



CITY OF GEARHART
Clatsop County, Oregon

ANNUAL FINANCIAL REPORT

June 30, 2023



Accuity

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CERTIFIED PUBLIC ACCOUNTANTS

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CITY OF GEARHART
Clatsop County, Oregon

CITY OFFICIALS

June 30, 2023

MAYOR

Kerry Smith, Mayor

CITY COUNCIL

Reita Fackerell, President

Preston Devereaux (appointed 12/2022)

Dana Gould (appointed 7/2022)

Sharon Kloepfer (appointed 5/2023)

Austin Tomlinson (resigned 4/2023)

Brent Warren (term expired 11/2022)

CITY ADMINISTRATOR

Chad Sweet

MAILING ADDRESS

PO Box 2510
Gearhart, Oregon 97138

CITY ATTORNEY

Peter Watts
1969 Willamette Falls Dr, Suite 260
West Linn, Oregon 97068

CITY OF GEARHART
Clatsop County, Oregon

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FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

The Honorable Kerry Smith, Mayor
and Members of the City Council
City of Gearhart
Gearhart, Oregon 97138

Opinions

We have audited the accompanying modified cash basis financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Gearhart, Clatsop County, Oregon, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective modified cash basis financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Gearhart, Clatsop County, Oregon as of June 30, 2023, and the respective changes in modified cash basis financial position, and where applicable cash flows, thereof for the year then ended on the basis of accounting described in Note I.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Gearhart, Clatsop County, Oregon, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter - Basis of Accounting

We draw attention to Note I of the financial statements, which describes the basis of accounting. The City of Gearhart, Clatsop County, Oregon, prepares its financial statements on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to that matter.

Emphasis of Matter - Change in Accounting Principle

As described in the notes to the financial statements, in the year ended June 30, 2023, the City adopted new accounting guidance: GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability of Arrangements*, Statement No. 96, *Subscription-Based Information Technology Arrangements*, Statement No. 99, *Omnibus 202*, and Statement No. 101, *Compensated Absences*. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note I, and for determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatements, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Gearhart, Clatsop County, Oregon's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Gearhart, Clatsop County, Oregon's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Gearhart, Clatsop County, Oregon’s basic financial statements. The individual and combining fund financial statements and budgetary comparison information, if applicable, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual and combining fund financial statements and budgetary comparison information, if applicable, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Report on Other Legal and Regulatory Requirements

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated September 27, 2023 on our tests of the City’s compliance with certain provisions of laws and regulations specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

Accuity, LLC



By: _____
Glen O. Kearns, CPA

Albany, Oregon
September 27, 2023

BASIC FINANCIAL STATEMENTS

CITY OF GEARHART
Clatsop County, Oregon

STATEMENT OF NET POSITION - MODIFIED CASH BASIS

June 30, 2023

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets			
Cash and cash equivalents	\$ 1,748,119	\$ 13,137	\$ 1,761,256
Restricted assets			
Cash and cash equivalents	636,706	1,269,767	1,906,473
Capital assets not being depreciated	28,025	54,650	82,675
Capital assets being depreciated, net	441,269	9,184,662	9,625,931
Total assets	2,854,119	10,522,216	13,376,335
LIABILITIES			
Current liabilities			
Payroll liabilities	8	-	8
Bail trust liability	14,036	-	14,036
Long-term debt, current portion	625,000	-	625,000
Total current liabilities	639,044	-	639,044
Noncurrent liabilities			
Long-term debt, less current portion	2,562,869	-	2,562,869
Total liabilities	3,201,913	-	3,201,913
NET POSITION			
Net investment in capital assets	(2,718,575)	9,239,312	6,520,737
Restricted for:			
Special projects	525,520	-	525,520
Debt service	131,053	-	131,053
System development	-	1,269,767	1,269,767
Unrestricted	1,714,208	13,137	1,727,345
Total net position	\$ (347,794)	\$ 10,522,216	\$ 10,174,422

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

CITY OF GEARHART
Clatsop County, Oregon

STATEMENT OF ACTIVITIES - MODIFIED CASH BASIS

For the Year Ended June 30, 2023

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		Totals
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	
Governmental activities							
General government	\$ 861,961	\$ 304,969	\$ -	\$ 102,942	\$ (454,050)	\$ -	\$ (454,050)
Public safety	1,099,909	349,846	35,000	-	(715,063)	-	(715,063)
Highways and streets	168,944	-	-	12,304	(156,640)	-	(156,640)
Parks and recreation	108,848	-	-	-	(108,848)	-	(108,848)
Unallocated depreciation	78,741	-	-	-	(78,741)	-	(78,741)
Interest on long-term debt	87,252	-	-	-	(87,252)	-	(87,252)
Total governmental activities	\$ 2,405,655	\$ 654,815	\$ 35,000	\$ 115,246	(1,600,594)	-	(1,600,594)
Business-Type activities							
Water	\$ 1,477,228	\$ 905,736	\$ -	\$ 66,222	-	(505,270)	(505,270)
General revenues							
Property taxes levied for general purposes					708,746	-	708,746
Property taxes levied for debt service					604,021	-	604,021
Transient room taxes					585,789	-	585,789
State highway tax					147,827	-	147,827
Alcohol and cigarette taxes					92,999	-	92,999
Franchise fees					167,738	-	167,738
State revenue sharing					35,533	-	35,533
Investment earnings					71,960	36,850	108,810
Miscellaneous					3,312	5,920	9,232
Total general revenues					2,417,925	42,770	2,460,695
Change in net position					817,331	(462,500)	354,831
Net position - beginning					(1,165,125)	10,984,716	9,819,591
Net position - ending					\$ (347,794)	\$ 10,522,216	\$ 10,174,422

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

CITY OF GEARHART
Clatsop County, Oregon

BALANCE SHEET - MODIFIED CASH BASIS

GOVERNMENTAL FUNDS

June 30, 2023

	General Fund	Special Revenue Funds		Capital Projects Funds		Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
		Gearhart Road District General Fund	State Street Fund	Fire Apparatus Reserve Fund	Building Reserve Fund			
ASSETS								
Cash and cash equivalents	\$ 867,122	\$ 236,845	\$ 258,601	\$ 372,179	\$ 275,645	\$ 131,053	\$ 243,380	\$ 2,384,825
LIABILITIES								
Bail trust liability	\$ 14,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,036
Payroll liabilities	8	-	-	-	-	-	-	8
Total liabilities	14,044	-	-	-	-	-	-	14,044
FUND BALANCES								
Restricted	10,207	236,845	258,601	-	-	131,053	-	636,706
Committed	-	-	-	372,179	275,645	-	243,380	891,204
Unassigned	842,871	-	-	-	-	-	-	842,871
Total fund balances	853,078	236,845	258,601	372,179	275,645	131,053	243,380	2,370,781
Total liabilities and fund balances	\$ 867,122	\$ 236,845	\$ 258,601	\$ 372,179	\$ 275,645	\$ 131,053	\$ 243,380	\$ 2,384,825

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

CITY OF GEARHART
Clatsop County, Oregon

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

June 30, 2023

Total fund balances		\$ 2,370,781
Capital assets used in governmental activities are not financial resources and are therefore not reported in the governmental funds:		
Cost	1,593,142	
Accumulated depreciation	<u>(1,123,848)</u>	469,294
Long-term liabilities are not due or payable in the current period and are therefore not reported in the governmental funds. Interest on long-term debt is not accrued in the governmental funds, but rather, is recognized as an expenditure when due. These liabilities consist of:		
Bonds payable	(2,845,000)	
Bond premiums, net	<u>(342,869)</u>	<u>(3,187,869)</u>
Net position of governmental activities		<u>\$ (347,794)</u>

The accompanying notes are an integral part of these financial statements

CITY OF GEARHART
Clatsop County, Oregon

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

MODIFIED CASH BASIS - GOVERNMENTAL FUNDS

For the Year Ended June 30, 2023

	General Fund	Special Revenue Funds		Capital Projects Funds		Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
		Gearhart Road District General Fund	State Street Fund	Fire Apparatus Reserve Fund	Building Reserve Fund			
REVENUES								
Property taxes	\$ 669,283	\$ 39,463	\$ -	\$ -	\$ -	\$ 604,021	\$ -	\$ 1,312,767
Intergovernmental	403,481	-	147,827	-	-	-	35,533	586,841
Licenses, fees, and permits	332,325	-	-	-	-	-	-	332,325
Franchise fees	167,738	-	-	-	-	-	-	167,738
Grants and contributions	137,942	12,304	-	-	-	-	-	150,246
Transient room taxes	585,789	-	-	-	-	-	-	585,789
Fines and forfeitures	11,068	-	-	-	-	-	-	11,068
Investment earnings	30,612	6,221	7,469	8,655	5,080	8,367	5,556	71,960
Miscellaneous	3,292	20	-	-	-	-	940	4,252
Total revenues	<u>2,341,530</u>	<u>58,008</u>	<u>155,296</u>	<u>8,655</u>	<u>5,080</u>	<u>612,388</u>	<u>42,029</u>	<u>3,222,986</u>
EXPENDITURES								
Current								
General government	893,532	-	-	-	-	-	-	893,532
Public safety	1,062,675	-	-	-	-	-	42,275	1,104,950
Highways and streets	-	1,243	141,469	-	-	-	-	142,712
Parks and recreation	78,905	-	-	-	-	-	-	78,905
Debt service	-	-	-	-	-	721,274	-	721,274
Capital outlay	33,614	-	-	-	3,541	-	54,950	92,105
Total expenditures	<u>2,068,726</u>	<u>1,243</u>	<u>141,469</u>	<u>-</u>	<u>3,541</u>	<u>721,274</u>	<u>97,225</u>	<u>3,033,478</u>
Excess (deficiency) of revenues over (under) expenditures	<u>272,804</u>	<u>56,765</u>	<u>13,827</u>	<u>8,655</u>	<u>1,539</u>	<u>(108,886)</u>	<u>(55,196)</u>	<u>189,508</u>

(continued)

CITY OF GEARHART
Clatsop County, Oregon

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

MODIFIED CASH BASIS - GOVERNMENTAL FUNDS

For the Year Ended June 30, 2023

	Special Revenue Funds			Capital Projects Funds		Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
	General Fund	Gearhart Road District General Fund	State Street Fund	Fire Apparatus Reserve Fund	Building Reserve Fund			
(continued)								
OTHER FINANCING								
SOURCES (USES)								
Transfers in	-	-	-	60,000	100,000	-	45,000	205,000
Transfers out	(205,000)	-	-	-	-	-	-	(205,000)
Total other financing sources (uses)	(205,000)	-	-	60,000	100,000	-	45,000	-
Net change in fund balances	67,804	56,765	13,827	68,655	101,539	(108,886)	(10,196)	189,508
Fund balances - beginning	785,274	180,080	244,774	303,524	174,106	239,939	253,576	2,181,273
Fund balances - ending	<u>\$ 853,078</u>	<u>\$ 236,845</u>	<u>\$ 258,601</u>	<u>\$ 372,179</u>	<u>\$ 275,645</u>	<u>\$ 131,053</u>	<u>\$ 243,380</u>	<u>\$ 2,370,781</u>

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

CITY OF GEARHART
Clatsop County, Oregon

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

For the Year Ended June 30, 2023

Net change in fund balances		\$ 189,508
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Amounts reported for governmental activities in the statement of activities are different because:

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

Expenditures for capital assets	72,543	
Less current year depreciation	<u>(78,742)</u>	(6,199)

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

Debt principal paid	605,000	
Amortization of bond premiums	<u>29,022</u>	<u>634,022</u>

Change in net position		\$ <u>817,331</u>
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The accompanying notes are an integral part of these financial statements.

CITY OF GEARHART
Clatsop County, Oregon

STATEMENT OF NET POSITION - MODIFIED CASH BASIS

PROPRIETARY FUNDS

June 30, 2023

	Business-Type Activities - Enterprise Funds		
	Water Operating	Water Reserve	Totals
ASSETS			
Current assets			
Cash and cash equivalents	\$ 13,137	\$ -	\$ 13,137
Restricted assets			
Cash and cash equivalents	-	1,269,767	1,269,767
Capital assets not being depreciated	54,650	-	54,650
Capital assets being depreciated, net	9,184,662	-	9,184,662
Total assets	9,252,449	1,269,767	10,522,216
NET POSITION			
Net investment in capital assets	9,239,312	-	9,239,312
Restricted for:			
System development	-	1,269,767	1,269,767
Unrestricted	13,137	-	13,137
Total net position	\$ 9,252,449	\$ 1,269,767	\$ 10,522,216

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

CITY OF GEARHART
Clatsop County, Oregon

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION -
MODIFIED CASH BASIS

PROPRIETARY FUNDS

For the Year Ended June 30, 2023

	Business-Type Activities - Enterprise Funds			Totals
	Water Operating	Water Reserve	Water Construction	
Operating revenues				
Water charges	\$ 891,936	\$ -	\$ -	\$ 891,936
Water meter installations	13,800	-	-	13,800
Total operating revenues	<u>905,736</u>	<u>-</u>	<u>-</u>	<u>905,736</u>
Operating expenses				
Payroll and related costs	377,105	-	-	377,105
Plant and well operations	627,995	138,413	-	766,408
Depreciation	333,715	-	-	333,715
Total operating expenses	<u>1,338,815</u>	<u>138,413</u>	<u>-</u>	<u>1,477,228</u>
Operating income (loss)	<u>(433,079)</u>	<u>(138,413)</u>	<u>-</u>	<u>(571,492)</u>
Nonoperating revenues (expenses)				
Investment earnings	195	36,616	39	36,850
Miscellaneous income	5,920	-	-	5,920
Grants and contributions	66,222	-	-	66,222
Total nonoperating revenues (expenses)	<u>72,337</u>	<u>36,616</u>	<u>39</u>	<u>108,992</u>
Income (loss) before contributions and transfers	(360,742)	(101,797)	39	(462,500)
Transfers in	-	3,994	-	3,994
Transfers out	-	-	(3,994)	(3,994)
Change in net position	(360,742)	(97,803)	(3,955)	(462,500)
Total net position - beginning	<u>9,613,191</u>	<u>1,367,570</u>	<u>3,955</u>	<u>10,984,716</u>
Total net position - ending	<u>\$ 9,252,449</u>	<u>\$ 1,269,767</u>	<u>\$ -</u>	<u>\$ 10,522,216</u>

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

CITY OF GEARHART
Clatsop County, Oregon

STATEMENT OF CASH FLOWS - MODIFIED CASH BASIS

PROPRIETARY FUNDS

For the Year Ended June 30, 2023

	Business-Type Activities - Enterprise Funds			Totals
	Water Operating	Water Reserve	Water Construction	
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	\$ 905,736	\$ -	\$ -	\$ 905,736
Cash payments for payroll and related costs	(377,105)	-	-	(377,105)
Cash payments for operating expenses	(627,995)	(138,413)	-	(766,408)
Net cash provided (used) by operating activities	<u>(99,364)</u>	<u>(138,413)</u>	<u>-</u>	<u>(237,777)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Miscellaneous revenues	5,920	-	-	5,920
Net cash provided (used) by noncapital financing activities	<u>5,920</u>	<u>-</u>	<u>-</u>	<u>5,920</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital Grants	66,222	-	-	66,222
Transfers from (to) other funds for capital purchases	-	3,994	(3,994)	-
Net cash provided (used) by capital and related financing activities	<u>66,222</u>	<u>3,994</u>	<u>(3,994)</u>	<u>66,222</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Investment earnings	195	36,616	39	36,850
Net cash provided (used) by investing activities	<u>195</u>	<u>36,616</u>	<u>39</u>	<u>36,850</u>
Net increase (decrease) in cash and cash equivalents	(27,027)	(97,803)	(3,955)	(134,705)
Cash and cash equivalents - beginning	40,164	1,367,570	3,955	1,411,689
Cash and cash equivalents - ending	<u>\$ 13,137</u>	<u>\$ 1,269,767</u>	<u>\$ -</u>	<u>\$ 1,282,904</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:				
Operating income (loss)	\$ (433,079)	\$ (138,413)	\$ -	\$ (571,492)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation	333,715	-	-	333,715
Net cash provided (used) by operating activities	<u>\$ (99,364)</u>	<u>\$ (138,413)</u>	<u>\$ -</u>	<u>\$ (237,777)</u>

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

NOTES TO BASIC FINANCIAL STATEMENTS

CITY OF GEARHART
Clatsop County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Gearhart have been prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting principles are described below.

A. Description of Government-Wide Financial Statements

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

B. Reporting Entity

The City of Gearhart is located along the north Oregon coast in Clatsop County just north of the City of Seaside and is a full-service City providing police and fire protection, building, planning, water, and administrative services. The City operates under the 1987 Charter. The government of the City consists of an elected mayor and four council members. The mayor serves a four-year term and the council members serve four-year terms. The city council appoints the city administrator.

The accompanying financial statements present the government and its component unit, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government.

1. Blended Component Unit - Gearhart Road District

The aforementioned road district served the area within the existing city limits of the City of Gearhart. Board members for the district consist of all the members of the Gearhart City Council and Budget Committee members.

C. Basis of Presentation - Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from all governmental funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

CITY OF GEARHART
Clatsop County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments and other charges between the government's various functions. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the government's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. Major individual governmental funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

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

Special Revenue Funds

General Road District Fund – The General Road District Fund accounts for ad valorem taxes levied by Clatsop County and are generally restricted for use on the City's streets.

State Street Fund – The State Street Fund accounts for Oregon gasoline tax apportionments and expenditures for those street improvements specified by Oregon Revised Statutes.

Capital Projects Funds

Fire Apparatus Reserve Fund – The Fire Apparatus Reserve Fund accounts for transfers from the General Fund for the purpose of acquiring major acquisitions for the fire department.

Building Reserve Fund – The Building Reserve Fund accounts for transfers from the General Fund for the purpose of building construction and improvements.

Debt Service Fund

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

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

The City reports the following major proprietary funds:

Enterprise Funds

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

Water Reserve Fund – The Water Reserve Fund accounts for transfers from the Water Operating Fund for the purpose of funding future water capital construction projects.

Additionally, the City reports the following nonmajor governmental funds:

Special Revenue Funds

State Revenue Sharing Fund – The State Revenue Sharing Fund accounts for Oregon revenue sharing apportionments and expenditures for those items specified by provision.

Public Works Equipment Reserve Fund – The Public Works Equipment Reserve Fund accounts for transfers from the General Fund and/or Water Operating Fund for the purpose of acquiring major public works equipment.

Capital Projects Funds

Police Car Reserve Fund – The Police Car Reserve Fund accounts for transfers from the General Fund for the purpose of acquiring capital assets for the police department.

Hazard Mitigation Reserve Fund – The Hazard Mitigation Reserve Fund accounts for transfers from the General Fund and grants for the purpose of funding hazard mitigation projects in the City.

The City reports the following nonmajor proprietary fund:

Enterprise Fund

Water Construction Fund – The Water Construction Fund accumulates resources restricted to expenditure on water system construction, reconstruction, major upgrades, equipment, and other long-term investments in the City’s water collection, storage, and distribution systems.

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

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

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E. Measurement Focus and Basis of Accounting

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

The government-wide financial statements are reported using the economic resources measurement focus within the limitations of the modified cash basis of accounting, as described below.

Governmental fund financial statements are reported using the current financial resources measurement focus. Only current financial assets and liabilities are generally included on the balance sheet. The operating statements present sources and uses of available expendable financial resources during a given period. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt is reported as other financing source.

In the government-wide financial statements, proprietary funds, and the fund financial statements, governmental activities are presented using the modified cash basis of accounting. This basis recognizes assets, liabilities, fund balance/net position, revenues, and expenditures when they result from cash transactions, with a provision for depreciation in the government-wide statements. This basis is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

As a result of the use of the modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and revenues for billed or provided services not yet collected) and certain liabilities and their related expenses (such as accounts payable and expenses for goods or services received but not yet paid, and accrued expenses and liabilities) are not recorded in the financial statements. If the City utilized the basis of accounting recognized as generally accepted, the fund financial statements would use the modified accrual basis of accounting and the government-wide financial statements would be presented on the accrual basis of accounting.

F. Use of Estimates

The preparation of financial statements in conformity with the other comprehensive basis of accounting (OCBOA) used by the City requires management to make estimates and assumptions that affect certain reported amounts and disclosures; accordingly, actual results could differ from those estimates.

G. Budgetary Information

1. Budgetary Basis of Accounting

Annual budgets are adopted on the cash basis of accounting. The City budgets all funds in accordance with the requirements of state law.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

Annual appropriated budgets are adopted for the general, special revenue, capital projects, and enterprise funds.

The City begins its budgeting process by appointing budget committee members. The budget officer prepares a budget, which is reviewed by the budget committee. The budget is then published in proposed form and is presented at public hearings to obtain taxpayer comments and approval from the budget committee. The city council legally adopts the budget by resolution prior to the beginning of the City's fiscal year. The council resolution authorizing appropriations for each fund sets the level by which expenditures cannot legally exceed appropriations. Total personnel services, materials and services, debt service, capital outlay, and contingency for each fund are the levels of control established by the resolution. The detailed budget document, however, is required to contain more specific detailed information for the aforementioned expenditure categories and management may revise the detailed line-item budgets within appropriation categories. Unexpected additional resources may be added to the budget through the use of a supplemental budget and appropriation resolution. The city council may adopt supplemental budgets less than 10% of a fund's original budget at a regular council meeting. A supplemental budget greater than 10% of a fund's original budget requires hearings before the public, publication in newspapers, and approval by the city council. Original and supplemental budgets may be modified by the use of appropriation transfers between the levels of control. Such transfers require approval by the city council. During the year, there were no supplemental budgets. The City does not use encumbrances and appropriations lapse at year-end.

Budget amounts shown in the financial statements reflect the original budget amounts and one approved appropriation change.

H. Assets, Liabilities, Deferred Inflows/Deferred Outflows and Net Position/Fund Balance

1. Cash and Cash Equivalents

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

2. Investments

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

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

3. Capital Assets

Capital assets resulting from cash transactions, which include property, plant, and equipment, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost where no historical records exist.

The costs of normal maintenance or repairs that do not add to the value of an asset or materially extend its life are charged to expenditures as incurred and are not capitalized. Major capital outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the asset constructed.

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

<u>Assets</u>	<u>Years</u>
Machinery and equipment	5-50
Buildings	15-40
Infrastructure	15-50
Water System	10-70

4. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

5. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balances to have been depleted before using any of the components of unrestricted fund balance. Further, when components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

6. Fund Balance Policies

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

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The city council is the highest level of decision-making authority for the government that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation. Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The City Council (Council) has by resolution authorized the City Manager to assign fund balance. The Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to remove or revise a commitment.

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

- Nonspendable fund balance - amounts that are in nonspendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance - amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance - amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority (i.e. board of directors). To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint.
- Assigned fund balance - amounts that City intends to use for a specific purpose. Intent can be expressed by the board of directors or by an official or body to which the city council delegates authority.
- Unassigned fund balance - amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

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

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

I. Revenues and Expenditures/Expenses

1. Program Revenues

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

2. Property Taxes

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

3. Proprietary Funds Operating and Nonoperating Revenues and Expenses

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

II. DETAILED NOTES ON ALL FUNDS AND ACCOUNT GROUPS

A. Deposits and Investments

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

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

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The City participates in an external investment pool (State of Oregon Local Government Investment Pool). The Pool is not registered with the U.S. Securities and Exchange Commission as an investment company. The State’s investment policies are governed by the Oregon Revised Statutes (ORS) and the Oregon Investment Council (OIC).

The State Treasurer is the investment officer for the OIC and is responsible for all funds in the State Treasury. These funds are invested exercising reasonable care, skill, and caution. Investments in the Pool are further governed by portfolio guidelines issued by the Oregon Short-Term Fund Board, which established diversification percentages and specifies the types and maturities of investments. The portion of the external investment pool which belongs to local government investment participants is reported in an Investment Trust Fund in the State’s Annual Comprehensive Financial Report (ACFR). A copy of the State’s ACFR may be obtained at the Oregon State Treasury, 350 Winter St. N.E., Salem, Oregon 97310-0840.

Fair Value Measurement

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

Unobservable inputs are developed based on the best information available about the assumptions market participants would use in pricing the asset. The classification of securities within the fair value hierarchy is based on the activity level in the market for the security type and the inputs used to determine their fair value, as follows:

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

There were no transfers of assets or liabilities among the three levels of the fair value hierarchy for the year ended June 30, 2023. Fair values of assets measured on a recurring basis at June 30, 2023 are as follows:

	<u>Level 2</u>
Investments:	
Oregon Local Government Investment Pool	\$ <u>3,473,561</u>

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

Credit Risk

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

Investments

As of June 30, 2023, the City had the following investments:

	Credit Quality Rating	Maturities	Fair Value
Oregon Local Government Investment Pool	Unrated	-	<u>\$ 3,473,561</u>

Interest Rate Risk

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

Concentration of Credit Risk

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

Custodial Credit Risk - Investments

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

Custodial Credit Risk - Deposits

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

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In the event of a bank failure, the entire pool of collateral pledged by all qualified Oregon public funds bank depositories is available to repay deposits of public funds of government entities. The City holds a noninterest-bearing account at Umpqua Bank, for which deposits are insured up to \$250,000. At June 30, 2023 the City had deposits of \$250,000 fully insured by FDIC insurance and \$110,140 collateralized by the PFCP.

Deposits

The City's deposits and investments at June 30, 2023 are as follows:

Cash on hand	\$ 250
Checking accounts	193,918
Total investments	<u>3,473,561</u>
Total deposits and investments	<u>\$ 3,667,729</u>

The City's cash and investments by fund are as follows:

Governmental activities - unrestricted	
General Fund	\$ 856,915
Fire Apparatus Reserve Fund	372,179
Building Reserve Fund	275,645
Nonmajor governmental funds	<u>243,380</u>
Total governmental activities - unrestricted	<u>1,748,119</u>
Business-type activities - unrestricted	
Water Operating Fund	<u>13,137</u>
Subtotal unrestricted cash and investments	<u>1,761,256</u>
Governmental activities - restricted	
General Fund	10,207
Gearhart Road District General Fund	236,845
State Street Fund	258,601
Debt Service Fund	<u>131,053</u>
Total governmental activities - restricted	<u>636,706</u>
Business-type activities - restricted	
Water Reserve Fund	<u>1,269,767</u>
Subtotal restricted cash and investments	<u>1,906,473</u>
Total cash and investments	<u>\$ 3,667,729</u>

Restricted cash is for roads and streets, debt service payments, special projects, and future system development improvements.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

B. Capital Assets

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

	Governmental Activities	Business-Type Activities	Total
Capital assets not being depreciated	\$ 28,025	\$ 54,650	\$ 82,675
Capital assets being depreciated, net	441,269	9,184,662	9,625,931
Total capital assets	\$ 469,294	\$ 9,239,312	\$ 9,708,606

Capital asset transactions resulting from the modified cash basis for the year ended June 30, 2023 were as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land	\$ 28,025	\$ -	\$ -	\$ 28,025
Capital assets being depreciated				
Administrative buildings	41,900	-	-	41,900
Police equipment	143,296	48,840	-	192,136
General equipment	-	11,228	-	11,228
Shop equipment	402,802	-	-	402,802
Fire equipment and buildings	820,852	-	-	820,852
Infrastructure	83,724	12,475	-	96,199
Total capital assets being depreciated	1,492,574	72,543	-	1,565,117
Less accumulated depreciation for				
Administrative buildings	(41,900)	-	-	(41,900)
Police equipment	(118,732)	(10,900)	-	(129,632)
General equipment	-	(1,177)	-	(1,177)
Shop equipment	(223,429)	(30,920)	-	(254,349)
Fire equipment and buildings	(619,558)	(31,193)	-	(650,751)
Infrastructure	(41,487)	(4,552)	-	(46,039)
Total accumulated depreciation	(1,045,106)	(78,742)	-	(1,123,848)
Total capital assets being depreciated, net	447,468	(6,199)	-	441,269
Governmental activities capital assets, net	\$ 475,493	\$ (6,199)	\$ -	\$ 469,294

(Continued)

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

(Continued)	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Business-type activities				
Capital assets not being depreciated				
Land	\$ 54,650	\$ -	\$ -	\$ 54,650
Capital assets being depreciated				
Buildings	18,420	-	-	18,420
Machinery and equipment	43,979	-	-	43,979
Water system	13,005,665	-	-	13,005,665
Total capital assets being depreciated	<u>13,068,064</u>	<u>-</u>	<u>-</u>	<u>13,068,064</u>
Less accumulated depreciation for				
Buildings	(14,808)	(667)	-	(15,475)
Machinery and equipment	(43,978)	-	-	(43,978)
Water system	(3,490,901)	(333,048)	-	(3,823,949)
Total accumulated depreciation	<u>(3,549,687)</u>	<u>(333,715)</u>	<u>-</u>	<u>(3,883,402)</u>
Total capital assets being depreciated, net	<u>9,518,377</u>	<u>(333,715)</u>	<u>-</u>	<u>9,184,662</u>
Business-type activities capital assets, net	<u>\$ 9,573,027</u>	<u>\$ (333,715)</u>	<u>\$ -</u>	<u>\$ 9,239,312</u>

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

	<u>Capital Assets</u>	<u>Accumulated Depreciation</u>	<u>Net Capital Assets</u>
Governmental activities			
Land	\$ 28,025	\$ -	\$ 28,025
Administrative buildings	41,900	(41,900)	-
Police equipment	192,136	(129,632)	62,504
General equipment	11,228	(1,177)	10,051
Shop equipment	402,802	(254,349)	148,453
Fire equipment and buildings	820,852	(650,751)	170,101
Infrastructure	96,199	(46,039)	50,160
Total governmental activities capital assets	<u>1,593,142</u>	<u>(1,123,848)</u>	<u>469,294</u>
Business-type activities			
Land	\$ 54,650	\$ -	\$ 54,650
Buildings	18,420	(15,475)	2,945
Machinery and equipment	43,979	(43,978)	1
Water system	13,005,665	(3,823,949)	9,181,716
Total business-type activities capital assets	<u>13,122,714</u>	<u>(3,883,402)</u>	<u>9,239,312</u>
Total capital assets	<u>\$ 14,715,856</u>	<u>\$ (5,007,250)</u>	<u>\$ 9,708,606</u>

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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

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

Governmental activities	
Unallocated depreciation expense	<u>\$ 78,742</u>
Business-type activities	
Water	<u>\$ 333,715</u>

C. Long-Term Liabilities

1. Changes in Long-Term Liabilities

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

	Interest Rate	Original Amount	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities							
General obligation bonds							
Refunding, Series 2015	2.35%	\$ 4,195,000	\$ 1,385,000	\$ -	\$ 445,000	\$ 940,000	\$ 465,000
Refunding, Series 2021	3-4%	2,215,000	2,065,000	-	160,000	1,905,000	160,000
Total bonds		6,410,000	3,450,000	-	605,000	2,845,000	625,000
Bond premiums							
Refunding, Series 2015		207,344	68,455	-	21,995	46,460	-
Refunding, Series 2021		305,895	303,436	-	7,027	296,409	-
Total bond premiums		513,239	371,891	-	29,022	342,869	-
Total Governmental Activities		\$ 6,923,239	\$ 3,821,891	\$ -	\$ 634,022	\$ 3,187,869	\$ -

The City paid \$87,252 in interest on long-term liabilities during the year ended June 30, 2023 from governmental activities.

2. General Obligation Bonds

General obligation bonds are direct obligations that pledge the full faith and credit of the City and are payable from ad valorem debt service levy proceeds. The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. The Debt Service Fund has traditionally been used to liquidate long-term debt.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

3. Governmental Activities - General Obligation Bonds, Refunding Series 2015

On March 16, 2005, the City issued general obligation bonds of \$7,000,000 (par value) to refund a portion of the outstanding general obligation bonds. On May 28, 2015, the City issued general obligation bonds in the amount of \$4,195,000 for the purposes of refunding outstanding Series 2005 general obligation bonds of the City and to pay the cost of issuance of the series 2015 bonds. The interest rate is fixed at 2.35%. Interest is due semiannually on March 1 and September 1. The bonds mature on March 1, 2025 and were issued at a premium of \$207,344.

4. Governmental Activities - General Obligation Bonds, Refunding Series 2021

On May 25, 2011, the City issued general obligation bonds of \$4,000,000 (par value) to refund a portion of the outstanding general obligation bonds. On March 1, 2022, the City issued general obligation bonds in the amount of \$2,215,000 for the purposes of refunding outstanding Series 2011 general obligation bonds of the City and to pay the cost of issuance of the series 2021 bonds. The interest rate ranges from 3-4% based on the original debt agreement. Interest is due semiannually on March 1 and September 1. The bonds mature on March 1, 2031 and were issued at a premium of \$305,895.

5. Debt Capacity

The City's legal annual debt service limit (as defined by Oregon Revised Statutes 478.410) as of June 30, 2023 was approximately \$20,236,299. The City's legal debt service limit is 3.00% of the Real Market Value of property within the City.

6. Default Risk

The general obligation bonds contain events of default; the lender may take whatever action may appear necessary or desirable to enforce or to protect any of the rights of the lender, either at law or in equity, or in bankruptcy or otherwise, if the following events occur:

- Failure by the City to pay bond principal, interest, or premium when due.
- Failure by the City to observe and perform any required covenant, condition, or agreement.
- The City is adjudged insolvent by a court of competent jurisdiction, admits in writing its inability to pay its debts as they become due, or files a petition of bankruptcy.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

D. Governmental Activities - Future Maturities of Long-Term Liabilities

Year Ending June 30	General obligation bonds, Series 2021			General obligation bonds, Series 2015			Total Governmental Activities		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2024	\$ 160,000	\$ 62,750	\$ 222,750	\$ 465,000	\$ 37,600	\$ 502,600	\$ 625,000	\$ 100,350	\$ 725,350
2025	170,000	57,950	227,950	475,000	19,000	494,000	645,000	76,950	721,950
2026	240,000	52,850	292,850	-	-	-	240,000	52,850	292,850
2027	250,000	45,650	295,650	-	-	-	250,000	45,650	295,650
2028	260,000	38,150	298,150	-	-	-	260,000	38,150	298,150
2029-31	<u>825,000</u>	<u>64,150</u>	<u>889,150</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>825,000</u>	<u>64,150</u>	<u>889,150</u>
	<u>\$ 1,905,000</u>	<u>\$ 321,500</u>	<u>\$ 2,226,500</u>	<u>\$ 940,000</u>	<u>\$ 56,600</u>	<u>\$ 996,600</u>	<u>\$ 2,845,000</u>	<u>\$ 378,100</u>	<u>\$ 3,223,100</u>

E. Interfund Transfers

The City's interfund transfers during the year consisted of the following:

	Fire Apparatus Reserve	Building Reserve	Nonmajor Governmental Funds	Water Reserve Fund	Total
Transfers out:					
Governmental activities					
General Fund	\$ 60,000	\$ 100,000	\$ 45,000	\$ -	\$ 205,000
Business-type activities					
Water Construction Fund	-	-	-	3,994	3,994
Total	<u>\$ 60,000</u>	<u>\$ 100,000</u>	<u>\$ 45,000</u>	<u>\$ 3,994</u>	<u>\$ 208,994</u>

The principal purpose of the interfund transfers were to transfer resources into reserve funds for future expenditures.

CITY OF GEARHART
Clatsop County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

F. Constraints on Fund Balances

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

	Special Revenue Funds							Total Governmental Funds
	General Fund	Gearhart Road District General Fund	State Street Fund	Fire Apparatus Reserve Fund	Building Reserve Fund	Debt Service Fund	Nonmajor Governmental Funds	
Fund balances								
Restricted for:								
Roads and streets	\$ -	\$ 236,845	\$ 258,601	\$ -	\$ -	\$ -	\$ -	\$ 495,446
Debt service	-	-	-	-	-	131,053	-	131,053
Donor projects	10,207						-	10,207
Committed to:								
Special projects	-	-	-	-	-		19,867	19,867
Capital projects	-	-	-	372,179	275,645		120,881	768,705
Hazard mitigation	-	-	-	-	-		102,632	102,632
Unassigned	842,871	-	-	-	-	-	-	842,871
Total fund balances	<u>\$ 853,078</u>	<u>\$ 236,845</u>	<u>\$ 258,601</u>	<u>\$ 372,179</u>	<u>\$ 275,645</u>	<u>\$ 131,053</u>	<u>\$ 243,380</u>	<u>\$ 2,370,781</u>

CITY OF GEARHART
Clatsop County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

III. OTHER INFORMATION

A. Risk Management

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

B. Retirement Plans

1. Oregon Public Employees Retirement System

General Information about the Pension Plan

The Oregon Public Employees Retirement System (OPERS) consists of a cost-sharing, multiple-employer defined benefit plan (Plan) for units of state government, political subdivisions, community colleges, and school districts, containing multiple actuarial pools. Plan assets may be used to pay the benefits of the employees of any employer that provides pensions through the Plan. As of June 30, 2022, there were 939 participating employers.

Plan Membership

As of June 30, 2022, there were 11,413 active plan members, 129,376 retired plan members or their beneficiaries currently receiving benefits, 8,372 inactive plan members entitled to but not yet receiving benefits, for a total of 149,161 Tier One members.

For Tier Two members, as of June 30, 2022, there were 27,056 active plan members, 20,720 retired plan members or their beneficiaries currently receiving benefits, 13,335 inactive plan members entitled to but not yet receiving benefits, for a total of 61,111. As of June 30, 2021, there were 136,785 active plan members, 8,311 retired plan members or their beneficiaries currently receiving benefits, 7,520 inactive plan members entitled to but not yet receiving benefits, and 18,263 inactive plan members not eligible for refund or retirements, for a total of 170,879 OPSRP Pension Program members.

Plan Benefits

Plan benefits of the System are established by the legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A, and Internal Revenue Code Section 401(a).

Tier One/Tier Two Retirement Benefit (Chapter 238) - OPERS is a defined benefit pension plan that provides retirement and disability benefits, annual cost-of-living-adjustments, and death benefits to members and their beneficiaries. Benefits are established by state statute. This defined benefit pension plan is closed to new members hired on or after August 29, 2003.

CITY OF GEARHART
Clatsop County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

Pension Benefits

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

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police and fire members). General service employees may retire after reaching age 55. Police and fire members are eligible after reaching age 50. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Police and fire member benefits are reduced if retirement occurs prior to age 55 with fewer than 25 years of service. Tier Two members are eligible for full benefits at age 60. Police and Fire members may purchase increased benefits that are payable between the date of retirement and age 65.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest).

In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

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

Disability Benefits

A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

A disability resulting from a job-incurred injury or illness qualifies a member (including PERS judge members) for disability benefits regardless of the length of PERS-covered service. Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 (55 for police and fire members) when determining monthly benefit.

Benefit Changes after Retirement

Members may choose to continue participation in their variable account after retiring and may experience annual benefit fluctuations caused by changes in the fair value of the underlying global equity investments of that account.

Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes. The cap on the COLA in fiscal year 2015 and beyond will vary based on the amount of the annual benefit, in accordance with *Moro* decision. The COLA is capped at 2.0 percent.

OPSRP Defined Benefit Pension Program (OPSRP DB) – This Pension Program (ORS Chapter 238A) provides benefits to members hired on or after August 29, 2003.

Pension Benefits

This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:

Police and Fire – 1.8 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement.

General Service: 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

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

Death Benefits

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

CITY OF GEARHART
Clatsop County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

Disability Benefits

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

Benefit Changes After Retirement

Under ORS 238A.210 monthly benefits are adjusted annually through cost-of-living changes. The cap on the COLA in fiscal year 2015 and beyond will vary based on the amount of the annual benefit, in accordance with *Moro* decision. The COLA is capped at 2.0 percent.

OPSRP Individual Account Program (OPSRP IAP) - Membership includes public employees hired on or after August 29, 2003. PERS members retain their existing defined benefit plan accounts, but member contributions are deposited into the member's IAP account. OPSRP is part of OPERS and is administered by the OPERS Board.

Pension Benefits

An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies.

Upon retirement, a member of the OPSRP Individual Account Program (IAP), may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

Contributions

OPERS funding policy provides for monthly employer contributions at actuarially determined rates.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the OPERS Defined Benefit Plan and the Other Postemployment Benefit Plans. Employer contribution rates during the period were based on the December 31, 2020 actuarial valuation, which became effective July 20, 2021. The State of Oregon and certain schools, community colleges, and political subdivisions have made unfunded actuarial liability payments, and their rates have been reduced. Member contributions are set by statute at six percent of salary and are remitted by participating employers. The contributions are either deducted from member salaries or paid by the employers on the members' behalf.

Employer contributions for the year ended June 30, 2023 were \$151,048.

Annual Comprehensive Financial Report (ACFR)

Additional disclosures related to Oregon PERS not applicable to specific employers are available by contacting PERS at the following address: PO Box 23700 Tigard, OR 97281-3700, or can be found at:

<https://www.oregon.gov/pers/Documents/Financials/CAFR/2021-ACFR.pdf>

Actuarial Valuations

The employer contribution rates effective June 30, 2022 were set using the entry age normal actuarial cost method. For the Tier One/Tier Two component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years. For the OPSRP Pension Program component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (a) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (b) an actuarially determined amount for funding a disability benefit component, and (c) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial liabilities being amortized over 16 years.

Actuarial Methods and Assumptions:

Valuation Date	December 31, 2020
Measurement Date	June 30, 2022
Experience Study	2020, published July 20, 2021
<i>Actuarial Assumptions:</i>	

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

Actuarial Cost Method	Entry age normal
Inflation Rate	2.40 percent
Long-term Expected Rate of Return	6.90 percent
Discount Rate	6.90 percent
Projected Salary Increases	3.40 percent
Cost of living adjustment (COLA)	Blend of 2.00% COLA and graded COLA (1.25%/.15%) in accordance with <i>Moro</i> decision; blend based on service.
Mortality	<p>Health retirees and beneficiaries: Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Active members: Pub-2010 Employee, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Disabled retirees: Pub-2010 Disabled Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p>

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years.

The methods and assumptions shown above are on the 2020 Experience Study, which reviewed experience for the four-year period ended December 31, 2020. There were no differences between the assumptions and plan provisions used for June 30, 2022 measurement date calculations compared to those shown above.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

Actuarial Methods and Assumptions

Assets are valued at their market value. Gains and losses between odd-year valuations are amortized as a level percentage of combined valuation payroll over 20 years from the odd-year valuation in which they are first recognized. For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of Oregon PERS and additions to/deductions from Oregon PERS' fiduciary net position have been determined on the same basis as they are reported by Oregon PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Discount Rate

The discount rate used to measure the total pension liability was 6.90 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Depletion Date Projection

GASB 68 generally requires that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 68 will often require that the actuary perform complex projections of future benefit payments and pension plan investments. GASB 68 (paragraph 67) does allow for alternative evaluations of projected solvency if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgment. The following circumstances justify an alternative evaluation of sufficiency for OPERS:

- OPERS has a formal written policy to calculate an Actuarially Determined Contribution (ADC), which is articulated in the actuarial valuation report.
- The ADC is based on a closed, layered amortization period, which means that payment of the full ADC each year will bring the plan to a 100% funded position by the end of the amortization period if future experience follows assumption.

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

- GASB 68 specifies that the projections regarding future solvency assume that plan assets earn the assumed rate of return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan’s funded position.

Based on these circumstances, it is our independent actuary’s opinion that the detailed depletion date projections outlined in GASB 68 would clearly indicate that the Fiduciary Net Position is always projected to be sufficient to cover benefit payments and administrative expenses.

Long-Term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in June 2022 the PERS Board reviewed long-term assumptions developed by both Milliman’s capital market assumptions team and the Oregon Investment Council’s (OIC) investment advisors. Each asset class assumption is based on a consistent set of underlying assumptions and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

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

<https://www.oregon.gov/pers/Documents/Financials/ACFR/2022-Annual-Comprehensive-Financial-Report.pdf>

OIC Target and Actual Investment Allocation as of June 30, 2022

<u>Asset Class/Strategy</u>	<u>OIC Policy Low Range</u>	<u>OIC Policy High Range</u>	<u>OIC Target Allocation</u>	<u>Actual Allocation²</u>
Debt Securities	15.0%	25.0%	20.0%	19.8%
Public Equity	25.0%	35.0%	30.0%	21.2%
Real Estate	7.5%	17.5%	12.5%	13.6%
Private Equity	15.0%	27.5%	20.0%	28.0%
Risk Parity	0.0%	3.5%	2.5%	2.0%
Real Assets	2.5%	10.0%	7.5%	7.9%
Diversifying Strategies	2.5%	10.0%	7.5%	4.9%

CITY OF GEARHART
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NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

Opportunity Portfolio ¹	0.0%	5.0%	0.0%	2.6%
Total			100.0%	100.0%

¹Opportunity Portfolio is an investment strategy, and it may be invested up to 5% of total Fund assets.

² Based on the actual investment value at 6/30/2022.

³ October 2021, the Alternative Portfolio was split into Real Assets and Diversifying Strategies.

C. New Pronouncements

For the fiscal year ended June 30, 2023, the City implemented the following new accounting standards:

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability of Arrangements* - This Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs).

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* - This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users.

GASB Statement No. 99, *Omnibus 2022*. This statement was issued April 2022 and enhances comparability in accounting and financial reporting to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to lease implementation, public-private and public-public partnerships and availability payment arrangements, and subscription-based information technology arrangements.

GASB Statement No. 101, *Compensated Absences*. This statement was issued to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

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

GASB Statement No. 99, *Omnibus 2022*. This statement was issued April 2022 and enhances comparability in accounting and financial reporting to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to financial guarantees and classification of derivatives.

CITY OF GEARHART
Clatsop County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2023

GASB Statement No. 100, *Accounting Changes and Error Corrections*. This statement was issued to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

D. Subsequent Events

Management has evaluated subsequent events through September 27, 2023, which was the date that the financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

CITY OF GEARHART
Clatsop County, Oregon

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

GENERAL FUND

For the Year Ended June 30, 2023

	Original Budget	Final Budget	Variance with Final Budget Over (Under)	Actual		
				Budget Basis	Adjustments	Modified Cash Basis
REVENUES						
Property taxes	\$ 651,500	\$ 651,500	\$ 17,783	\$ 669,283	\$ -	\$ 669,283
Charges for services	415,202	415,202	(104,720)	310,482	-	310,482
Licenses, fees, and permits	292,770	292,770	39,555	332,325	-	332,325
Franchise fees	158,500	158,500	9,238	167,738	-	167,738
State liquor taxes	28,000	28,000	9,388	37,388	-	37,388
State cigarette and marijuana taxes	71,500	71,500	(15,889)	55,611	-	55,611
Grants and contributions	182,525	182,525	(44,583)	137,942	-	137,942
Transient room taxes	450,000	450,000	135,789	585,789	-	585,789
Fines and forfeitures	40,000	40,000	(28,932)	11,068	-	11,068
Investment earnings	5,000	5,000	25,612	30,612	-	30,612
Miscellaneous	38,281	38,281	(34,989)	3,292	-	3,292
Total revenues	<u>2,333,278</u>	<u>2,333,278</u>	<u>8,252</u>	<u>2,341,530</u>	<u>-</u>	<u>2,341,530</u>
EXPENDITURES						
Current						
Administrative department	570,289	570,289	(48,403)	521,886	-	521,886
Building department	225,470	250,470	(17,882)	232,588	-	232,588
Police department	549,992	549,992	(135,891)	414,101	-	414,101
Municipal court	30,007	30,007	(12,631)	17,376	-	17,376
Fire department	746,946	746,946	(82,609)	664,337	-	664,337
Planning department	194,669	194,669	(92,746)	101,923	-	101,923
Parks department	144,633	144,633	(65,253)	79,380	-	79,380
Non-departmental	230,000	205,000	(167,865)	37,135	-	37,135
Total expenditures	<u>2,692,006</u>	<u>2,692,006</u>	<u>(623,280)</u>	<u>2,068,726</u>	<u>-</u>	<u>2,068,726</u>
Excess (deficiency) of revenues over (under) expenditures	(358,728)	(358,728)	631,532	272,804	-	272,804
OTHER FINANCING SOURCES (USES)						
Sale of assets	1	1	(1)	-	-	-
Transfers out	(205,000)	(205,000)	-	(205,000)	-	(205,000)
Total other financing sources (uses)	<u>(204,999)</u>	<u>(204,999)</u>	<u>(1)</u>	<u>(205,000)</u>	<u>-</u>	<u>(205,000)</u>
Net change in fund balance	(563,727)	(563,727)	631,531	67,804	-	67,804
Fund balance - beginning	563,727	563,727	221,547	785,274	-	785,274
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 853,078</u>	<u>\$ 853,078</u>	<u>\$ -</u>	<u>\$ 853,078</u>

CITY OF GEARHART
Clatsop County, Oregon

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

GEARHART ROAD DISTRICT GENERAL FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Property taxes	\$ 39,950	\$ (487)	\$ 39,463	\$ -	\$ 39,463
Grants	12,304	-	12,304	-	12,304
Investment earnings	1,400	4,821	6,221	-	6,221
Miscellaneous	100	(80)	20	-	20
Total revenues	<u>53,754</u>	<u>4,254</u>	<u>58,008</u>	<u>-</u>	<u>58,008</u>
EXPENDITURES					
Current					
Materials and services	75,990	(74,747)	1,243	-	1,243
Capital outlay	<u>151,416</u>	<u>(151,416)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>227,406</u>	<u>(226,163)</u>	<u>1,243</u>	<u>-</u>	<u>1,243</u>
Excess (deficiency) of revenues over (under) expenditures	(173,652)	230,417	56,765	-	56,765
Fund balance - beginning	<u>173,652</u>	<u>6,428</u>	<u>180,080</u>	<u>-</u>	<u>180,080</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 236,845</u>	<u>\$ 236,845</u>	<u>\$ -</u>	<u>\$ 236,845</u>

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

STATE STREET FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
State highway taxes	\$ 145,853	\$ 1,974	\$ 147,827	\$ -	\$ 147,827
Grants	100,000	(100,000)	-	-	-
Investment earnings	2,000	5,469	7,469	-	7,469
	<u>247,853</u>	<u>(92,557)</u>	<u>155,296</u>	<u>-</u>	<u>155,296</u>
Total revenues					
EXPENDITURES					
Current					
Personnel services	64,260	(12,548)	51,712	-	51,712
Materials and services	449,987	(360,230)	89,757	-	89,757
Capital outlay	2,606	(2,606)	-	-	-
	<u>516,853</u>	<u>(375,384)</u>	<u>141,469</u>	<u>-</u>	<u>141,469</u>
Total expenditures					
Excess (deficiency) of revenues over (under) expenditures	(269,000)	282,827	13,827	-	13,827
Fund balance - beginning	<u>269,000</u>	<u>(24,226)</u>	<u>244,774</u>	<u>-</u>	<u>244,774</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 258,601</u>	<u>\$ 258,601</u>	<u>\$ -</u>	<u>\$ 258,601</u>

CITY OF GEARHART
Clatsop County, Oregon

COMBINING BALANCE SHEET - MODIFIED CASH BASIS

NONMAJOR GOVERNMENTAL FUNDS

June 30, 2023

	Special Revenue Funds		Capital Projects Funds		Total Nonmajor Governmental Funds
	State Revenue Sharing Fund	Public Works Equipment Reserve Fund	Police Car Reserve Fund	Hazard Mitigation Reserve Fund	
ASSETS					
Cash and cash equivalents	\$ 19,867	\$ 76,993	\$ 43,888	\$ 102,632	\$ 243,380
FUND BALANCES					
Committed for:					
Special projects	\$ 19,867	\$ -	\$ -	\$ -	\$ 19,867
Capital projects	-	76,993	43,888	-	120,881
Hazard mitigation	-	-	-	102,632	102,632
Total fund balances	<u>\$ 19,867</u>	<u>\$ 76,993</u>	<u>\$ 43,888</u>	<u>\$ 102,632</u>	<u>\$ 243,380</u>

CITY OF GEARHART
Clatsop County, Oregon

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - MODIFIED CASH BASIS

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2023

	Special Revenue Funds		Capital Projects Funds		Total Nonmajor Governmental Funds
	State Revenue Sharing Fund	Public Works Equipment Reserve Fund	Police Car Reserve Fund	Hazard Mitigation Reserve Fund	
REVENUES					
State revenue sharing	\$ 35,533	\$ -	\$ -	\$ -	\$ 35,533
Charges for services	-	-	-	940	940
Investment earnings	272	2,089	1,110	2,085	5,556
Total revenues	35,805	2,089	1,110	3,025	42,029
EXPENDITURES					
Current					
General government	36,938	-	-	5,337	42,275
Capital outlay	-	-	54,950	-	54,950
Total expenditures	36,938	-	54,950	5,337	97,225
Excess (deficiency) of revenues over (under) expenditures	(1,133)	2,089	(53,840)	(2,312)	(55,196)
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	15,000	30,000	45,000
Net change in fund balances	(1,133)	2,089	(38,840)	27,688	(10,196)
Fund balances - beginning	21,000	74,904	82,728	74,944	253,576
Fund balances - ending	\$ 19,867	\$ 76,993	\$ 43,888	\$ 102,632	\$ 243,380

CITY OF GEARHART
Clatsop County, Oregon

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

STATE REVENUE SHARING FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
State revenue sharing	\$ 35,520	\$ 13	\$ 35,533	\$ -	\$ 35,533
Investment earnings	200	72	272	-	272
Total revenues	<u>35,720</u>	<u>85</u>	<u>35,805</u>	<u>-</u>	<u>35,805</u>
EXPENDITURES					
Current					
Materials and services	<u>40,300</u>	<u>(3,362)</u>	<u>36,938</u>	<u>-</u>	<u>36,938</u>
Excess (deficiency) of revenues over (under) expenditures	(4,580)	3,447	(1,133)	-	(1,133)
Fund balance - beginning	<u>14,365</u>	<u>6,635</u>	<u>21,000</u>	<u>-</u>	<u>21,000</u>
Fund balance - ending	<u>\$ 9,785</u>	<u>\$ 10,082</u>	<u>\$ 19,867</u>	<u>\$ -</u>	<u>\$ 19,867</u>

CITY OF GEARHART
Clatsop County, Oregon

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

PUBLIC WORKS EQUIPMENT RESERVE FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Investment earnings	\$ 1,000	\$ 1,089	\$ 2,089	\$ -	\$ 2,089
EXPENDITURES					
Capital outlay	126,000	(126,000)	-	-	-
Excess (deficiency) of revenues over (under) expenditures	(125,000)	127,089	2,089	-	2,089
OTHER FINANCING SOURCES (USES)					
Transfers in	20,000	(20,000)	-	-	-
Net change in fund balance	(105,000)	107,089	2,089	-	2,089
Fund balance - beginning	105,000	(30,096)	74,904	-	74,904
Fund balance - ending	\$ -	\$ 76,993	\$ 76,993	\$ -	\$ 76,993

CITY OF GEARHART
Clatsop County, Oregon

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

FIRE APPARATUS RESERVE FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Investment earnings	\$ 1,500	\$ 7,155	\$ 8,655	\$ -	\$ 8,655
EXPENDITURES					
Capital outlay	364,500	(364,500)	-	-	-
Excess (deficiency) of revenues over (under) expenditures	(363,000)	371,655	8,655	-	8,655
OTHER FINANCING SOURCES (USES)					
Transfers in	60,000	-	60,000	-	60,000
Net change in fund balance	(303,000)	371,655	68,655	-	68,655
Fund balance - beginning	303,000	524	303,524	-	303,524
Fund balance - ending	<u>\$ -</u>	<u>\$ 372,179</u>	<u>\$ 372,179</u>	<u>\$ -</u>	<u>\$ 372,179</u>

CITY OF GEARHART
Clatsop County, Oregon

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

BUILDING RESERVE FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Investment earnings	\$ 1,500	\$ 3,580	\$ 5,080	\$ -	\$ 5,080
EXPENDITURES					
Capital outlay	280,018	(276,477)	3,541	-	3,541
Excess (deficiency) of revenues over (under) expenditures	(278,518)	280,057	1,539	-	1,539
OTHER FINANCING SOURCES (USES)					
Transfers in	100,000	-	100,000	-	100,000
Net change in fund balance	(178,518)	280,057	101,539	-	101,539
Fund balance - beginning	178,518	(4,412)	174,106	-	174,106
Fund balance - ending	\$ -	\$ 275,645	\$ 275,645	\$ -	\$ 275,645

CITY OF GEARHART
Clatsop County, Oregon

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

POLICE CAR RESERVE FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Investment earnings	\$ 350	\$ 760	\$ 1,110	\$ -	\$ 1,110
EXPENDITURES					
Capital outlay	<u>97,982</u>	<u>(43,032)</u>	<u>54,950</u>	<u>-</u>	<u>54,950</u>
Excess (deficiency) of revenues over (under) expenditures	(97,632)	43,792	(53,840)	-	(53,840)
OTHER FINANCING SOURCES (USES)					
Transfers in	<u>15,000</u>	<u>-</u>	<u>15,000</u>	<u>-</u>	<u>15,000</u>
Net change in fund balance	(82,632)	43,792	(38,840)	-	(38,840)
Fund balance - beginning	<u>82,632</u>	<u>96</u>	<u>82,728</u>	<u>-</u>	<u>82,728</u>
Fund balance - ending	<u><u>\$ -</u></u>	<u><u>\$ 43,888</u></u>	<u><u>\$ 43,888</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 43,888</u></u>

CITY OF GEARHART
Clatsop County, Oregon

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

HAZARD MITIGATION FUND
 For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Investment earnings	\$ 350	\$ 1,735	\$ 2,085	\$ -	\$ 2,085
Grants and contributions	50,000	(50,000)	-	-	-
Charges for services	<u>2,000</u>	<u>(1,060)</u>	<u>940</u>	<u>-</u>	<u>940</u>
Total revenues	<u>52,350</u>	<u>(49,325)</u>	<u>3,025</u>	<u>-</u>	<u>3,025</u>
EXPENDITURES					
Current					
Materials and services	99,350	(94,013)	5,337	-	5,337
Capital outlay	<u>50,000</u>	<u>(50,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>149,350</u>	<u>(144,013)</u>	<u>5,337</u>	<u>-</u>	<u>5,337</u>
Excess (deficiency) of revenues over (under) expenditures	(97,000)	94,688	(2,312)	-	(2,312)
OTHER FINANCING SOURCES (USES)					
Transfers in	<u>30,000</u>	<u>-</u>	<u>30,000</u>	<u>-</u>	<u>30,000</u>
Net change in fund balance	(67,000)	94,688	27,688	-	27,688
Fund balance - beginning	<u>67,000</u>	<u>7,944</u>	<u>74,944</u>	<u>-</u>	<u>74,944</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 102,632</u>	<u>\$ 102,632</u>	<u>\$ -</u>	<u>\$ 102,632</u>

CITY OF GEARHART
Clatsop County, Oregon

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

DEBT SERVICE FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Modified Cash Basis	
REVENUES					
Property taxes	\$ 598,490	\$ 5,531	\$ 604,021	\$ -	\$ 604,021
Investment earnings	<u>2,500</u>	<u>5,867</u>	<u>8,367</u>	<u>-</u>	<u>8,367</u>
Total revenues	<u>600,990</u>	<u>11,398</u>	<u>612,388</u>	<u>-</u>	<u>612,388</u>
EXPENDITURES					
Debt service	<u>721,275</u>	<u>(1)</u>	<u>721,274</u>	<u>-</u>	<u>721,274</u>
Excess (deficiency) of revenues over (under) expenditures	(120,285)	11,399	(108,886)	-	(108,886)
Fund balance - beginning	<u>220,854</u>	<u>19,085</u>	<u>239,939</u>	<u>-</u>	<u>239,939</u>
Fund balance - ending	<u>\$ 100,569</u>	<u>\$ 30,484</u>	<u>\$ 131,053</u>	<u>\$ -</u>	<u>\$ 131,053</u>

CITY OF GEARHART
Clatsop County, Oregon

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

WATER OPERATING FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Charges for services	\$ 1,106,000	\$ (214,064)	\$ 891,936	\$ -	\$ 891,936
Water meter installations	15,000	(1,200)	13,800	-	13,800
Grants	66,222	-	66,222	-	66,222
Miscellaneous	-	5,920	5,920	-	5,920
Investment earnings	1,000	(805)	195	-	195
Total revenues	<u>1,188,222</u>	<u>(210,149)</u>	<u>978,073</u>	<u>-</u>	<u>978,073</u>
EXPENDITURES					
Current					
Personnel services	421,019	(43,914)	377,105	-	377,105
Materials and services	790,417	(179,473)	610,944	-	610,944
Capital outlay	48,500	(31,449)	17,051	-	17,051
Depreciation	-	-	-	333,715	333,715
Total expenditures	<u>1,259,936</u>	<u>(254,836)</u>	<u>1,005,100</u>	<u>333,715</u>	<u>1,338,815</u>
Excess (deficiency) of revenues over (under) expenditures	(71,714)	44,687	(27,027)	(333,715)	(360,742)
OTHER FINANCING					
SOURCES (USES)					
Transfers out	(120,000)	(120,000)	-	-	-
Net change in fund balance	(191,714)	164,687	(27,027)	(333,715)	(360,742)
Fund balance - beginning	<u>191,714</u>	<u>(151,550)</u>	<u>40,164</u>	<u>9,573,027</u>	<u>9,613,191</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 13,137</u>	<u>\$ 13,137</u>	<u>\$ 9,239,312</u>	<u>\$ 9,252,449</u>

CITY OF GEARHART
Clatsop County, Oregon

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

WATER RESERVE FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Adjustments	Modified Cash Basis
REVENUES					
Investment earnings	\$ 7,500	\$ 29,116	\$ 36,616	\$ -	\$ 36,616
EXPENDITURES					
Capital outlay	<u>1,582,500</u>	<u>(1,444,087)</u>	<u>138,413</u>	<u>-</u>	<u>138,413</u>
Excess (deficiency) of revenues over (under) expenditures	(1,575,000)	1,473,203	(101,797)	-	(101,797)
OTHER FINANCING SOURCES (USES)					
Transfers in	<u>104,000</u>	<u>(100,006)</u>	<u>3,994</u>	<u>-</u>	<u>3,994</u>
Net change in fund balance	(1,471,000)	1,373,197	(97,803)	-	(97,803)
Fund balance - beginning	<u>1,471,000</u>	<u>(103,430)</u>	<u>1,367,570</u>	<u>-</u>	<u>1,367,570</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 1,269,767</u>	<u>\$ 1,269,767</u>	<u>\$ -</u>	<u>\$ 1,269,767</u>

CITY OF GEARHART
Clatsop County, Oregon

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

WATER CONSTRUCTION FUND

For the Year Ended June 30, 2023

	Original and Final Budget	Variance with Final Budget Over (Under)	Actual		
			Budget Basis	Modified Cash Basis	
REVENUES					
Investment earnings	\$ -	\$ 39	\$ 39	\$ -	\$ 39
EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	-	39	39	-	39
OTHER FINANCING SOURCES (USES)					
Transfers out	<u>(4,000)</u>	<u>(6)</u>	<u>(3,994)</u>	<u>-</u>	<u>(3,994)</u>
Net change in fund balance	(4,000)	33	(3,955)	-	(3,955)
Fund balance - beginning	<u>4,000</u>	<u>(45)</u>	<u>3,955</u>	<u>-</u>	<u>3,955</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ (12)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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



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

The Honorable Kerry Smith, Mayor
and Members of the City Council
City of Gearhart
Gearhart, Oregon 97138

We have audited the basic financial statements of the City of Gearhart as of and for the year ended June 30, 2023 and have issued our report thereon dated September 27, 2023. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and Government Auditing Standards.

Compliance

As part of obtaining reasonable assurance about whether the City of Gearhart's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes, as specified in Oregon Administrative Rules 162-010-0000 through 162-010-0320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

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

Deposit of public funds with financial institutions (ORS Chapter 295)

Indebtedness limitations, restrictions, and repayment

Budgets legally required (ORS Chapter 294)

Programs funded from outside sources

Insurance and fidelity bonds in force or required by law

Highway revenues used for public highways, roads, and streets

Authorized investment of surplus funds (ORS Chapter 294)

Public contracts and purchasing (ORS Chapters 279A, 279B, 279C)

In connection with our testing, nothing came to our attention that caused us to believe the City was not in substantial compliance with certain provisions of laws, contracts, and grants, including the provisions of Oregon Revised Statutes, as specified in Oregon Administrative Rules 162-010-0000 through 162-010-0320 of the Minimum Standards for Audits of Oregon Municipal Corporations, except as follows:

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

A handwritten signature in blue ink that reads "Accuity, LLC". The signature is written in a cursive, flowing style.

Accuity, LLC
Albany, Oregon
September 27, 2023