of any refund claims of more than twenty-five thousand dollars by June 15 of a given year. The notification must be made by July 1 of the same year and the refund will be made on or after November 15. The City accrues these tax refunds due upon receipt of notification from the State Tax Commissioner.

#### ***Net Position***

Net position is required to be classified into three components – net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

*Net investment in capital assets* – This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvements of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvements of those assets are also included in this component of net position. If there are significant unspent related debt proceeds at year-end, the portion of debt attributable to unspent proceeds is not included in the calculation of net investment in capital assets.

*Restricted* – This component of net position consists of restrictions placed on net position use through external constraints imposed by creditors (such as debt covenants), contributors, or law or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation.

*Unrestricted* – This component consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

# **City of La Vista, Nebraska**

## **Notes to Financial Statements**

**September 30, 2016**

### **Note 1: Summary of Significant Accounting Policies - Continued**

#### ***Fund Balance Classification***

The fund balances for the City's governmental funds are displayed in five components:

*Nonspendable* – Nonspendable fund balances are not in a spendable form or are required to be maintained intact.

*Restricted* – Restricted fund balances may be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

*Committed* – Committed fund balances may be used only for the specific purposes determined by resolution of the City Council. Commitments may be changed or lifted only by issuance of a resolution by the City Council.

*Assigned* – Assigned fund balances are intended to be used by the City for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund. At September 30, 2016, the City did not have any assigned funds.

*Unassigned* – Unassigned fund balance is the residual classification for the general fund and includes all amounts not contained in the other classifications.

Fund balances are classified as restricted, committed, assigned, or unassigned. When expenditures are incurred that use funds from more than one classification, the City will generally determine the order which the funds are used on a case-by-case basis, taking into account any applicable requirements of grant agreements, contracts, business circumstances, or other constraints. If no other constraints exist, the order of spending of resources will be restricted, committed, assigned and, lastly, unassigned.

#### ***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 financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

# **City of La Vista, Nebraska**

## **Notes to Financial Statements**

### **September 30, 2016**

#### **Note 2: Budget and Budgetary Accounting**

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- The City's department heads and mid-level managers prepare and submit budget requests for the following fiscal year to the City Administrator who then reviews the request with the department and division heads.
- After this review process has been completed, the City Administrator presents these budget requests to the Mayor and City Council along with recommendations as to what changes, if any, should be made. These budget requests and recommendations are reviewed by the City Council at meetings open to the public.
- A public hearing on the budget is then conducted at a City Council meeting to obtain comments from citizens.
- Prior to September 20, the City Council legally enacts the ensuing fiscal year's budget through the passage of a resolution adopting the budget.
- Formal budgetary integration is employed as a management control device during the year for the General, Debt Service and Proprietary Funds.
- The budgets adopted are stated on a cash basis of accounting which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

#### **Note 3: Deposits and Investments**

##### ***Deposits***

Custodial credit risk is the risk that in the event of a bank failure, a government's deposits may not be returned to it. The City's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; bonds and other obligations of the U.S. Treasury, U.S. agencies or instrumentalities of the State of Nebraska; bonds of any city, county, school district or special road district of the State of Nebraska; bonds of any state; or a surety bond having an aggregate value at least equal to the amount of the deposits. The statutes allow pledged securities to be reduced by the amount of the deposit insured by the Federal Deposit Insurance Corporation (FDIC).

At September 30, 2016, all of the City's deposits in excess of FDIC limits are covered by collateral held in a Federal Reserve pledge account or by an agent of the City.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 3: Deposits and Investments - Continued**

***Investments***

Generally, the City's investing activities are managed under the custody of the City Finance Director. The City does not have a specific investment policy, but follows state statutes. The City may legally invest in state-sponsored pooled investment funds and in direct obligations of and other obligations guaranteed as to principal by the U.S. Treasury and U.S. Agencies and instrumentalities.

*Interest Rate Risk* – Interest rate risk is the risk that changes in interest rates (market rates) will affect the fair value of an investment.

*Custodial Credit Risk* – Custodial credit risk 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 investment or collateral securities that are in possession of an outside party.

*Credit Risk* – Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The City's only investments are units of participation in the short-term investment pool of the Nebraska Public Agency Investment Trust ("NPAIT"). NPAIT is a special purpose government established under Nebraska statute. The investment pool or trust is not registered and is not rated for credit risk. The City limits its interest rate risk by investing only in the short-term pool, which consists primarily of government agency or government securitized investments with maturities of less than one year. The amount invested in the NPAIT pool was \$3,363,090 at September 30, 2016.

*Concentration of Credit Risk* – The City places no limit on the amount that may be invested in any one issuer.

***Summary of Carrying Values***

The carrying values of deposits and investments are included in the government-wide statement of net position as follows:

Carrying Values	
Cash at County Treasurer	\$ 80,339
Deposits	29,456,441
Investments	<u>3,363,090</u>
	<u><u>\$ 32,899,870</u></u>

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 3: Deposits and Investments - Continued**

***Summary of Carrying Values - Continued***

Included in the following statement of net position captions as follows:

Cash and cash equivalents	\$ 13,779,415
Restricted cash and cash equivalents	11,808,563
Cash at Country Treasurer	80,339
Certificates of deposit	3,868,463
Investments	<u>3,363,090</u>
	<u><u>\$ 32,899,870</u></u>

**Note 4: Disclosures About Fair Value of Assets and Liabilities**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs. There is a hierarchy of three levels of inputs that may be used to measure fair value:

- Level 1** Quoted prices in active markets for identical assets or liabilities
- Level 2** Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities
- Level 3** Unobservable inputs supported by little or no market activity and are significant to the fair value of the assets or liabilities

***Investments***

The City's investments in external pooled investments are carried at cost and thus are not included within the fair value hierarchy.

**Note 5: Property Taxes**

The tax levy for the City is certified by the Sarpy County Board each year. Real estate taxes are due and attached as an enforceable lien on December 31 following the levy date. The first half of real estate taxes becomes delinquent on April 1 and the second half becomes delinquent August 1 following the levy date. Delinquent taxes bear interest at a 14% annual rate. Property taxes are collected by the County Treasurer and are periodically remitted to the City.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 5: Property Taxes - Continued**

The tax rate to finance governmental services other than the payment of principal and interest on long-term debt for the year ended September 30, 2016, was \$0.4100 per \$100 of assessed valuation and the debt service requirement was \$0.1400 per \$100 of assessed valuation. The assessed valuation for the 2015-2016 tax year was \$1,331,138,549.

**Note 6: Receivables**

Receivables at September 30, 2016, consist of the following:

Fund	Taxes	Accounts Receivable	Special Assessments	Interest	Note Receivable	Gross Receivables	Allowance for Uncollectibles	Net Receivables
General	\$ 822,159	\$ 569,283	\$ -	\$ -	\$ -	\$ 1,391,442	\$ -	\$ 1,391,442
Debt Service	400,146	-	502,885	180,422	-	1,083,453	190,430	893,023
Keno	-	114,858	-	-	-	114,858	-	114,858
84th Street Redevelopment	375,966	-	-	-	-	375,966	-	375,966
Economic Development	-	-	-	-	15,810,692	15,810,692	-	15,810,692
Sewer	-	415,848	-	-	-	415,848	-	415,848
	<b>\$ 1,598,271</b>	<b>\$ 1,099,989</b>	<b>\$ 502,885</b>	<b>\$ 180,422</b>	<b>\$ 15,810,692</b>	<b>\$ 19,192,259</b>	<b>\$ 190,430</b>	<b>\$ 19,001,829</b>

**Note Receivable**

The City has a note receivable (“Loan”) from an entity associated with the interests of developer John Q. Hammons and related companies and entities (“developer”), an owner and developer of hotels and motels, for an economic development project involving construction of two hotels and a conference center in the City. The Hammons Interests are all privately held and have undertaken to provide only limited publicly available financial information. The City obtained a deed of trust on the conference center in connection with the Loan.

As of September 30, 2016, the balance of the loan with the developer was \$15,810,692 with an interest rate equal to the average coupon rate of the bonds issued to fund the loan. The balance of the note is due in a single balloon payment on September 30, 2017.

In June of 2016, the developer filed for protection under Chapter 11 of the United States Bankruptcy Code. Significant payments remain outstanding on the Loan, including all of the principal amount. Payments received by the City on the Loan have not been pledged for the payment of economic development bonds and are subject to being applied to other economic development purposes so long as the Loan remains outstanding. The City will remain obligated on the economic development bonds, including certain tax revenues and sales tax revenues of the City, regardless of whether the principal of the Loan is repaid. It is unclear what impact such bankruptcy filing will have on the repayment of the Loan. The developer has continued making quarterly interest payments since filing bankruptcy. Management has determined that no allowance is necessary at September 30, 2016.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 7: Capital Assets and Depreciation**

Capital asset activity for the year ended September 30, 2016, was as follows:

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Transfers</b>	<b>Ending Balance</b>
<b>Governmental Activities</b>					
Land, not being depreciated	\$ 11,344,222	\$ -	\$ -	\$ -	\$ 11,344,222
Construction in progress	<u>3,275,023</u>	<u>3,249,645</u>	<u>-</u>	<u>(2,841,358)</u>	<u>3,683,310</u>
Total capital assets, not being depreciated	<u>14,619,245</u>	<u>3,249,645</u>	<u>-</u>	<u>(2,841,358)</u>	<u>15,027,532</u>
Capital assets, being depreciated					
Buildings	18,930,700	-	-	155,465	19,086,165
Improvements/infrastructure	53,995,232	-	-	2,639,097	56,634,329
Equipment/furniture/vehicles	<u>9,377,831</u>	<u>259,196</u>	<u>(140,397)</u>	<u>34,296</u>	<u>9,530,926</u>
Total capital assets, being depreciated	<u>82,303,763</u>	<u>259,196</u>	<u>(140,397)</u>	<u>2,828,858</u>	<u>85,251,420</u>
Accumulated Depreciation					
Buildings	(10,452,420)	(733,843)	-	-	(11,186,263)
Improvements/infrastructure	(24,785,792)	(1,651,298)	-	-	(26,437,090)
Equipment/furniture/vehicles	<u>(6,952,879)</u>	<u>(462,756)</u>	<u>140,397</u>	<u>-</u>	<u>(7,275,238)</u>
Total accumulated depreciation	<u>(42,191,091)</u>	<u>(2,847,897)</u>	<u>140,397</u>	<u>-</u>	<u>(44,898,591)</u>
Capital assets being depreciated, net	<u>40,112,672</u>	<u>(2,588,701)</u>	<u>-</u>	<u>2,828,858</u>	<u>40,352,829</u>
Governmental activities capital assets, net	<u>\$ 54,731,917</u>	<u>\$ 660,944</u>	<u>\$ -</u>	<u>\$ (12,500)</u>	<u>\$ 55,380,361</u>

Depreciation was charged to functions/programs as follows:

<b>Governmental Activities</b>	
General government	\$ 161,875
Public safety	624,838
Culture and recreation	275,088
Public works	<u>1,786,096</u>
Total governmental activities depreciation expense	<u>\$ 2,847,897</u>

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 7: Capital Assets and Depreciation - Continued**

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
<b>Business-type Activities</b>				
Land, not being depreciated	\$ 9,524	\$ -	\$ -	\$ 9,524
Capital assets, being depreciated				
Golf course	1,623,903	-	(1,623,903)	-
Building and improvements	9,365	-	-	9,365
Sewer line system	7,697,042	12,500	-	7,709,542
Equipment and furniture	1,875,163	399,415	(262,783)	2,011,795
Total capital assets, being depreciated	<u>11,205,473</u>	<u>411,915</u>	<u>(1,886,686)</u>	<u>9,730,702</u>
Accumulated depreciation				
Golf course	(1,255,415)	(55,436)	1,310,851	-
Building and improvements	(9,365)	-	-	(9,365)
Sewer line system	(3,012,752)	(149,609)	-	(3,162,361)
Equipment and furniture	(1,305,251)	(92,799)	139,792	(1,258,258)
Total accumulated depreciation	<u>(5,582,783)</u>	<u>(297,844)</u>	<u>1,450,643</u>	<u>(4,429,984)</u>
Capital assets being depreciated, net	<u>5,622,690</u>	<u>114,071</u>	<u>(436,043)</u>	<u>5,300,718</u>
Business-type activities capital assets, net	<u>\$ 5,632,214</u>	<u>\$ 114,071</u>	<u>\$ (436,043)</u>	<u>\$ 5,310,242</u>

Depreciation was charged to functions/programs as follows:

<b>Business-type Activities</b>	
Golf	\$ 67,597
Sewer	<u>230,247</u>
Total business-type activities depreciation expense	<u>\$ 297,844</u>

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 8: Long-term Liabilities**

General obligation bonds, issued by the City for various municipal improvements, are repaid with property taxes recorded in the Debt Service Fund. The City has pledged its full faith and credit as collateral for the general obligation bonds. The City has no debt outstanding subject to legal debt limitations. The City's borrowing capacity is restrained by maintaining the City's debt at a responsible level.

The following is a summary of long-term debt activity of the City for the year ended September 30, 2016:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental Activities</b>					
Long-term debt					
General obligation bonds	\$ 48,945,000	\$ 10,310,000	\$ 12,125,000	\$ 47,130,000	\$ 3,985,000
Bond anticipation notes	-	11,215,000	-	11,215,000	-
Installment notes payable	149,692	-	32,982	116,710	33,948
Premium/discount on bonds issued	147,459	73,036	26,485	194,010	-
Other long-term liabilities					
Compensated absences	<u>1,267,252</u>	<u>737,833</u>	<u>689,044</u>	<u>1,316,041</u>	<u>40,407</u>
Governmental activities long-term liabilities	<u><u>\$ 50,509,403</u></u>	<u><u>\$ 22,335,869</u></u>	<u><u>\$ 12,873,511</u></u>	<u><u>\$ 59,971,761</u></u>	<u><u>\$ 4,059,355</u></u>
<b>Business-type Activities</b>					
Long-term debt					
Installment notes payable	\$ 14,316	\$ -	\$ 14,316	\$ -	\$ -
Other long-term liabilities					
Compensated absences	<u>106,568</u>	<u>44,200</u>	<u>27,954</u>	<u>122,814</u>	<u>3,966</u>
Business-type activities long-term liabilities	<u><u>\$ 120,884</u></u>	<u><u>\$ 44,200</u></u>	<u><u>\$ 42,270</u></u>	<u><u>\$ 122,814</u></u>	<u><u>\$ 3,966</u></u>

The compensated absences reported as governmental activities will be paid from the General Fund. The compensated absences of the business-type activities will be paid from the Sewer Fund.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 8: Long-term Liabilities - Continued**

Long-term bonded debt and notes payable are comprised of the following:

	Interest Rate	Maturity Date	Date Callable	Ending Balance
<b>Governmental Activities</b>				
General obligation bonds				
July 7, 2007, EDP taxable bonds	6.000-7.730%	10/15/2029	10/15/2012	\$ 17,150,000
July 15, 2011, refunding bonds for fire facility	2.000-4.150%	12/15/2026	07/15/2016	3,680,000
June 28, 2012, GO refunding bonds	0.300-3.250%	12/15/2032	06/28/2017	6,795,000
December 31, 2014, GO refunding bonds	1.750-2.450%	08/15/2023	12/31/2019	5,290,000
December 31, 2014, highway allocation refunding bonds	1.850-3.250%	11/15/2028	12/31/2019*	740,000
December 31, 2014, public safety tax anticipation refunding bonds	1.850-2.350%	11/15/2022	12/31/2019	735,000
December 31, 2014, facilities corp refunding bonds	1.750-3.650%	03/15/2035	12/31/2019	2,430,000
December 1, 2015 GO refunding bonds	0.500-2.350%	12/15/2026	12/01/2020	8,240,000
May 25, 2016 highway allocation refunding bonds	1.000-3.125%	05/01/2041	05/01/2041**	<u>2,070,000</u>
Total general obligation bonds				<u>\$ 47,130,000</u>
Bond anticipation note ***				
September 8, 2016 bond anticipation notes	1.000%	03/15/2018	03/15/2017	11,215,000
Installment notes payable				
January 5, 2015, dump truck note payable	2.89%	01/05/2020		\$ 116,710

\* Bonds are subject to mandatory redemption in various amounts prior to maturity beginning November 15, 2015.

\*\* Bonds are subject to mandatory redemption in various amounts prior to maturity beginning May 1, 2017.

\*\*\* Bond anticipation notes were issued to pay the costs of certain public infrastructure projects within the 84<sup>th</sup> Street Redevelopment Area of the City.

Maturities of the long-term debt, subject to mandatory redemption are as follows:

**Governmental Activities**

<b>Year Ending September 30,</b>	<b>General Obligation Bonds</b>		<b>Bond Anticipation Notes</b>		<b>Installment Notes</b>	
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>
2017	\$ 3,985,000	\$ 1,913,516	\$ -	\$ 114,331	\$ 33,948	\$ 2,891
2018	4,065,000	1,814,453	11,215,000	56,075	34,880	1,916
2019	4,175,000	1,697,919	-	-	35,901	894
2020	3,975,000	1,575,068	-	-	11,981	66
2021	3,940,000	1,449,562	-	-	-	-
2022-2026	16,050,000	5,100,289	-	-	-	-
2027-2031	9,515,000	1,487,260	-	-	-	-
2032-2036	1,425,000	200,388	-	-	-	-
	<u>\$ 47,130,000</u>	<u>\$ 15,238,455</u>	<u>\$ 11,215,000</u>	<u>\$ 170,406</u>	<u>\$ 116,710</u>	<u>\$ 5,767</u>

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 8: Long-term Liabilities - Continued**

In December 2015, the City issued \$8,240,000 of General Obligation Refunding Bonds, Series 2015, to refund the outstanding principal of \$2,560,000, \$4,470,000 and \$1,080,000 of the General Obligation Various Purpose Refunding Bonds, Series 2011A, General Obligation Refunding Bonds, Series 2011B and bonds issued by Sanitary and Improvement District 195, respectively. The City completed the refunding to reduce its total debt service payments by approximately \$597,000, which resulted in an economic gain of approximately \$545,000.

**Note 9: Interfund Balances and Activity**

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds.

Transfers are used to (a) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (b) move revenues from restricted funds to funds where the expenditures were incurred related to the restrictions and to (c) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Transfer To/From Other Funds at September 30, 2016, consists of the following cash and capital asset transfers:

Transfer To	Transfer From						Total
	General Fund	Debt Service Fund	Keno Fund	Sewer Fund	84th Street Redevelopment Fund	Capital Improvement Fund	
General Fund	\$ -	\$ -	\$ 84,439	\$ -	\$ -	\$ -	\$ 84,439
Debt Service	615,000	-	-	-	-	-	615,000
Capital Improvements	287,113	1,652,699	324,332	25,000	139,002	-	2,428,146
Economic Development	600,000	-	-	-	-	-	600,000
Sewer	-	-	-	-	-	12,500	12,500
	<u>\$ 1,502,113</u>	<u>\$ 1,652,699</u>	<u>\$ 408,771</u>	<u>\$ 25,000</u>	<u>\$ 139,002</u>	<u>\$ 12,500</u>	<u>\$ 3,740,085</u>

As of September 30, 2016, the balance due to/from other funds primarily resulted from the respective funds overdrawing its share of pooled cash. The balance due from the Keno Fund to the Capital Improvement Fund totaled \$162,762 for capital improvement expenditures incurred prior to year-end.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 10: Reconciliation of Budget Basis to GAAP**

Amounts presented on a non-GAAP budget basis of accounting differ from those presented in accordance with GAAP due to the treatment afforded accruals, encumbrances, and funds for which legally adopted annual budgets are not established. A reconciliation for the year ended September 30, 2016, which discloses the nature and amount of the adjustments necessary to convert the actual GAAP data to the budgetary basis, is presented below:

	<b>General Fund</b>	<b>Keno Fund</b>	<b>Economic Development Fund</b>	<b>84th Street Redevelopment Fund</b>
Net change in fund balance				
Balance on a GAAP basis	\$ (30,924)	\$ 320,276	\$ (213,706)	\$ 12,802,582
Basic differences (accruals) occur because the cash basis of accounting used for budgeting differs from the modified accrual basis of accounting prescribed for governmental funds	<u>821,572</u>	<u>173,833</u>	<u>296,643</u>	<u>121,299</u>
Balance on a budget basis	<u><u>\$ 790,648</u></u>	<u><u>\$ 494,109</u></u>	<u><u>\$ 82,937</u></u>	<u><u>\$ 12,923,881</u></u>

**Note 11: Retirement Plans**

The employees of the City are covered by several defined contribution retirement plans as detailed below. All plans are administered by outside trustees and, therefore, are not included in the City's basic financial statements. Any plan provisions or amendments are reviewed and approved by the Mayor and City Council.

***City Administrator's Retirement Plan***

The City has a defined contribution pension plan covering the City Administrator. The plan requires that both the employee and the City contribute an amount equal to 6% of the employee's base salary per pay period. The City's pension expense and plan member's contributions to the plan for the year ended September 30, 2016, were \$8,527 each.

***Civilian Employee Retirement Plan***

The City has a defined contribution pension plan covering all civilian employees who are eligible. The plan requires that both the employee and the City contribute an amount equal to 6% of the employee's base salary per pay period. The plan allows for forfeitures to be used to pay administration costs of the plan and then used to reduce the City's contributions. Employees are fully vested in their contributions and begin vesting in employer contributions after four years and are fully vested after seven years. The City's pension expense and plan members' contributions to the plan for the year ended September 30, 2016, were \$216,834 each. The City used forfeitures of \$128,501 to offset the City's contributions to the plan in 2016.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 11: Retirement Plans - Continued**

***Police Retirement Plan***

The City has a defined contribution pension plan for its full time employees in the Police Department. The plan was converted effective January 1, 1984, from a defined benefit plan to a defined contribution plan. The plan requires that both the employee and the City contribute an amount equal to 7% of the employee's base salary per pay period. The plan allows for forfeitures to be used to pay administration costs of the plan and then used to reduce the City's contributions. Employees are fully vested in their contributions and begin vesting in employer contributions after four years and are fully vested after seven years. The City's pension expense and plan members' contributions to the plan for the year ended September 30, 2016, were \$195,777 each. The City used forfeitures of \$15,840 to offset the City's contributions to the plan in 2016.

***Fire Retirement Plan***

The City has a defined contribution pension plan for its full time employees in the Fire Department. The plan was effective June 2007. The plan requires that the employee contribute an amount equal to 6.5% and the City contribute an amount equal to 13% of the employee's base salary per pay period. The plan allows for forfeitures to be allocated to the Unallocated Employer Account and if the Unallocated Employer Account is sufficient to meet plan liabilities, then forfeitures shall first be used to pay expenses of administration and then reduce City contributions. Employees are fully vested in their own contributions and begin vesting in employer contributions after four years and are fully vested after seven years. The City's pension expense and contributions to the plan for the year ended September 30, 2016, were \$12,276 and the plan members' contributions to the plan for the year ended September 30, 2016 were \$6,138.

***Deferred Compensation Plan***

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all regular permanent full and part-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.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) held in trust for the exclusive benefits of the participants and their beneficiaries. The plan assets are held in trust by a third party for the employees and are not reflected in these financial statements.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 12: Keno Fund Operations**

The following data summarizes the Keno (Special Revenue) Fund's activity for the year ended September 30, 2016:

Gross sales	\$ 16,695,680
Less: prizes paid	(13,479,858)
Operator's commission	(1,929,913)
Deposits to progressive games	<u>(3,199)</u>
Net Keno revenue	<u><u>\$ 1,282,710</u></u>

**Note 13: Risk Management**

The City is exposed to various risks of loss related to torts, theft, damage to, or destruction of assets, errors or omissions, injuries to employees, or natural disasters. These risks are transferred to independent insurance carriers and no self-insurance program is maintained by the City. City management believes adequate coverage exists for potential exposures as of September 30, 2016. The City did not pay any settlement amounts which exceeded its insurance coverage for any of the three preceding years.

**Note 14: Commitments and Contingencies**

***Commitments***

During the year, the City has accepted various bids for street improvements and other projects in the normal course of business that have not been completed and/or fully paid for at year-end.

***Claims and Litigation***

The City is involved in various litigation matters in the normal course of business. The outcome of such litigation is not expected to have a material effect on the City's financial position or results of operations.

***Government Grants***

The City participates in a number of federally assisted grant programs, which are subject to financial and compliance audits or reviews. The amount of expenditures, if any, which may be disallowed by the granting agencies, is not determinable at this time; however, City officials do not believe that such amounts, if any, will be significant.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 14: Commitments and Contingencies - Continued**

***Community Development Block Grant Program***

The City is participating in the State of Nebraska Department of Economic Development Community Development Block Grant (“CDBG”) program. Under this program, the City has received federal funds from the State of Nebraska to undertake community development activities, as authorized. As of September 30, 2016, the City has entered into loan agreements with three businesses to provide CDBG funds. Since fiscal year 2010, the City has loaned a total of \$1,097,362 to these businesses, of which \$0 was loaned in fiscal year 2016. Under the agreements with these businesses, if the businesses meet certain criteria, some or all of their loans may be forgiven. As any repayments on these loans would be returned to the State, the City charges these loans to expense in the year advanced.

***Sales Tax Refunds***

Qualified companies in the State of Nebraska are allowed certain benefits under various legislative acts and incentive programs, including refunds of sales and use taxes paid. These refunds can include the local option tax as well as state taxes. Under state statute, the State Tax Commissioner must notify an affected city, village, county, or municipal county of any refund claims of more than twenty-five thousand dollars by June 15 of a given year. The notification must be made by July 1 of the same year and the refund will be made on or after November 15. The amount of tax refunds due, if any, under these acts and programs is not determinable by the City until notification is made by the State.

As of September 30, 2016, the City had been notified of \$1,597,923 of sales tax refunds due, which are to be repaid starting in October 2016 through September 2017. This amount is recognized on the government-wide statement of net position.

Between October 2016 and January 2017, the City was notified by the State of approximately \$1,599,600 of additional sales tax refunds due beginning in October 2017.

**Note 15: Interlocal Agreement**

In October 2013, the City entered into an interlocal agreement with the City of Papillion (“Papillion”) and the Papillion Rural Fire District (“RFD”) to allow Papillion to expand its fire department operations to provide fire and emergency medical services (“EMS”) for all of the participants to the agreement and areas within each participants’ boundaries beginning April 1, 2014. In consideration for these services, the City and RFD each contribute proportionate funding and use of their respective fire and EMS equipment, fire apparatuses, EMS medic units and other fire or EMS vehicles and fire department real property. The agreement will terminate on September 30, 2033, with optional ten-year terms thereafter.

**City of La Vista, Nebraska**  
**Notes to Financial Statements**  
**September 30, 2016**

**Note 15: Interlocal Agreement - Continued**

Under the terms of the agreement, the participants have created a mutual finance organization as authorized under the Nebraska Municipal Finance Assistance Act, known as the Papillion Fire Protection Mutual Finance Organization (“MFO”). The MFO is responsible for transacting business for financing the operation and equipment needs of the fire department or MFO; having charge and custody of and managing all funds of the MFO; and seeking funding from the Nebraska Mutual Finance Assistance Fund or other potential funding organizations. The participants in the MFO are required to levy a general fund property tax at an equal rate for the purpose of jointly funding the single fire department operations. The rate must have unanimous approval from all participants and exclude levies for bonded indebtedness and lease-purchase contracts in existence on July 1, 1998. The Papillion Finance Director serves as the fiscal agent of the MFO.

As of September 30, 2016, the MFO has not issued debt nor acquired title to any assets. Any debt or assets of the MFO would be split amongst the participants.

During the year ended September 30, 2016, the City paid \$1,807,848 to Papillion in consideration of services rendered. The City received \$662,963 from the MFO, as determined by the terms of the interlocal agreement.

**Note 16: Subsequent Events**

The City of La Vista acquired lots and tracts of real estate property in La Vista City Center, including Lots 7 & 17 and Outlots A & B on December 1, 2016, and in exchange conveyed parcels of City real property and paid the remaining amount due in connection with closing on such acquisitions using partial proceeds from the bond anticipation notes, Series 2016, in the amount of \$4,265,102. The purpose of the acquisition is to construct and provide public off street parking, public streets and spaces.

## **Required Supplementary Information**

**City of La Vista, Nebraska**  
**Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances – Budget and Actual (Budget Basis) –**  
**General Fund**  
**Year Ended September 30, 2016**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Taxes	\$ 10,805,893	\$ 10,805,893	\$ 11,700,783	\$ 894,890
Licenses and permits	425,800	425,800	535,114	109,314
Intergovernmental revenues	1,980,613	1,980,613	2,006,912	26,299
Charges for services	273,600	273,600	285,834	12,234
Grant income	71,339	71,339	51,113	(20,226)
Interest income	11,522	11,522	23,367	11,845
Miscellaneous	<u>171,365</u>	<u>171,365</u>	<u>328,419</u>	<u>157,054</u>
Total revenues	<u>13,740,132</u>	<u>13,740,132</u>	<u>14,931,542</u>	<u>1,191,410</u>
<b>Expenditures</b>				
General government	2,798,507	2,798,507	2,358,240	440,267
Public works	2,222,577	2,222,577	1,984,241	238,336
Public safety	6,052,684	6,052,684	5,509,097	543,587
Culture and recreation	1,820,740	1,820,740	1,669,234	151,506
Public library	766,945	766,945	686,193	80,752
Community development	598,448	598,448	471,786	126,662
Capital outlay	<u>493,499</u>	<u>493,499</u>	<u>295,372</u>	<u>198,127</u>
Total expenditures	<u>14,753,400</u>	<u>14,753,400</u>	<u>12,974,163</u>	<u>1,779,237</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>				
	(1,013,268)	(1,013,268)	1,957,379	2,970,647
<b>Other Financing Sources (Uses)</b>				
Operating transfers	<u>(1,194,337)</u>	<u>(1,194,337)</u>	<u>(1,166,731)</u>	<u>27,606</u>
<b>Net Change in Fund Balances</b>	<u>\$ (2,207,605)</u>	<u>\$ (2,207,605)</u>	<u>\$ 790,648</u>	<u>\$ 2,998,253</u>

**City of La Vista, Nebraska**  
**Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances – Budget and Actual (Budget Basis) –**  
**Keno Fund**  
**Year Ended September 30, 2016**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Keno	\$ 1,275,000	\$ 1,275,000	\$ 1,288,933	\$ 13,933
Other Sales	30,500	30,500	27,923	(2,577)
Interest income	2,972	2,972	3,016	44
 Total revenues	 1,308,472	 1,308,472	 1,319,872	 11,400
<b>Expenditures</b>				
General government	30,100	30,100	50,271	(20,171)
Community betterment	654,806	654,806	529,483	125,323
 Total expenditures	 684,906	 684,906	 579,754	 105,152
<b>Excess of Revenues Over Expenditures</b>	<b>623,566</b>	<b>623,566</b>	<b>740,118</b>	<b>116,552</b>
<b>Other Financing Sources (Uses)</b>				
Operating transfers out	(1,461,999)	(1,461,999)	(246,009)	1,215,990
 Total other financing sources	 (1,461,999)	 (1,461,999)	 (246,009)	 1,215,990
<b>Net Change in Fund Balances</b>	<b>\$ (838,433)</b>	<b>\$ (838,433)</b>	<b>\$ 494,109</b>	<b>\$ 1,332,542</b>

**City of La Vista, Nebraska**  
**Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances – Budget and Actual (Budget Basis) –**  
**Economic Development Fund**  
**Year Ended September 30, 2016**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Interest income	\$ 266	\$ 266	\$ 19	\$ (247)
Interest income on note	<u>1,186,573</u>	<u>1,186,573</u>	<u>1,483,217</u>	<u>296,644</u>
Total revenues	<u>1,186,839</u>	<u>1,186,839</u>	<u>1,483,236</u>	<u>296,397</u>
<b>Expenditures</b>				
Debt service principal retirement	685,000	685,000	685,000	-
Debt service interest	1,311,427	1,311,427	1,311,427	-
General government	<u>10,000</u>	<u>10,000</u>	<u>3,872</u>	<u>6,128</u>
Total expenditures	<u>2,006,427</u>	<u>2,006,427</u>	<u>2,000,299</u>	<u>6,128</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(819,588)</u>	<u>(819,588)</u>	<u>(517,063)</u>	<u>302,525</u>
<b>Other Financing Sources</b>				
Operating transfers	600,000	600,000	600,000	-
Total other financing sources	<u>600,000</u>	<u>600,000</u>	<u>600,000</u>	<u>-</u>
<b>Net Change in Fund Balances</b>	<u><b>\$ (219,588)</b></u>	<u><b>\$ (219,588)</b></u>	<u><b>\$ 82,937</b></u>	<u><b>\$ 302,525</b></u>

**City of La Vista, Nebraska**  
**Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances – Budget and Actual (Budget Basis) –**  
**84<sup>th</sup> Street Redevelopment Fund**  
**Year Ended September 30, 2016**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Sales tax	\$ 1,554,113	\$ 1,554,113	\$ 2,059,652	\$ 505,539
Interest income	3,583	3,583	5,320	1,737
Total revenues	<u>1,557,696</u>	<u>1,557,696</u>	<u>2,064,972</u>	<u>507,276</u>
<b>Expenditures</b>				
Community development	537,500	537,500	186,611	350,889
Total expenditures	<u>537,500</u>	<u>537,500</u>	<u>186,611</u>	<u>350,889</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>1,020,196</u>	<u>1,020,196</u>	<u>1,878,361</u>	<u>858,165</u>
<b>Other Financing Sources (Uses)</b>				
Operating transfers	(15,550,000)	(15,550,000)	(56,118)	15,493,882
Bond proceeds	15,000,000	15,000,000	11,101,638	(3,898,362)
Total other financing sources	<u>(550,000)</u>	<u>(550,000)</u>	<u>11,045,520</u>	<u>11,595,520</u>
<b>Net Change in Fund Balances</b>	<u>\$ 470,196</u>	<u>470,196</u>	<u>\$ 12,923,881</u>	<u>\$ 12,453,685</u>

**Economic Development Fund  
City of La Vista, Nebraska**

Independent Auditor's Report and Financial Statements  
September 30, 2016 and 2015



**Economic Development Fund  
City of La Vista, Nebraska  
September 30, 2016 and 2015**

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## Independent Auditor's Report

The Honorable Mayor and City Council  
Economic Development Fund  
City of La Vista, Nebraska

We have audited the accompanying financial statements of the Economic Development Fund, a governmental fund, of the City of La Vista, Nebraska, which comprise the balance sheets as of September 30, 2016 and 2015, and the related statements of revenues, expenditures, and changes in fund balance for the years then ended, and the related notes to the financial statements.

### ***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 an opinion on these financial statements based on our audits. We conducted out audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the 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 opinion.

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material aspects, the financial position of the Economic Development Fund of the City of La Vista, Nebraska as of September 30, 2016 and 2015, and its changes in financial position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

***Emphasis of Matter***

As discussed in Note 1, the financial statements of the Economic Development Fund are intended to present the financial position and changes in financial position of only that portion of the governmental activities and each major fund of the City of La Vista, Nebraska that is attributable to the transactions of the Economic Development Fund. They do not purport to, and do not, present fairly the financial position of the City of La Vista, Nebraska as of September 30, 2016 and 2015, and its changes in financial position for the years then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

*BKD, LLP*

Omaha, Nebraska  
March 28, 2017

**Economic Development Fund  
City of La Vista, Nebraska**

**Balance Sheets**

**September 30, 2016 and 2015**

	<b>2016</b>	<b>2015</b>
<b>Assets</b>		
Cash and cash equivalents	\$ 319,071	\$ 236,134
Note receivable	15,810,692	15,810,692
Accrued interest receivable	<u>-</u>	<u>296,643</u>
Total assets	<u><u>\$ 16,129,763</u></u>	<u><u>\$ 16,343,469</u></u>
<b>Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>
<b>Fund Balance</b>		
Restricted for economic development	<u><u>16,129,763</u></u>	<u><u>16,343,469</u></u>
Total liabilities and fund balances	<u><u>\$ 16,129,763</u></u>	<u><u>\$ 16,343,469</u></u>

**Economic Development Fund  
City of La Vista, Nebraska**  
**Statements of Revenues, Expenditures, and  
Changes in Fund Balance**  
**Years Ended September 30, 2016 and 2015**

	<b>2016</b>	<b>2015</b>
<b>Interest Income</b>	<u>\$ 1,186,593</u>	<u>\$ 1,187,535</u>
<b>Expenditures</b>		
Community development	3,872	-
Debt service		
Principal retirement	685,000	645,000
Interest	<u>1,311,427</u>	<u>1,353,854</u>
Total expenditures	<u>2,000,299</u>	<u>1,998,854</u>
<b>Deficiency of Revenues Under Expenditures</b>	<b>(813,706)</b>	<b>(811,319)</b>
<b>Transfers</b>	<u>600,000</u>	<u>600,000</u>
<b>Net Change in Fund Balance</b>	<b>(213,706)</b>	<b>(211,319)</b>
<b>Fund Balance, Beginning of Year</b>	<u>16,343,469</u>	<u>16,554,788</u>
<b>Fund Balance, End of Year</b>	<u>\$ 16,129,763</u>	<u>\$ 16,343,469</u>

# **Economic Development Fund City of La Vista, Nebraska**

## **Notes to Financial Statements September 30, 2016 and 2015**

### **Note 1: Summary of Significant Accounting Policies**

#### ***Organization***

On September 30, 2003, the citizens of the City of La Vista, Nebraska (the “City”) voted to establish the Economic Development Program to create jobs and/or develop tourism for the purpose of supporting the City’s commercial developments, rehabilitate residential neighborhoods and expand industrial development in order to ensure the economic stability and vitality of the City.

#### ***Financial Reporting Entity***

The financial statements of the Economic Development Fund include all significant separately administered activities for which the Economic Development Fund is financially accountable. Financial accountability is determined on the basis of selection of governing authority, imposition of will, a financial benefit/burden relationship, and/or fiscal dependency. The Economic Development Fund’s financial statements are included in the City’s financial statements as a major governmental fund.

The financial statements present only the Economic Development Fund and do not purport to, and do not, present fairly the financial position of the City as of September 30, 2016 and 2015, and the changes in its financial position for the years then ended in conformity with accounting principles generally accepted in the United States of America.

#### ***Basis of Accounting***

The Economic Development Fund financial statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (when they become both measurable and available). “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period and that it is legally available for such purposes. Expenditures are recorded when the related fund liability is incurred, except for debt service expenditures which are reported as expenditures in the year due.

#### ***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 financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

# **Economic Development Fund City of La Vista, Nebraska**

## **Notes to Financial Statements September 30, 2016 and 2015**

### **Note 1: Summary of Significant Accounting Policies - Continued**

#### ***Cash and Cash Equivalents***

Custodial credit risk is the risk that in the event of a bank failure, a government's deposits may not be returned to it. The Economic Development Fund follows the City's deposit policy for custodial credit risk which requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; bonds and other obligations of the U.S. Treasury, U.S. agencies or instrumentalities of the State of Nebraska; bonds of any city, county, school district or special road district of the State of Nebraska; bonds of any state; or a surety bond having an aggregate value at least equal to the amount of the deposits. The Statutes allow pledged securities to be reduced by the amount of the deposit insured by the Federal Deposit Insurance Corporation (FDIC).

The Economic Development Fund participates in the pooled cash accounts maintained by the City. The Fund's share of this pool was \$319,071 and \$236,134 at September 30, 2016 and 2015, respectively.

### **Note 2: Note Receivable**

The City has a note receivable ("Loan") from an entity associated with the interests of developer John Q. Hammons and related companies and entities ("developer"), an owner and developer of hotels and motels, for an economic development project involving construction of two hotels and a conference center in the City. The Hammons Interests are all privately held and have undertaken to provide only limited publicly available financial information. The City obtained a deed of trust on the conference center in connection with the Loan.

As of September 30, 2016 and 2015, the balance of the loan with the developer was \$15,810,692 with an interest rate equal to the average coupon rate of the bonds issued to fund the loan. The balance of the note is due in a single balloon payment on September 30, 2017. Accrued interest receivable on the loan amounted to \$0 and \$296,643 at September 30, 2016 and 2015, respectively.

In June of 2016, the developer filed for protection under Chapter 11 of the United States Bankruptcy Code. Significant payments remain outstanding on the Loan, including all of the principal amount. Payments received by the City on the Loan have not been pledged for the payment of economic development bonds and are subject to being applied to other economic development purposes so long as the Loan remains outstanding. The City will remain obligated on

# **Economic Development Fund City of La Vista, Nebraska**

## **Notes to Financial Statements September 30, 2016 and 2015**

### **Note 2: Note Receivable - Continued**

the economic development bonds, including certain tax revenues and sales tax revenues of the City, regardless of whether the principal of the Loan is repaid. It is unclear what impact such bankruptcy filing will have on the repayment of the Loan. The developer has continued making quarterly interest payments since filing bankruptcy. Management has determined that no allowance is necessary at September 30, 2016.

### **Note 3: Long-term Debt**

Economic Development Fund long-term bonded debt is comprised of the following individual issue:

<b>Description</b>	<b>Interest Rate</b>	<b>Maturity Date</b>	<b>Original Balance</b>	<b>2016 Principal Outstanding</b>	<b>2015 Principal Outstanding</b>
Economic Development Fund Bonds, Series 2007	6.00-7.73%	10/15/2029	\$ 20,695,000	\$ 17,150,000	\$ 17,835,000

The City issued these taxable special purpose economic development bonds in July 2007. Debt service on these bonds is to be funded from local tax revenue and other sources at the City's discretion.

The annual debt service requirements to maturity for bonded debt as of September 30, 2016, is as follows:

<b><u>Year Ending September 30,</u></b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2017	\$ 730,000	\$ 1,265,741	\$ 1,995,741
2018	780,000	1,216,439	1,996,439
2019	835,000	1,162,459	1,997,459
2020	890,000	1,103,548	1,993,548
2021	960,000	1,037,288	1,997,288
2022-2026	6,080,000	3,904,423	9,984,423
2027-2030	6,875,000	1,114,470	7,989,470
<b>Total</b>	<b><u>\$ 17,150,000</u></b>	<b><u>\$ 10,804,368</u></b>	<b><u>\$ 27,954,368</u></b>

### **Note 4: City Transfer**

The general fund of the City transferred \$600,000 to the Economic Development Fund in both 2016 and 2015 to assist in funding debt service payments.