



CITY OF CEDAR HILL, TEXAS
**ANNUAL COMPREHENSIVE
FINANCIAL REPORT**
For the Year Ended September 30, 2024



**City of Cedar Hill, Texas
Annual Comprehensive Financial Report**

Year Ended September 30, 2024

Prepared by the

City of Cedar Hill

Finance Department

Chuck Fox, Finance Director
Grace Du, Controller

City Council

Stephen Mason, Mayor

Alan E. Sims, Mayor Pro Tem
Gerald L. Malone, Council Member
Daniel C. Haydin, Jr., Council Member

Chad A. McCurdy, Council Member
Gregory Glover, Council Member
Maranda K. Auzenne, Council Member

City Manager

Melissa Valadez-Cummings

City of Cedar Hill, Texas
Table of Contents
September 30, 2024

Contents

Introductory Section

Transmittal Letter	viii
Certificate of Achievement	xiv
Organizational Chart	xv
List of Principal Officials	xvi

Financial Section

Independent Auditor's Report	1
Management's Discussion and Analysis	4

Basic Financial Statements

Government-Wide Financial Statements

Statement of Net Position	16
Statement of Activities	18

Fund Financial Statements

Governmental Fund Financial Statements

Balance Sheet	20
Reconciliation of the Balance Sheet of Governmental Funds to the Government-Wide Statement of Net Position	23
Statement of Revenues, Expenditures, and Changes in Fund Balances	24
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities	27

Proprietary Fund Financial Statements

Statement of Net Position	28
Statement of Revenues, Expenses, and Changes in Net Position	31

City of Cedar Hill, Texas
Table of Contents
September 30, 2024

Statement of Cash Flows	32
Fiduciary Fund Financial Statements	
Statement of Fiduciary Net Position	34
Statement of Changes in Fiduciary Net Position	35
Notes to Financial Statements	36
Required Supplementary Information	
Schedule of Changes in Net Pension Liability and Related Ratios - TMRS Plan	92
Schedule of Contributions - TMRS Plan	94
Schedule of Changes in Total OPEB Liability and Related Ratios - Retiree Health Care.	96
Schedule of Changes in Total OPEB Liability and Related Ratios - SDBF	97
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual General Fund	98
Notes to Required Supplementary Information	99
Combining and Individual Fund Financial Statements and Schedules	
Nonmajor Governmental Funds	
Combining Balance Sheet	104
Combining Statement of Revenues, Expenditures and Changes in Fund Balances.	109
Public Improvement Districts - Combining Balance Sheet	114
Public Improvement Districts - Combining Schedule of Revenues, Expenditures and Changes in Fund Balances	115
Budgetary Comparison Schedules	
Budgetary Comparison Schedule - Debt Service Fund	116
Budgetary Comparison Schedule - JPL Opportunity Fund	117
Budgetary Comparison Schedule - Police Forfeiture Fund	118
Budgetary Comparison Schedule - Hotel Occupancy Fund	119
Budgetary Comparison Schedule - Municipal Court Fund	120

City of Cedar Hill, Texas
Table of Contents
September 30, 2024

Budgetary Comparison Schedule - Library Fund	121
Budgetary Comparison Schedule - Public Improvement Districts	122
Budgetary Comparison Schedule - PEG Fund	123
Budgetary Comparison Schedule - Crime Control and Prevention District	124
Budgetary Comparison Schedule - Animal Shelter Fund	125
Budgetary Comparison Schedule - Regional Fire Training Fund	126
Budgetary Comparison Schedule - Landscape Beautification Fund	127
Budgetary Comparison Schedule - Tax Increment Financing Fund	128
Budgetary Comparison Schedule - JPL Permanent Fund	129
 Internal Service Funds	
Combining Statement of Net Position	130
Combining Statement of Revenues, Expenses and Changes in Net Position	131
Combining Statement of Cash Flows	132
 Component Units Fund Financial Statements	
Balance Sheet	133
Community Development Corporation - Reconciliation of the Balance Sheet to the Statement of Net Position	134
Economic Development Corporation - Reconciliation of the Balance Sheet to the Statement of Net Position	135
Statement of Revenues, Expenditures and Changes in Fund Balances	136
Community Development Corporation - Reconciliation of the Statement of Net Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities	137
Economic Development Corporation - Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities	138
 Statistical Section	
Net Position By Component - Last Ten Fiscal Years	143
Changes in Net Position - Last Ten Fiscal Years	145

City of Cedar Hill, Texas
Table of Contents
September 30, 2024

Fund Balances, Governmental Funds - Last Ten Fiscal Years	149
Changes in Fund Balances, Governmental Funds - Last Ten Fiscal Years	151
Assessed Value and Actual Value of Taxable Property - Last Ten Fiscal Years	154
Direct and Overlapping Property Tax Rates - Last Ten Fiscal Years	155
Principal Property Tax Payers - Current Year and Nine Years Ago	158
Property Tax Levies and Collections - Last Ten Fiscal Years	159
Ratios of Outstanding Debt By Type - Last Ten Fiscal Years.	161
Ratios of Net General Bonded Debt Outstanding - Last Ten Fiscal Years.	163
Direct and Overlapping Governmental Activities Debt	165
Legal Debt Margin Information	166
Pledged-Revenue Coverage - Last Ten Fiscal Years	167
Demographic and Economic Statistics - Last Ten Fiscal Years	168
Principal Employers - Current Year and Nine Years Ago	169
Full-Time Equivalent City Government Employees By Function/Program - Last Ten Fiscal Years.	170
Operating Indicators By Function/Program - Last Ten Fiscal Years.	171
Capital Asset Statistics By Function/Program - Last Ten Fiscal Years	173

Introductory Section



Finance Department
285 Uptown Blvd.
Cedar Hill, TX 75104
O. 972.291.5100
F. 972.291.5110

March 31, 2025

To the Honorable Mayor and City Council,
and Citizens of the City of Cedar Hill:

The Finance Department and City Manager's Office are pleased to submit the Annual Comprehensive Financial Report ("ACFR") of the City of Cedar Hill (the "City") for the fiscal year ended September 30, 2024. State law requires that every general-purpose local government publish within six months of the close of each fiscal year a complete set of audited financial statements. This report fulfills that requirement.

Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects. The data is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. To enable the reader to gain an understanding of the City's financial activities, all necessary disclosures have been included.

The ACFR is prepared in accordance with generally accepted accounting principles (GAAP) in the United States of America established by the Government Accounting Standards Board (GASB). The ACFR is presented in three sections: introductory, financial and statistical. The introductory section includes this transmittal letter, the City's organizational chart, a list of principal officials and the Government Finance Officers Association of the United States and Canada (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the City's 2023 report. The financial section includes the management's discussion and analysis (MD&A), the government-wide and fund financial statements, notes to basic financial statements, required supplemental information, other supplemental information, as well as the independent auditors' report on the basic financial statements. The statistical section includes selected financial and demographic information which is presented on a multi-year basis. The MD&A complements this letter of transmittal and should be read in conjunction with it.

City Profile

Centrally located in the heart of the Dallas/Fort Worth Metroplex in southwest Dallas County and northwest Ellis County, Cedar Hill (the "City") is a thriving suburb known for its tree-lined rolling hills, abundant green spaces, big city amenities, and small-town charm. The City is bordered on the north by the cities of Dallas and Duncanville, on the west by the City of Grand Prairie and Joe Pool Lake, on the south by City of Midlothian, and on the east by the City of DeSoto. The City was incorporated in 1938 under the general laws of the State of Texas and is one of the oldest organized cities in Dallas County. Cedar Hill became a home-rule city in 1975 and encompasses 35.5 square miles with approximately 55% being developed. The City has an estimated population of 49,455 residents.

The City's abundant green spaces and natural beauty are part of Cedar Hill's distinctive character. The inclusion of neighborhood parks, hike and bike trails, and the preservation of green space for future generations remain a priority of the community and City Council. Some of the most beautiful and popular parks and open space areas in the State of Texas are in the City including Cedar Hill State Park and the Dogwood Canyon Audubon Center. A wide selection of charter and private



Finance Department
285 Uptown Blvd.
Cedar Hill, TX 75104
O.972.291.5100
F. 972.291.5110

schools in addition to Cedar Hill Independent School District (CHISD) add to the expansive set of educational choices available in Cedar Hill.

Government Structure. The City operates under a council-manager form of government. Policy-making and legislative authority are vested in the City Council, consisting of a Mayor and six council members. The City Council appoints committees, boards, and hires the City Manager, City Attorney, and City Judge. The City Manager is responsible for carrying out the policies and implementing the ordinances of the City Council, oversees the day-to-day operations of the government, appoints the directors of the various departments, and prepares an annual budget.

Services Provided. The City provides a full range of municipal services authorized by statute or charter. These services include police protection, fire suppression, emergency medical services, water distribution, wastewater collection, building inspection, street maintenance and repair, code enforcement, park maintenance, full-service recreation services and programming, swimming pool operations, library services, planning and economic development, and general administrative services. The City maintains contracts for its water supply, wastewater treatment services, and solid waste services.

Reporting Entity. This accompanying ACFR includes all funds of the City including its component units and internal service funds. The City's component units are legally separate entities for which the City is financially accountable.

Accounting System and Budgetary Control

The City's accounting records for general governmental operations are maintained on a modified accrual basis, with revenues recognized when measurable and available, and expenditures recorded when the liability is incurred. Proprietary operations are maintained on a full accrual basis.

City management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. Management must also ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP.

The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management.

The annual budget serves as the foundation for the City's financial planning and control. Budget objectives, priorities, and goals are reviewed by City Council each year. The City Manager's proposed budget is submitted to City Council in July with opportunities for public input throughout the budget process. Prior to final adoption, public hearings are conducted on the budget. The City prepares a multi-year capital budget and updates are done annually with City Council review.

Budgetary control has been established at the individual fund level. Financial reports are produced electronically showing budget and actual for expenditures and revenues are reviewed by



Finance Department

285 Uptown Blvd.
Cedar Hill, TX 75104
O.972.291.5100
F. 972.291.5110

Departmental Managers and Directors on a routine basis. All Departments have access to the City's core financial system for budget management.

Factors Affecting Financial Condition

Local Economy. The City has seen several consecutive years of tax base growth. The City's new construction value of \$282,048,723 from 2024 to 2025 surpassed the prior year's highest amount of new construction in the City's recent history.

Business development in light manufacturing, commercial, and light industrial continues to grow. The Cedar Hill Economic Development Corporation (CHEDC) promotes economic development opportunities to regional, national, and international audiences. Over the past few years, significant progress has been made on several catalytic projects.

Approximately 3.8 million square feet of commercial, industrial and retail development has been constructed since 2020 including major commercial and industrial projects by Hillwood Development, KBC Industrial, Stream Realty Industrial, Stanley Restoration, and Highlands Retail Center. The Hillwood development of the High Point 67 Logistics Center serves as a cornerstone to the future Loop-9 corridor and is expected to generate more than \$75 million in capital investments, \$100 million in new taxable value, and support the creation of hundreds of jobs in Cedar Hill. Thus far, 2.6 million square feet of spec industrial space has been built with plans to build an additional 400,000 square feet within the next few years. Pratt Industries, Inc., the world's largest privately held producer of 100% recycled containerboard, has located a regional manufacturing & innovation center and now serves as the anchor tenant on the High Point 67 campus. This 1 million square-foot development included an investment of more than \$200 million in infrastructure, added over 150 full-time green-dollar jobs, positioning High Point 67 to be the second largest taxpayer and Pratt Industries to be the City's fifth largest employer in the City in its second year of operations.

New commercial developments recently completed are Delta Steel, Stream Realty Industrial II, GoldenHome national headquarters, and multiple retail offerings. Residential developments continue to offer a diverse array of housing in our community to meet the needs of the market. Residential developments under construction or nearing completion include Bear Creek, Stone Hill, and Addison Hills neighborhoods. The City recently approved a master-planned community, Balcones Ranch, which will offer more than 850 new homes on 300 acres with a wide variety of amenities. Town Companies is developing 300 luxury multi-family units at Hillside Village Shopping Center as it transitions to a mixed-use center.

Cedar Hill remains a popular Texas tourist destination that showcases the area's attractions and natural beauty. The Dogwood Canyon Audubon Center opened 250-acres of national preserve with an interpretive center in 2011 which draws visitors to the City. This Center, in conjunction with Cedar Hill State Park, Cedar Mountain Preserve, and the City's numerous parks, extensive trail system, and open spaces continue to bring tourism to the City. The Balcones Trail connects these natural assets along a three-mile hike and bike lane that highlights the natural features of the Balcones Escarpment and the City's vast open space.



Finance Department

285 Uptown Blvd.
Cedar Hill, TX 75104
O.972.291.5100
F. 972.291.5110

Economic Future. As Cedar Hill continues to grow, City officials are committed to balancing expanding economic development opportunities that will foster development with preserving the topography and scenic views for which the City is known. Cedar Hill's culture of planning and commitment to vision have fostered the success and resilience of our commercial and residential sectors bringing expanded employment centers, new connections, and significant infrastructure upgrades.

Significant transportation infrastructure projects underway or on the near-term horizon include an interchange at Highway 67/Lake Ridge Parkway and the final alignment and initial program funding for Loop 9. Both projects are administered and are/will be funded by TxDOT and will have significant catalytic impacts on continuing development within the City over the next decade and beyond.

The residential market continues to grow to meet the needs of the market offering a diverse array of housing in our community. More than 500 single family dwellings are under construction, and more than 1,000 dwelling units are anticipated to be developed and constructed within the next five years.

Financial Planning and Fiscal Policies. The City has a long tradition of disciplined and prudent fiscal management. For three years, City staff engaged the community through various events and platforms to gather broad input and feedback to develop the comprehensive plan – Cedar Hill Next. The comprehensive plan was adopted by the City Council in March 2022 and received the Environmental Planning Gold Award from the Texas Chapter of the American Planning Association.

Formal financial policies and prudent operating practices have enabled the City to maintain core services. Formal policies exist in areas such as balanced budgets, revenue diversification, operating expenditures, reserves, investments, and debt. The City manages the issuance of new debt and proactively communicates with its financial advisors to ensure that debt is issued prudently and affordably.

The City's budget reflects the community's priorities, and the strategic goals set by the City Council to further the vision of Cedar Hill as a premier city. Additionally, it reflects the City's mission to deliver the highest quality municipal services to its citizens and customers, consistent with its community values. The City Council holds an annual strategic planning retreat to review its strategic plans and priorities. The City uses its master plans to guide its long-term growth and financial planning. Utilizing these plans, the City annually updates a five-year capital improvement plan for streets, utilities, and facilities, including the timing and amounts of debt to be issued to fund the plan.

The City completes a benchmarking survey of budgets, staffing, and selected activity measurements of eleven similar cities as part of the annual budget process. The City's financial history is driven by relatively balanced operations and maintaining strong budgetary performance, meaning that the budget is monitored routinely with ending favorable balances.

The City's fiscal management policies require minimum fund balance goals for its core operating funds. The General Fund of the City calls for an available fund balance of 25% of operational expenditures and the City has historically adhered to this policy. Each of the funds with minimum fund balance requirements meet or exceed these requirements. There were no significant impacts on the current year's operations as a result of the fiscal management policies.



Finance Department

285 Uptown Blvd.
Cedar Hill, TX 75104
O.972.291.5100
F. 972.291.5110

Major Initiatives. Continuing the momentum from the 2017 bond program, the City is poised to embark on a new chapter of strategic planning and catalytic projects to maintain its appeal as a premier destination for residents, businesses, and visitors. These projects reflect the City's commitment to its premier statements aiming to enhance quality of life for residents and maintain its status as a premier city.

- **Lagoon at Virginia Weaver Park:** The Lagoon at Virginia Weaver Park opened in May 2023. The inaugural season was filled with many firsts including exceeding attendance, revenue, and ticket sales projections. The facility welcomed over 23,000 users from 98 unique cities and 12 different states. Nearly 1,600 season passes were sold producing revenues that exceeded expenditures.
- **Community and Neighborhood Parks:** The City completed improvements for various neighborhood and community parks in accordance with the 2017 Bond Referendum. Several of the City's 32 parks received improvements including updated walking paths, new amenities such as work out equipment, new shade structures, and enhanced landscaping. The City recently approved funding to update the Parks, Recreation, Trails & Open Space Master Plan to continue to next chapter of strategic planning.
- **Library, Museum, and Signature Park:** The new Traphene Hickman Library and signature park opened in 2024. The 42,000 square-foot state-of-the-art facility features dedicated program space for people of all ages, innovative technology, business centers, a recording studio, sensory room, social café, and an outdoor event deck.. The Library will achieve LEED Silver designation, which will be the first municipal LEED certified building in Cedar Hill. And, it will be one of two LEED certified buildings in the community. The facility was named for long time community member Traphene Hickman. The library is housed within a vibrant and active Signature Park that includes a grand promenade and large lawn for outdoor community events and a trail that connects the site to Hillside Village Shopping Center and the Cedar Hill Government Center.
- **Historic Downtown:** Development in Cedar Hill's historic downtown continues to be a top priority of the City. In January 2023, a community celebration was held to commemorate enhancements including the completion of phase 1 of the Downtown Complete Streets project, which included relocating overhead infrastructure underground, enhancing beautification efforts, and updating lighting, landscaping, and seating. Phase 2 of the Downtown Complete Streets project is under design and will include extension of the street improvements and a parking area on the south side of Cedar Street. The revitalization of historic downtown includes engagement of new and existing downtown businesses, programmed events in Pioneer Park in the heart of downtown Cedar Hill, and the downtown mural program.
- **Strategic Planning:** The City of Cedar Hill has a strong culture of planning. The City Council recently approved the Economic Development Strategy, West Midtown Plan, Downtown Complete Streets, and the Joint Public Safety Strategic Plan. The following long-term plans are in progress: Tourism Strategic Plan, Information Technology Master Plan, Parks,



Finance Department

285 Uptown Blvd.
Cedar Hill, TX 75104
O.972.291.5100
F. 972.291.5110

Recreation, Trails & Open Space Master Plan, Impact Fee Study (Roadway, Water and Sewer), and Water & Sewer Master Plan.

Other Information

Independent Audit: The City Charter requires an annual audit of the books of account, financial records, and transactions of all administrative departments of the City. The City Charter specifies that such audit be conducted by independent auditors selected by the City Council. Forvis Mazars was selected by the City Council to conduct this year's audit. The independent auditors' report on the basic financial statements is included in the financial section of this report.

Certificate of Achievement: The GFOA awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Cedar Hill for its annual comprehensive financial report (ACFR) for the fiscal year ended September 30, 2023. The Certificate of Achievement is a prestigious national award that recognizes conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized ACFR, whose contents conform to program standards. Such ACFR must satisfy both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year. We believe our current report continues to conform to the Certificate of Achievement program requirements and are submitting the 2024 ACFR to the GFOA.

Acknowledgements: The preparation of this report could not be accomplished without the efficient and dedicated services of the Finance Department staff. Special thanks are extended to the members of the Finance and Audit Committee for their leadership and support of sound fiscal management and to all members of the City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,


Melissa Valadez-Cummings, City Manager


Chuck Fox, Finance Director


Grace Du, Controller



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Cedar Hill
Texas**

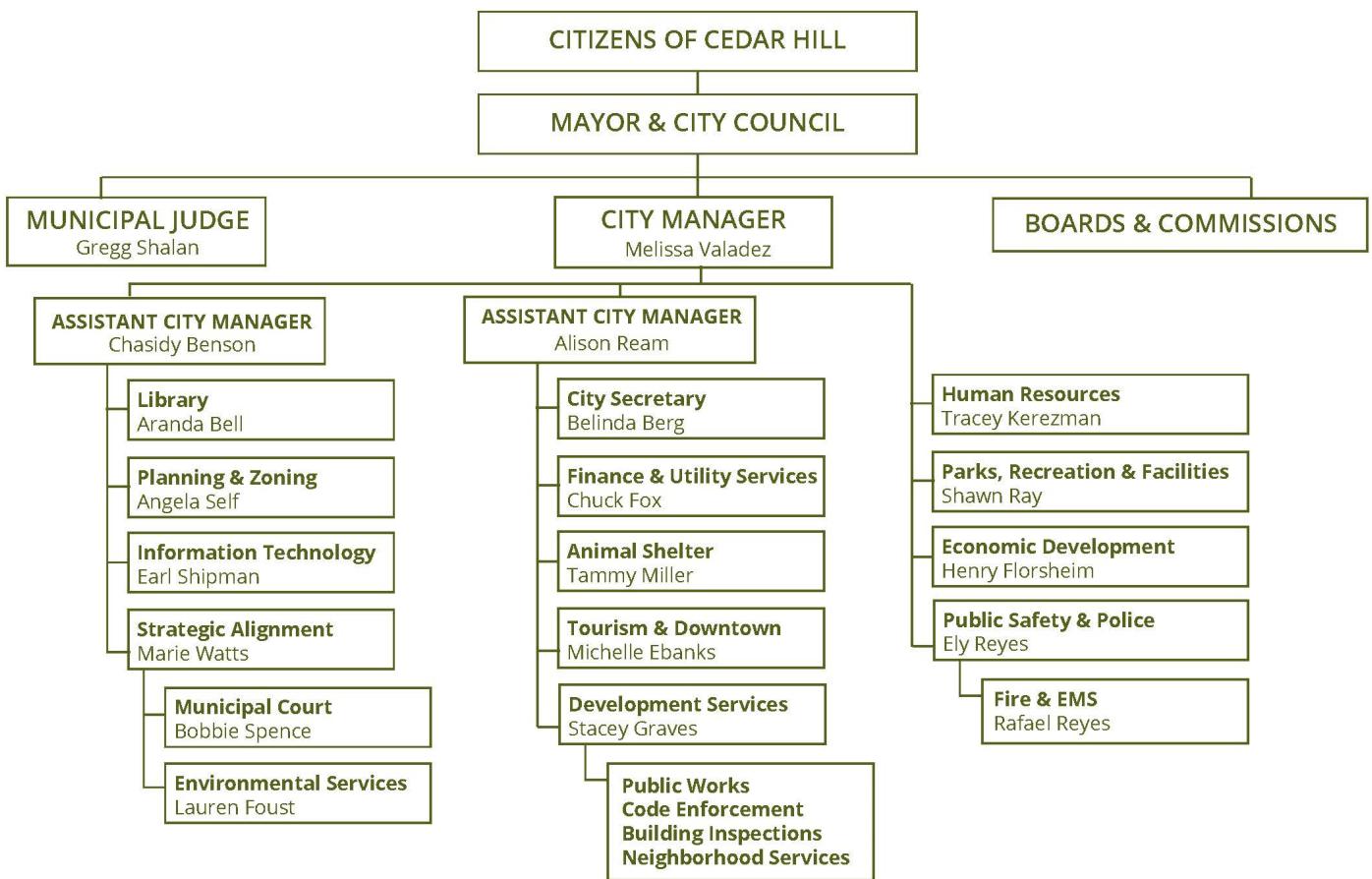
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2023

Christopher P. Morill

Executive Director/CEO

ORGANIZATIONAL CHART



City of Cedar Hill, Texas
List of Principal Officials
September 30, 2024

Elected Officials

Title	Name
Mayor	Stephen Mason
Mayor Pro Tem	Alan E. Sims
Councilmember	Gerald L. Malone
Councilmember	Daniel C. Haydin, Jr.
Councilmember	Chad A. McCurdy
Councilmember	Gregory Glover
Councilmember	Maranda K. Auzenne

Appointed Officials

City Manager	Melissa Valadez-Cummings
Assistant City Manager	Alison Ream
Assistant City Manager	Vacant
Finance Director	Chuck Fox
City Secretary	Belinda Berg
Police Chief	Ely Reyes
Fire Chief	Rafael Reyes
Economic Development Director	Henry Florsheim
Neighborhood Services Director	Stacey Graves
Parks & Recreation Director	Shawn Ray
Planning Director	Chasidy Benson
Public Works Director	Vacant
Director of Administrative Services	Marie Watts
Information Technology Director	Earl Shipman
Tri-City Animal Shelter Manager	Tammy Miller
Library Director	Aranda Bell
Director of Human Resources	Tracey Kerezman

Financial Section



Independent Auditor's Report

Honorable Mayor and Members of City Council
City of Cedar Hill, Texas
Cedar Hill, Texas

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Cedar Hill, Texas (City), as of and for the year ended September 30, 2024, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). 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 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.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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 GAAS 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 GAAS, 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'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'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.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules 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 combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Forvis Mazars, LLP

Dallas, Texas
March 31, 2025

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

The City of Cedar Hill offers readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with our letter of transmittal in the introductory section and the financial reports that follow in this section.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows as of September 30, 2024 by \$269,817,351 (total net position). Of this amount, \$166,783,090 (62%) is net investment in capital assets and \$42,390,604 (16%) is restricted for specific purposes. Other restricted assets are related to Joe Pool Lake (JPL) assets and total \$21,122,352 (8%) and are allocated by City policy into \$6,122,352 expendable and \$15,000,000 nonexpendable assets. The remaining \$39,521,305 is unrestricted and may be used to meet the City's ongoing obligations to citizens in accordance with the City's fund designation and fiscal policies.
- The City's total net position has increased by \$30,377,988 over 2023. Net position for governmental activities increased by \$24,014,527 or 13% and business-type net position increased by \$6,363,461 or 11%. The increase in governmental activities is primarily due to an increase in property, other tax revenues, permitting/development revenues, and charges for services.
- At September 30, 2024, the City's governmental funds reported combined ending fund balances of \$101,124,578, an increase of \$8,953,265 when compared to prior year. With expenditures exceeding revenues by \$386,232, this decrease was offset by \$7,275,000 in net bond issuance proceeds. Within total fund balance, \$48,137,634 (48%) is restricted by specific legal requirements, \$15,218,971 (15%) is non-spendable as it relates to prepaids, inventories and the JPL Permanent Fund; and further, \$668,234 (1%) is assigned to specific types of expenditures, and \$23,338,001 (23%) is committed by policy of the governing board for specific community projects and the JPL nature corridor. The remainder of the fund balance, \$13,761,738 (14%), is unassigned in the general and nonmajor governmental funds. The \$13,864,258 unassigned fund balance in the general fund is approximately 31% of total general fund expenditures.
- The City's non-current liabilities decreased by \$3,924,060 or 2% which is attributed to scheduled debt service payments and decrease in the Net Pension Liability, offset by the issuance of certificates of obligations.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of Cedar Hill's basic financial statements. The City of Cedar Hill's basic financial statements are comprised of three components:

- (1) Government-wide financial statements
- (2) Fund financial statements
- (3) Notes to the financial statements.

This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements - the government-wide financial statements include the Statement of Net Position and Statement of Activities. These statements are designed to provide readers with a broad overview of the City's finances in a manner similar to that of a private-sector business with a goal of ascertaining whether the City is in a better financial position at the end of the fiscal year compared to the previous year. Both are prepared using the economic resources focus and the accrual basis of accounting, meaning that all the current year's revenues and expenses are included regardless of when cash is received or paid.

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

The Statement of Net Position presents information on all of the City's assets, deferred outflows of resources, liabilities, including capital assets and long-term liabilities, and deferred inflows of resources. The differences between these items are reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other indicators of the City's financial position should be taken into consideration such as the change in the City's property tax base and condition of the City's infrastructure (i.e. roads, drainage systems, water and sewer lines, facilities, etc.), in order to more accurately assess the overall financial condition of the City.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. It focuses on both the gross and net costs of the City's various activities and thus summarizes the cost of providing specific government services. This statement includes all current year revenues and expenses.

The Statement of Net Position and Statement of Activities divide the City's activities into two types:

Governmental Activities - Most of the City's basic services are reported here, including general government, public safety, community services, public works, etc. Property taxes, sales taxes and franchise fees provide the majority of financing for these activities.

Business-Type Activities - Activities for which the City charges a fee to customers to pay most or all of the costs of a service it provides are reported here. The City's business-type activities include its water and wastewater systems.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from the functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). Governmental activities include most of the City's basic services such as police, fire, code compliance, parks and recreation, community services, library, and public works. The business-type activities of the City include water and sewer.

The government-wide financial statements include not only the City (primary government) but also the discretely presented component units: Community Development Corporation (CDC) and the Economic Development Corporation (EDC). These component units are legal, separate entities for which the City is financially accountable.

Fund Financial Statements - a fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City can be classified into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. By comparing information presented for governmental funds with the governmental activities in the government-wide statements, readers may better understand the long-term impact of the government's near-term financing decisions. The governmental funds' balance sheet and the governmental fund statement of revenues, expenditures, and changes in the fund balances provide a reconciliation to facilitate the comparison between the governmental funds and the governmental activities.

**City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024**

The City reports twenty-six individual governmental funds. Information is presented separately in the governmental fund's Balance Sheet and in the governmental fund's Statement of Revenues, Expenditures and Changes in Fund Balances for the City's five major funds (General Fund, Debt Service Fund, Joe Pool Lake Fund, Capital Projects Fund, and Grant Funds). Financial data for other nonmajor governmental funds are combined into a single, aggregated presentation (Nonmajor Governmental Funds). Individual fund data for each of the nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary Funds - The City of Cedar Hill maintains two types of proprietary funds. The enterprise fund is used to report the same functions presented as business-type activities in the government-wide statements. The City uses an enterprise fund to account for its water and sewer activities. The internal service funds are utilized to accumulate and allocate costs among the City's various functions and activities. The City uses its internal service funds to account for its self-funded health program and capital replacement program. Because these services benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds statements provide the same type of information found in the business-type activities in the government-wide financial statements, only in more detail.

Fiduciary Funds - The City has one fiduciary fund, pension trust fund. This fund is used to account for police reserve pension benefits.

Notes to the Financial Statements - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information of the City's budget to actual variance and schedules of funding progress for retirement plans.

The combining statements referred to earlier in connection with non-major governmental funds and budget to actual variance schedules for non-major governmental funds and the component unit fund financial statements are presented following the required supplemental information.

Government-Wide Financial Analysis

Total assets of the City at September 30, 2024 were \$431,054,415, deferred outflows of resources were \$10,649,824, total liabilities were \$168,151,923, and deferred inflows of resources were \$3,734,965 resulting in a net position balance of \$269,817,351.

The largest portion of the City's net position, \$166,783,090 reflects its investment in capital assets (e.g., land, buildings, equipment, improvements, construction in progress, infrastructure, and leased and subscription assets); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

The table below is provided as a summary of the City's net position at year-end compared to the prior year:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Current assets	\$ 118,558,107	\$ 123,520,852	\$ 33,912,184	\$ 28,401,897	\$ 152,470,291	\$ 151,922,749
Capital and other assets	217,309,811	201,211,960	60,813,250	57,850,930	278,123,061	259,062,890
Other assets	461,063	414,349	-	-	461,063	414,349
Total assets	336,328,981	325,147,161	94,725,434	86,252,827	431,054,415	411,399,988
Deferred outflows of resources	9,549,689	14,235,960	1,100,135	1,637,757	10,649,824	15,873,717
Current liabilities	22,343,623	33,904,264	5,416,987	5,090,202	27,760,610	38,994,466
Noncurrent liabilities	117,095,839	123,105,999	23,295,474	22,074,151	140,391,313	145,180,150
Total liabilities	139,439,462	157,010,263	28,712,461	27,164,353	168,151,923	184,174,616
Deferred inflows of resources	3,548,638	3,496,815	186,327	162,911	3,734,965	3,659,726
Net position						
Net investment in capital	121,903,228	113,589,648	44,879,862	44,851,274	166,783,090	158,440,922
Restricted	60,865,804	45,198,648	2,647,152	1,715,616	63,512,956	46,914,264
Unrestricted	20,121,538	20,087,747	19,399,767	13,996,430	39,521,305	34,084,177
Total net position	\$ 202,890,570	\$ 178,876,043	\$ 66,926,781	\$ 60,563,320	\$ 269,817,351	\$ 239,439,363

An additional portion of the City's net position totaling \$63,512,956 or 24%, represent resources that are subject to external restrictions on how these funds can be used. The remaining balances of \$39,521,305 is unrestricted net position and may be used to meet the City's ongoing obligations to citizens and creditors.

The net position of the primary government (City) increased by \$30,377,988 or 13% for the fiscal year ended September 30, 2024. The primary government's overall revenues increased by \$23,653,510 or 23% while overall expenses increased by \$6,342,402 or 7%.

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

The fiscal year 2024 compared to fiscal year 2023 changes in the City's net position were as follows:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues						
Charges for services	\$ 10,603,244	\$ 9,701,789	\$ 28,766,047	\$ 25,865,260	\$ 39,369,291	\$ 35,567,049
Operating grants and contributions	4,431,069	4,651,946	-	-	4,431,069	4,651,946
Capital grants and contributions	6,510,660	1,090,180	931,536	1,016,620	7,442,196	2,106,800
General revenues						
Property taxes	40,413,522	37,259,680	-	-	40,413,522	37,259,680
Sales taxes	12,808,093	13,014,378	-	-	12,808,093	13,014,378
Hotel/motel taxes	459,215	476,744	-	-	459,215	476,744
Franchise taxes	3,448,831	3,707,501	-	-	3,448,831	3,707,501
Grants not restricted to specific programs	9,736,804	244,731	-	-	9,736,804	244,731
Investment earnings	6,024,786	5,003,403	1,125,173	695,755	7,149,959	5,699,158
Gain on disposal of fixed assets	100,632	36,490	36,225	14,550	136,857	51,040
Miscellaneous	1,642,213	620,800	46,136	30,849	1,688,349	651,649
Total revenues	96,179,069	75,807,642	30,905,117	27,623,034	127,084,186	103,430,676
Expenses						
General government	8,584,694	9,225,565	-	-	8,584,694	9,225,565
Public safety	36,896,295	34,798,633	-	-	36,896,295	34,798,633
Public works	8,884,129	7,707,628	-	-	8,884,129	7,707,628
Community service	15,088,319	12,346,000	-	-	15,088,319	12,346,000
Water and sewer services	-	-	24,083,232	22,761,091	24,083,232	22,761,091
Interest and fiscal charges	3,169,529	3,524,879	-	-	3,169,529	3,524,879
Total expenses	72,622,966	67,602,705	24,083,232	22,761,091	96,706,198	90,363,796
Increase in net position before transfers	23,556,103	8,204,937	6,821,885	4,861,943	30,377,988	13,066,880
Transfers	458,424	395,069	(458,424)	(395,069)	-	-
Change in net position	24,014,527	8,600,006	6,363,461	4,466,874	30,377,988	13,066,880
Net position, beginning of year	178,876,043	170,276,037	60,563,320	56,096,446	239,439,363	226,372,483
Net position, end of year	\$ 202,890,570	\$ 178,876,043	\$ 66,926,781	\$ 60,563,320	\$ 269,817,351	\$ 239,439,363

Governmental Activities - Governmental activities increased the City's net position by \$24,014,527 in comparison with the beginning of the year net position, which is due in large part to property taxes, grants not restricted to specific programs (revenue related to the City recognizing eligible expenditures of Coronavirus State and Local Fiscal Recovery Funds), capital grants and contributions (driven by contributed assets from CDC), and investment earnings. There was a net increase of \$20,371,427 or 27% in revenues over 2023 and an increase in governmental expenses by \$5,020,261 or 7.43%. The increase in expenses was largely related to the City providing 3% merit increases and a significant investment in public safety in order to retain high quality personnel and remain competitive. The updated public safety plan included a 17% combined average merit and step increase for police and fire personnel, partially offset by a decrease in overtime pay. Net position of governmental operations accounts for 75% of total net position.

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

Business-type Activities - Business-type activities increased the City's net position by \$6,363,461 in comparison with the beginning of the year net position. Total revenue increased by \$3,282,083 or 12%, which was due to an increase in charges for services and investment earnings. Business-type activity expenses before transfers have increased by \$1,322,141 or 6% due to increases in water costs due to an increase in usage related to a decrease in rainfall during the summer months. Net position for business-type activities represents 25% of total primary government net position.

Financial Analysis of the City's Funds

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

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances were \$101,124,578. Of this amount, \$13,761,738 or 14% constitutes unassigned fund balance and is available for spending at the City's discretion. Fund balances restricted for specific purposes total \$48,137,634 or 48%, which are not available for new spending. Specific purposes include non-spendable inventories and prepaid items; amounts restricted by statutes, bond covenants or granting agencies either for debt service payments, grant related use, special taxing districts, or for capital projects. Fund balances committed by City Council total \$23,338,001 or 23% and can only be used for the purpose they are committed for and require formal action by City Council to spend. Assigned fund balance is \$668,234 or 1%.

The General Fund is the main operating fund of the City. The revenues of the General Fund totaled \$48,642,412 and the expenditures of the fund before other financing sources and users, totaled \$45,196,489 for a deficit of revenues over expenditures amount of \$(3,445,923). After other financing sources and uses in the General Fund (transfers and issuance of leases/subscriptions), the change to fund balance was a decrease of \$1,001,009. This decrease was due to an increase in property and other tax revenue, license and permit fees, fines and forfeitures and investment earnings offset by a decrease in intergovernmental revenue, charges for services and increase in departmental expenditures. Department expenditures increased in large part due to the City providing 3% merit increases and targeted salary increases for public safety in order to retain high quality personnel and remain competitive. The City's ending fund balance of \$13,993,658 is 31% of operating expenditures and meets the City's policy initiative of 25% of operating expenditures.

The Debt Service Fund balance has increased by \$833,457. This increase was due to an increase in taxes collected due to increase in property values and transfers in from other funds.

The JPL Permanent Fund accounts for funds for the purpose of providing resources for the maintenance of the lake asset and the Joe Pool nature corridor. The change in fund balance for the year was an increase of \$971,031 mainly due to increases in fair market value of investments as a result of strong market conditions.

The Capital Projects Fund accounts for all bond funds used for infrastructure improvements and other investments in the City. The fund had revenues of \$4,540,265 from investment earnings and other government contributions during the fiscal year and incurred capital expenditures and fiscal charges totaling \$13,949,719. During fiscal year 2024, the City issued bonded debt obligations of \$7,275,000 to fund neighborhood and community parks, street reconstruction, drainage improvements, and water and sewer lines.

The Grants Fund accounts for activity related to grants awarded to the City in the governmental funds. The fund had intergovernmental revenues of \$9,939,955 which were earned as federal expenditures were incurred. Of this amount, \$9,736,804 relates to expenditures of ARPA monies.

The total fund balance of the Non-Major governmental funds increased by \$9,043,515. This increase is due to property taxes revenue, intergovernmental revenues, and investment earnings and expenditures significantly less

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

than revenue for the non-major governmental funds. Additionally, net transfers totaled \$5,378,522 and will be used for maintenance of City buildings and properties.

Proprietary Funds - The City has two proprietary fund types, a water and sewer (enterprise) fund and two internal service funds. The enterprise fund financial statements provide similar information found in the government-wide financial statements but includes more detail. The Enterprise Fund had operating income of \$5,463,229 at September 30, 2024. After other non-operating revenues and expenses, transfers and contributions, the net change in the net position of the City's enterprise fund was an increase of \$6,363,461. The unrestricted net position of the Enterprise fund at the end of the fiscal year is \$19,399,767 and are available for use. The restricted net position of the Enterprise Fund totaled \$2,647,152 and is to be used for construction activities and a portion are deposits held for customers.

The Equipment Fund, an internal service fund, accounts for equipment purchased and leased to governmental funds. The Self-Insurance Fund, also an internal service fund and accounts for premiums received and health claims paid on behalf of city employees and retirees of the City. The net position of the combined Internal Service funds at the end of the fiscal year was \$8,251,098. Because these services benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

General Fund Budgetary Highlights - Actual General Fund revenue received in comparison to the final budget was a positive variance of \$344,985. This positive variance is primarily due to license fees and permits revenue, investment earnings, and miscellaneous revenue exceeding budgeted expectations due to a strong economy and investments earning a higher interest rate. General Fund expenditures before transfers had a final budget to actual positive variance of \$5,026,480. The positive variance is primarily due to general government and community services having less expenditures than budgeted. The transfers out of the General Fund were primarily to set aside funds for building, street construction, and drainage improvements.

Capital Assets and Debt Administration

Capital Assets - The City's investment in capital assets, net of accumulated depreciation, for its governmental and business-type activities at fiscal year-end totaled \$278,123,061. The investment in capital assets includes land, buildings, equipment, improvements, construction-in- progress (CIP), water rights (Joe Pool Lake), improvements other than buildings (includes infrastructure), and leased and subscription assets. The change in capital assets for the primary government over the prior year increased by \$18,266,723.

Major capital assets additions as completed or in progress during the fiscal year 2024 included the following:

Completed

- Purchase of land
- Asphalt and Concrete Street Repair
- Library in a Park and Signature Park
- FM 1382 Phase I & II Hike and Bike Trail
- Public Safety Dispatch and Radio Equipment Upgrade
- South Clark Road Trail
- Sanitary Sewer Replacement on Hickerson Street
- MT. Lebanon Road Improvement
- Lorch Park Water and Sewer Line Replacement

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

In-Progress

- Windmill Hill Greenbelt Park, Crawford, and Bear Park Improvement
- HWY 67 Improvement in Partnership with TXDOT
- Cedar Hill Road Water Line Replacement Phase II
- Lakeridge Parkway/Hwy 67 Interchange Improvement

The City's capital assets, net of accumulated depreciation, at fiscal year-end was as follows:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Land	\$ 23,120,324	\$ 20,100,537	\$ 371,264	\$ 371,264	\$ 23,491,588	\$ 20,471,801
Construction in progress	15,790,540	42,830,992	6,599,268	2,377,754	22,389,808	45,208,746
Buildings	72,960,002	32,213,473	48,365	53,709	73,008,367	32,267,182
Water System	-	-	39,144,656	40,417,189	39,144,656	40,417,189
Sewer System	-	-	12,922,644	13,422,628	12,922,644	13,422,628
Equipment	8,013,188	5,319,406	1,224,467	1,208,386	9,237,655	6,527,792
Infrastructure	91,103,882	95,145,809	-	-	91,103,882	95,145,809
Water rights	5,098,209	5,587,637	-	-	5,098,209	5,587,637
Master studies	223,016	14,106	274,169	-	497,185	14,106
Leased equipment	365,533	28,112	12,605	-	378,138	28,112
Subscription assets	635,117	656,897	215,812	108,439	850,929	765,336
Total	\$ 217,309,811	\$ 201,896,969	\$ 60,813,250	\$ 57,959,369	\$ 278,123,061	\$ 259,856,338

Additional information on the City's capital assets can be found in *Note 4* to the financial statements.

Long-term debt - At September 30, 2024, the City had the following long-term liabilities:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Bonds and notes						
General obligation	\$ 57,130,000	\$ 62,705,000	\$ 1,635,000	\$ 2,350,000	\$ 58,765,000	\$ 65,055,000
General obligation-Direct placement	2,485,000	3,595,000	-	-	2,485,000	3,595,000
Certificates of obligation	34,290,000	28,305,000	19,485,000	17,250,000	53,775,000	45,555,000
Taxable Note	955,000	1,120,000	-	-	955,000	1,120,000
Taxable Note - Direct borrowing	1,635,000	2,210,000	-	-	1,635,000	2,210,000
Total bonds and notes	96,495,000	97,935,000	21,120,000	19,600,000	117,615,000	117,535,000
Other long-term debt						
Unamortized premiums	6,484,971	6,463,005	1,380,179	1,213,209	7,865,150	7,676,214
Lease liabilities	370,006	28,729	12,759	-	382,765	28,729
Subscription liabilities	664,894	687,206	192,613	94,277	857,507	781,483
Compensated absences	6,411,744	6,540,354	441,253	531,841	6,852,997	7,072,195
OPEB liability - Retiree Health	1,012,548	953,576	153,805	144,847	1,166,353	1,098,423
OPEB liability - SDBP	873,222	791,211	101,538	92,001	974,760	883,212
Net pension liability	19,186,121	23,274,109	2,230,944	2,706,292	21,417,065	25,980,401
Total other long-term debt	35,003,506	38,738,190	4,513,091	4,782,467	39,516,597	43,520,657
Total	\$ 131,498,506	\$ 136,673,190	\$ 25,633,091	\$ 24,382,467	\$ 157,131,597	\$ 161,055,657

The total bonds and notes outstanding for the City is \$117,615,000, which is backed by the full faith and credit of the City with a property tax pledge.

City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024

The total outstanding for the general government was \$96,495,000 while that of the business-type was \$21,120,000. Property taxes are levied annually to pay annual principal and interest payments. The City maintains solid self-supporting annual debt commitments from the City's Water and Sewer Fund, the Community Development Corporation and the Economic Development Corporation. The self-supported outstanding bonded indebtedness by these entities' totals \$26,335,556 or 21% of the total bonded debt of the primary government. The supporting entities are the Tri-City Animal Shelter, Economic Development Corporation, Community Development Corporation, the City's Enterprise Fund and the Hotel/Tourism Fund.

Other long-term liabilities relate to compensated absences, unamortized premiums, OPEB and Pension liabilities as identified in the table above. Additional information is detailed in the Notes to the Basic Financial Statements (*Note 6*).

The City's bond ratings by Standard & Poor's and Moody's Investor Services are currently as follows:

	Standard and Poor's	Moody's Investor Services
General Obligation Bonds	AA	Aa1
Certificates of Obligation	AA	Aa1

Component Units

Economic Development Corporation (EDC) - is a legally separate governmental entity that promotes (a) existing business enterprise expansion and retention, and (b) new business enterprise development. A one-eighth of one percent sales tax (\$.00375) is collected to support.

EDC operations. The EDC's net position at September 30, 2024 was \$17,445,644. The EDC increased its net position by \$2,220,202 or 15% which is primarily attributable to sales tax.

The EDC's net investment in capital assets was \$3,637,714 with restricted assets of \$13,807,930. The restricted assets are available for permitted uses by the EDC Board of Directors. The EDC fund balance at September 30, 2024 was \$14,010,787. The EDC's total revenues were \$4,975,278 of which \$4,224,023 was from sales taxes. For the year, the EDC had expenditures of \$2,759,382, and of this amount, \$1,167,000 was contractually required payments to the City for debt service payments.

The EDC's Balance Sheet and Combining Statement of Revenues, Expenditures and Changes in Fund Balances can be viewed in the Other Supplemental Information section of this report.

Community Development Corporation (CDC) - is a legally separate governmental entity tasked with bringing recreational, park facility development and tourism opportunities to the City. A one-half of one percent sales tax (\$.0050) supports the CDC's primary operations with supplements from fees and charges for recreational programs through the Alan E. Sims Recreation Center. The CDC's net position at September 30, 2024 was \$13,625,953. The CDC decreased its net position by \$(3,443,612) which was primarily due to purchase of land which was then contributed to the City.

The CDC's net investment in capital assets was \$2,596,653 with restricted assets of \$11,029,300. The restricted assets are available for permitted uses by the CDC Board of Directors. The CDC fund balance at September 30, 2024 was \$11,521,359. The CDC's total revenues were \$6,683,675 of which \$5,632,031 or 84% was from sales taxes. There were \$430,289 or 6% in revenue from fees supporting programs at the Alan E. Sims Recreation Center.

For the year, the CDC had expenditures of \$8,061,732 and of this amount, \$937,444 or 12% was contractually required payments to the City for debt service payments, \$466,266 or 6% were capital related expenditures for park improvements, trail improvements (F.M.1382 & South Clark), Valley Ridge Playground improvements and equipment for park maintenance, and \$3,190,239 were expenditures for land and miscellaneous equipment

**City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024**

purchased by the CDC and contributed to the City.

The CDC's Balance Sheet and Combining Statement of Revenues, Expenditures and Changes in Fund Balances can be viewed in the Other Supplemental Information section of this report.

Economic Factors and Next Year's Budgets and Rates

The City has experienced consistent growth, driven by rising taxable values both locally and regionally. The increase in residential and commercial development signals robust activity in single-family, multi-family, and commercial/retail sectors. Valuation data from the Dallas and Ellis County Appraisal Districts suggest that taxable values will continue to increase supported by market values that exceed taxable values.

The City is approximately 55% developed with commercial and residential projects on the horizon including an 850 lot master planned single-family residential project, a multi-family project located adjacent to Hillside Village, a premier open-air retail destination located within the Uptown District of Cedar Hill. Commercial projects under construction include approximately 27,000 square feet of retail space and 3,251,480 square feet of office/industrial.

During 2024, on April 27th the City of Cedar Hill held the grand opening of the Traphene Hickman Library, Signature Park and Cedar Hill History Museum in the Midtown District of Cedar Hill. The library reveals stunning architectural and amazing amenities that are inviting for both citizens that live within the community and people that live outside of the community, offering something for all ages to uniquely enjoy. On the horizon, located on the northeastern portion of Cedar Hill, the City's first dog park is under design, which will provide additional outdoor recreational opportunities for families to enjoy with their family dog members.

The City continues to implement comprehensive long-range capital plans, meticulously coordinated with a fiscally prudent bond program. These plans encompass a wide array of enhancements that are continuously underway. This includes the ongoing improvement of neighborhood parks, ensuring they remain vibrant and accessible for all residents. Additionally, there is a sustained focus on the repair and maintenance of asphalt and concrete streets, which is crucial for safe and efficient transportation. Water and sewer capital projects are also a priority, aimed at upgrading infrastructure to meet the growing needs of the community. These efforts collectively contribute to the City's commitment to fostering a well-maintained and thriving urban environment.

Within its boundaries, the City boasts a 150-acre rail-served industrial park known as Cedar Hill Business Park. The Cedar Hill Economic Development Corporation owns 10.3 acres within this park, suitable for industrial use, and actively markets it to potential industries. Businesses in the industrial park continue to thrive, with robust sales and expansion plans.

The City also envisions attracting targeted businesses to transform historic downtown Cedar Hill. This vision aims to revitalize the area with outdoor dining and entertainment, unique retailers, expanded public art, and residential townhomes. Additionally, it will create a network of parks and trails, facilitating easy access to government services at the Government Center and community services at the library and museum in the midtown area. This network further connects to the uptown shopping and retail district at the outdoor mall, Hillside Village.

Budget and Planning – The 2025 budget was developed to support the essential city services that citizens and customers rely on every day, and it advances the City Council's strategic priorities; Public Safety; Economic Development; Planning & Development; Community Engagement and Communication. Each of the five focus areas has associated high impact action items and long-term priorities to support the City Council's goals and advance the City's vision. Each focus area is assessed and evaluated annually and is subject to change depending on emerging priorities and environmental factors. Listed below are some factors considered by the City's elected and appointed officials when setting the fiscal year 2025 budget and tax rate:

**City of Cedar Hill, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2024**

- A 12.04% increase in assessed taxable property values resulting from appreciation of market and taxable values seen throughout the region and new construction of \$282.0 million
- Focus on City's financial policy objective to maintain a 25% fund balance (reserve) in the General Fund
- Provide for a significant increase in operating costs with the first full year of operations of the City's premier Library, Museum and Signature Park

The general fund's largest single revenue source is property taxes, followed by sales taxes. The property tax rate for Fiscal Year 2025 was adopted at \$0.636455 cents per \$100 valuation. The 2025 budgeted tax revenue increase was \$2,417,752 or 9% over fiscal year 2024 estimates.

The City's portion of the sales tax rate is \$0.01875, and the City saw sales tax underperform to budget during 2024. The 2025 budget includes a 10% decrease in sales tax compared to the 2024 budget and resets expectations to the 2024 estimates. The City also has a voter approved Crime Control and Prevention District (CCPD) that receives one-eighth of a cent (\$.00125). This sales tax was approved by voters in November 2017 to continue for 15 years. The CCPD continues to prove successful in its efforts of crime control and prevention which advances the City Council's strategic priority of public safety.

The City expects conservative and stable revenue growth in other governmental activities due to expected growth in service requirements for public safety, parks and community services.

For fiscal year 2025, Utility Fund operating revenues are expected to increase by 4.3% over fiscal year 2024 revenue estimates and operating expenses by 5.5% over expense estimates. Total budgeted expenses for the utility fund are \$22,062,618 for fiscal year 2025, 64% of which are pass-through costs for wholesale water & wastewater treatment costs through the City's contract with Trinity River Authority. The Water and Sewer fund is expected to maintain a fund balance working capital balance of 30% of operating expenditures which is within policy goals and initiatives.

For fiscal year 2025, new utility rates will go into effect. The City on an annual basis analyzes the financial impacts of water rates and revenues to expenses and capital planning of the water and wastewater systems. Cedar Hill remains highly competitive with respect to rates compared to benchmark cities. Into the future, the City will continue to examine cost saving and revenue enhancement initiatives.

Capital Planning Budget – The Capital Improvement Program (CIP) is a dynamic community planning and fiscal management tool used to coordinate the location, timing, and financing of capital improvements over a five-year horizon. The CIP is a working document and is reviewed and updated annually to reflect changing community needs, priorities, and funding opportunities to ensure that the infrastructure exists to advance the community's strategic and long-term goals and objectives. For fiscal year 2025, the City plans to issue \$16.9 million in bonds and tax notes to fund various capital projects and equipment identified in the CIP including construction and improvement of streets, sidewalks, and related improvements, including drainage and flood control improvements, landscaping, streetscaping, pedestrian seating, lighting, signage, improving the City's water and wastewater system, acquisition of public safety equipment, and replacement vehicles for public safety and community services.

Request for Information

This financial report is designed to provide our citizen, taxpayers, customers, investors, and creditors with a general overview of the City's finances. If you have questions about this report or need additional financial information, contact the Finance Department, City of Cedar Hill, 285 Uptown Blvd., Bldg. 100, Cedar Hill, Texas 75104, or call (972) 291-5100, extension 1063.

Basic Financial Statements

City of Cedar Hill, Texas
Statement of Net Position
September 30, 2024

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Community Development Corporation	Economic Development Corporation
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES					
Cash and cash equivalents	\$ 90,950,508	\$ 15,733,013	\$ 106,683,521	\$ 10,890,370	\$ 13,346,192
Investments	9,017,530	-	9,017,530	-	-
Receivables (net of allowances for uncollectible)	7,006,961	6,022,967	13,029,928	1,131,343	737,009
Lease receivable	2,327,232	-	2,327,232	-	-
Inventories	98,428	-	98,428	-	-
Prepays	302,203	5,423	307,626	-	6,465
Other assets	461,063	-	461,063	-	-
Restricted cash and cash equivalents	8,855,245	12,150,781	21,006,026	-	-
Capital, lease and subscription assets:					
Capital assets not being depreciated	38,910,864	6,970,532	45,881,396	2,636,189	3,570,566
Capital assets, net of accumulated depreciation	177,398,297	53,614,301	231,012,598	21,008	88,413
Lease assets, net of amortization	365,533	12,605	378,138	-	-
Subscription assets, net of amortization	635,117	215,812	850,929	-	-
Total assets	336,328,981	94,725,434	431,054,415	14,678,910	17,748,645
Deferred Outflows of Resources					
Deferred loss on refunding	182,226	-	182,226	-	-
Deferred outflows of resources - Pension	8,890,982	1,033,835	9,924,817	310,151	103,384
Deferred outflows of resources - OPEB	476,481	66,300	542,781	33,049	9,728
Total deferred outflows of resources	9,549,689	1,100,135	10,649,824	343,200	113,112
Total assets and deferred outflows of resources	<u>\$ 345,878,670</u>	<u>\$ 95,825,569</u>	<u>\$ 441,704,239</u>	<u>\$ 15,022,110</u>	<u>\$ 17,861,757</u>

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Community Development Corporation	Economic Development Corporation
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION					
Current Liabilities					
Accounts payable	\$ 2,858,037	\$ 1,107,082	\$ 3,965,119	\$ 147,022	\$ 59,039
Accrued liabilities	1,316,562	683,820	2,000,382	114,499	19,840
Unpaid claims payable	322,527	-	322,527	-	-
Retainage payable	1,597,037	175,405	1,772,442	39,279	-
Unearned revenue	1,264,784	-	1,264,784	123,543	-
Customer deposits	-	960,892	960,892	-	-
Accrued interest payable	582,009	152,171	734,180	-	-
Due within one year	14,402,667	2,337,617	16,740,284	83,141	37,304
Total current liabilities	22,343,623	5,416,987	27,760,610	507,484	116,183
Noncurrent Liabilities					
Due in more than one year	117,095,839	23,295,474	140,391,313	805,585	275,004
Total other liabilities	117,095,839	23,295,474	140,391,313	805,585	275,004
Total liabilities	139,439,462	28,712,461	168,151,923	1,313,069	391,187
Deferred Inflows of Resources					
Deferred gain on refunding	-	3,554	3,554	-	-
Deferred inflows of resources - leases	2,177,915	-	2,177,915	-	-
Deferred inflows of resources - Pension	387,196	45,023	432,219	13,507	4,502
Deferred inflows of resources - OPEB	983,527	137,750	1,121,277	69,581	20,424
Total deferred inflows of resources	3,548,638	186,327	3,734,965	83,088	24,926
Net Position					
Net investment in capital assets	121,903,228	44,879,862	166,783,090	2,596,653	3,637,714
Restricted:					
Debt service	2,408,086	-	2,408,086	-	-
Construction	23,046,128	2,647,152	25,693,280	-	-
Dispatch center	461,063	-	461,063	-	-
Other	13,828,175	-	13,828,175	11,029,300	13,807,930
JPL permanent fund:					
Nonexpendable	15,000,000	-	15,000,000	-	-
Expendable	6,122,352	-	6,122,352	-	-
Unrestricted	20,121,538	19,399,767	39,521,305	-	-
Total net position	202,890,570	66,926,781	269,817,351	13,625,953	17,445,644
Total liabilities, deferred inflows of resources and net position	\$ 345,878,670	\$ 95,825,569	\$ 441,704,239	\$ 15,022,110	\$ 17,861,757

City of Cedar Hill, Texas
Statement of Activities
For the Year Ended September 30, 2024

Functions/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
Governmental Activities:				
General government	\$ 8,584,694	\$ 411,667	\$ 2,127,744	\$ 4,031,659
Public works	8,884,129	1,037,168	712,257	-
Public safety	36,896,295	3,402,295	564,735	-
Community services	15,088,319	5,752,114	1,026,333	2,479,001
Interest and fiscal charges	3,169,529	-	-	-
Total governmental activities	<u>72,622,966</u>	<u>10,603,244</u>	<u>4,431,069</u>	<u>6,510,660</u>
Business-type Activities:				
Water and Sewer	<u>24,083,232</u>	<u>28,766,047</u>	<u>-</u>	<u>931,536</u>
Total business-type activities	<u>24,083,232</u>	<u>28,766,047</u>	<u>-</u>	<u>931,536</u>
Total primary government	<u>\$ 96,706,198</u>	<u>\$ 39,369,291</u>	<u>\$ 4,431,069</u>	<u>\$ 7,442,196</u>
Component units:				
Community Development Corporation	10,127,287	430,289	-	-
Economic Development Corporation	2,755,076	86,600	-	-
Total component units	<u>\$ 12,882,363</u>	<u>\$ 516,889</u>	<u>\$ -</u>	<u>\$ -</u>
General Revenues:				
Taxes:				
Property taxes				
Sales taxes				
Hotel/Motel taxes				
Franchise taxes				
Grants not restricted to specific programs				
Investment earnings				
Sale of capital assets				
Miscellaneous				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Community Development Corporation	Economic Development Corporation
\$ (2,013,624)	\$ -	\$ (2,013,624)	\$ -	\$ -
(7,134,704)	-	(7,134,704)	-	-
(32,929,265)	-	(32,929,265)	-	-
(5,830,871)	-	(5,830,871)	-	-
(3,169,529)	-	(3,169,529)	-	-
<u>(51,077,993)</u>	<u>-</u>	<u>(51,077,993)</u>	<u>-</u>	<u>-</u>
 - 5,614,351	 5,614,351	 5,614,351	 -	 -
 - 5,614,351	 5,614,351	 5,614,351	 -	 -
<u>\$ (51,077,993)</u>	<u>\$ 5,614,351</u>	<u>\$ (45,463,642)</u>	<u>\$ -</u>	<u>\$ -</u>
 - - -	 - - -	 - - -	 (9,696,998)	 - - -
 - - -	 - - -	 - - -	 - - -	 (2,668,476)
<u> - - -</u>	<u> - - -</u>	<u> - - -</u>	<u> \$ (9,696,998)</u>	<u> \$ (2,668,476)</u>
 40,413,522	 - 40,413,522	 - 40,413,522	 - -	 - -
12,808,093	- 12,808,093	12,808,093	5,632,031	4,224,023
459,215	- 459,215	459,215	-	-
3,448,831	- 3,448,831	3,448,831	-	-
9,736,804	- 9,736,804	9,736,804	-	-
6,024,786	1,125,173	7,149,959	571,509	664,455
100,632	36,225	136,857	-	-
1,642,213	46,136	1,688,349	49,846	200
458,424	(458,424)	-	-	-
<u>75,092,520</u>	<u>749,110</u>	<u>75,841,630</u>	<u>6,253,386</u>	<u>4,888,678</u>
 24,014,527	 6,363,461	 30,377,988	 (3,443,612)	 2,220,202
<u>178,876,043</u>	<u>60,563,320</u>	<u>239,439,363</u>	<u>17,069,565</u>	<u>15,225,442</u>
<u>\$ 202,890,570</u>	<u>\$ 66,926,781</u>	<u>\$ 269,817,351</u>	<u>\$ 13,625,953</u>	<u>\$ 17,445,644</u>

City of Cedar Hill, Texas
Balance Sheet
Governmental Funds
September 30, 2024

	General	Debt Service Fund	JPL Permanent Fund	Capital Projects Fund
Assets				
Cash, cash equivalents and investments	\$ 13,431,316	\$ 2,417,159	\$ 21,107,065	\$ 24,301,117
Receivables (net of allowances for uncollectible)	4,713,304	340,374	15,287	842,394
Lease receivable	2,327,232	-	-	-
Interfund loan receivable	-	-	-	-
Prepaid items	107,858	-	-	-
Inventories	21,542	-	-	76,886
Total assets	\$ 20,601,252	\$ 2,757,533	\$ 21,122,352	\$ 25,220,397
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	\$ 1,289,245	\$ 3,500	\$ -	\$ 331,891
Accrued liabilities	1,178,869	-	-	-
Interfund loan payable	-	-	-	-
Retainage payable	-	-	-	1,597,037
Unearned revenue	-	-	-	-
Total liabilities	2,468,114	3,500	-	1,928,928
Deferred Inflows of Resources				
Unavailable revenue - property tax	934,024	345,947	-	-
Unavailable revenue - franchise	486,668	-	-	-
Unavailable revenue - ambulance	117,264	-	-	-
Unavailable revenue - court fines	175,209	-	-	-
Unavailable revenue - grants	208,946	-	-	535,826
Unavailable revenue - other	39,454	-	-	-
Lease related	2,177,915	-	-	-
Total deferred inflows of resources	4,139,480	345,947	-	535,826
Fund Balances				
Nonspendable	129,400	-	-	76,886
Nonspendable for	-	-	15,000,000	-
JPL permanent fund	-	-	-	-
Restricted for	-	-	-	-
General government	-	-	-	-
Public works	-	-	-	22,678,757
Public safety	-	-	-	-
Community services	-	-	-	-
Debt service	-	2,408,086	-	-
Committed for	-	-	-	-
JPL nature corridor	-	-	6,122,352	-
Infrastructure	-	-	-	-
Facilities	-	-	-	-
Assigned	-	-	-	-
Unassigned	13,864,258	-	-	-
Total fund balances	13,993,658	2,408,086	21,122,352	22,755,643
Total liabilities, deferred inflows of resources and fund balances	\$ 20,601,252	\$ 2,757,533	\$ 21,122,352	\$ 25,220,397

Grants Fund	Nonmajor Governmental Funds	Total Governmental Funds
\$ 2,207,147	\$ 39,736,407	\$ 103,200,211
41,656	1,020,913	6,973,928
-	-	2,327,232
-	214,189	214,189
8,400	4,285	120,543
-	-	98,428
<u>\$ 2,257,203</u>	<u>\$ 40,975,794</u>	<u>\$ 112,934,531</u>
\$ 34,719	\$ 659,922	\$ 2,319,277
-	137,693	1,316,562
-	214,189	214,189
-	-	1,597,037
<u>1,231,589</u>	<u>32,945</u>	<u>1,264,534</u>
<u>1,266,308</u>	<u>1,044,749</u>	<u>6,711,599</u>
-	55,998	1,335,969
-	-	486,668
-	-	117,264
-	5,138	180,347
<u>15,965</u>	<u>-</u>	<u>760,737</u>
-	-	39,454
-	-	2,177,915
<u>15,965</u>	<u>61,136</u>	<u>5,098,354</u>
8,400	4,285	218,971
-	-	15,000,000
-	4,469,765	4,469,765
-	9,222,616	31,901,373
<u>966,530</u>	<u>1,981,474</u>	<u>2,948,004</u>
-	6,410,406	6,410,406
-	-	2,408,086
-	558,234	6,680,586
-	7,207,212	7,207,212
-	9,450,203	9,450,203
-	668,234	668,234
-	(102,520)	13,761,738
<u>974,930</u>	<u>39,869,909</u>	<u>101,124,578</u>
<u>\$ 2,257,203</u>	<u>\$ 40,975,794</u>	<u>\$ 112,934,531</u>



City of Cedar Hill, Texas
Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
September 30, 2024

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

Total fund balances - governmental funds	\$ 101,124,578
Capital and lease assets used in governmental activities are not financial resources and are therefore not reported in the funds (including internal service fund assets of \$3,274,870).	217,309,811
The regional dispatch center is not reported at the fund level.	461,063
Revenues earned but not available within sixty days of fiscal year-end are not recognized as revenue in the governmental funds financial statements.	2,920,439
Accrued interest on governmental activities debt is not reported in the funds until paid.	(582,009)
Internal service funds are used by management to charge the costs of various services to individual funds. The assets and liabilities of the internal service funds are included with governmental activities. Amount represents net position excluding the capital assets included above.	4,976,228
Long-term liabilities, including related deferred outflows and deferred inflows, are not due and payable in the current period and are therefore not reported in the funds. Long-term liabilities consist of	
General obligation bonds	(59,615,000)
Certificates of obligation	(34,290,000)
Taxable notes	(2,590,000)
Lease liabilities	(370,006)
Subscription liabilities	(664,894)
Deferred loss on refunding	182,226
Unamortized premiums	(6,484,971)
Compensated absences	(6,411,744)
Total OPEB liability	(1,885,770)
Net pension liability	(19,186,121)
Deferred outflows of resources - pension	8,890,982
Deferred outflows of resources - OPEB	476,481
Deferred inflows of resources - pension	(387,196)
Deferred inflows of resources - OPEB	(983,527)
 Total net position - governmental activities	 <u>\$ 202,890,570</u>

City of Cedar Hill, Texas
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2024

	General	Debt Service Fund	JPL Permanent Fund	Capital Projects Fund
Revenues				
Taxes, penalties and interest	\$ 38,224,762	\$ 10,680,083	\$ -	\$ -
Franchise fees	3,441,879	-	-	-
License fees and permits	1,903,123	-	-	-
Intergovernmental	572,933	2,104,444	-	2,865,106
Charges for services	1,824,230	-	-	-
Fines and forfeitures	1,193,751	-	-	-
Investment earnings	947,420	139,696	1,062,553	1,675,159
Grants and donations	21,260	-	-	-
Miscellaneous	513,054	-	-	-
Total revenues	48,642,412	12,924,223	1,062,553	4,540,265
Expenditures				
Current:				
General government	6,814,324	3,108	-	-
Public works	2,656,919	-	-	-
Public safety	26,943,742	-	-	-
Community services	7,378,149	-	-	927,380
Debt service:				
Principal retirement	535,070	8,715,000	-	-
Interest and fiscal charges	17,722	3,902,358	-	-
Bond issuance costs	-	-	-	168,020
Capital outlay	850,563	-	-	12,854,319
Total expenditures	45,196,489	12,620,466	-	13,949,719
Excess (Deficiency) of Revenues Over (Under) Expenditures	3,445,923	303,757	1,062,553	(9,409,454)
Other Financing Sources (Uses)				
Transfers in	708,424	529,700	-	-
Transfers out	(6,066,700)	-	(91,522)	-
Leases issued	420,153	-	-	-
Subscriptions issued	404,111	-	-	-
Premium on issuance of debt	-	-	-	657,965
Issuance of bonds	-	-	-	7,275,000
Sale of capital assets	87,080	-	-	-
Total other financing sources (uses)	(4,446,932)	529,700	(91,522)	7,932,965
Net Change in Fund Balances	(1,001,009)	833,457	971,031	(1,476,489)
Fund Balances, Beginning of Year	14,994,667	1,574,629	20,151,321	24,232,132
Fund Balances, End of Year	\$ 13,993,658	\$ 2,408,086	\$ 21,122,352	\$ 22,755,643

Grants Fund	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ 4,428,767	\$ 53,333,612
-	61,157	3,503,036
-	-	1,903,123
9,939,955	88,487	15,570,925
-	4,475,133	6,299,363
-	96,615	1,290,366
492,395	1,461,378	5,778,601
-	218,200	239,460
-	1,127,399	1,640,453
<u>10,432,350</u>	<u>11,957,136</u>	<u>89,558,939</u>
 140,318	 - 6,957,750	
-	- 2,656,919	
4,777,261	2,775,906	34,496,909
59,450	5,068,179	13,433,158
-	6,993	9,257,063
-	721	3,920,801
-	- 168,020	
4,872,561	477,108	19,054,551
<u>9,849,590</u>	<u>8,328,907</u>	<u>89,945,171</u>
 582,760	 3,628,229	 (386,232)
 - 6,158,222	 7,396,346	
- (779,700)	(6,937,922)	
- 36,764	456,917	
- - 404,111		
- - 657,965		
- - 7,275,000		
- - 87,080		
<u>- 5,415,286</u>	<u>9,339,497</u>	
 582,760	 9,043,515	 8,953,265
<u>392,170</u>	<u>30,826,394</u>	<u>92,171,313</u>
<u>\$ 974,930</u>	<u>\$ 39,869,909</u>	<u>\$ 101,124,578</u>



City of Cedar Hill, Texas
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and
Changes in Fund Balance to the Statement of Activities
For the Year Ended September 30, 2024

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

Net change in fund balances - total governmental funds \$ 8,953,265

Change in revenues not considered available in the governmental funds. (1,313,593)

This amount is the amount of governmental activities capital asset additions for the current period, \$27,501,943, less \$6,510,660 in contributed assets and \$1,936,732 of additions allocated from the internal service fund.

19,054,551

Depreciation/amortization on capital, lease, and subscription assets is reported in the Statement of Activities but does not require the use of current financial resources. Therefore, depreciation/amortization is not reported as expenditures in the governmental funds. This amount excludes \$926,449 of depreciation/amortization in the internal service fund.

(11,155,173)

The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to increase net position.

Donation of capital assets	6,510,660
Loss on disposal of assets	(7,479)
	6,503,181

The net increase in equity of the regional dispatch center joint venture is not reported at the fund level; however, it is reported at the government-wide level.

46,714

The issuance of long-term debt (e.g. bonds, leases, subscription liabilities) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Issuance of long-term debt	(7,275,000)
Subscriptions issued	(404,111)
Leases issued	(456,917)
Premiums on issuance of long-term debt	(657,965)
Repayment on principal on long-term debt	8,715,000
Repayment on principal on leases	115,640
Repayment on principal on subscription liabilities	426,423
Amortization of:	
Premium on issuance of long-term debt	635,999
Loss on refunding	(77,825)

Current year change in accrued interest payable does/(does not) require the use of current financial resources; and, therefore is/(is not) reported as an expense in the government-wide statements.

361,118

Current year changes in certain long-term liabilities do/(do not) require the use of current financial resources and, therefore, are/(are not) reported as expenditures in governmental funds.

Net Pension liability and related deferred outflows and inflows of resources	(811,415)
Total OPEB liability and related deferred outflows and inflows of resources	(70,725)
Compensated absences liability	128,610

The internal service fund is used by management to charge the costs of certain activities, such as fleet management, to individual funds. The change in net position of the internal service fund is reported with governmental activities.

1,296,750

Change in net position of governmental activities \$ 24,014,527

City of Cedar Hill, Texas
Statement of Net Position
Proprietary Funds
September 30, 2024

	Business-type Activities - Enterprise Funds	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
Assets		
Current assets		
Cash and cash equivalents	\$ 15,733,013	\$ 5,623,072
Receivables (net, of allowance for uncollectibles):		
Accounts	6,022,967	33,033
Prepaid expenses	5,423	181,660
Restricted assets:		
Customer deposits - cash and cash equivalents	960,892	-
Capital recovery fee funds - cash and cash equivalents	3,990,474	-
Pro rata funds - cash and cash equivalents	147,930	-
Bond proceeds - cash and cash equivalents	7,051,485	-
 Total current assets	 33,912,184	 5,837,765
Capital, lease and subscription assets		
Nondepreciable	6,970,532	-
Capital, lease and subscription assets, net	53,842,718	3,274,870
 Total noncurrent assets	 60,813,250	 3,274,870
 Total assets	 94,725,434	 9,112,635
Deferred Outflows of Resources		
Deferred outflows of resources - Pension	1,033,835	-
Deferred outflows of resources - OPEB	66,300	-
 Total deferred outflows of resources	 1,100,135	 -

	Business-type Activities - Enterprise Funds	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
Liabilities		
Current liabilities		
Payable from current assets:		
Accounts and contracts payable	1,113,719	538,760
Accrued liabilities	677,183	-
Retainage payable	175,405	-
Unpaid claims liabilities	-	322,527
Compensated absences - current	386,328	-
	2,352,635	861,287
Total payable from current assets		
Payable from restricted assets:		
Accrued interest payable	152,171	-
Unearned revenue	-	250
Customer deposits	960,892	-
Bonds payable - current	1,831,062	-
Lease liability - current	3,086	-
Subscription liability - current	117,141	-
	3,064,352	250
Total payable from restricted assets		
Total current liabilities	5,416,987	861,537
Noncurrent liabilities		
Bonds payable, net	20,669,117	-
Compensated absences	54,925	-
Lease liability	9,673	-
Subscription liability	75,472	-
Net pension liability	2,230,944	-
Total OPEB liability	255,343	-
	23,295,474	-
Total noncurrent liabilities		
Total liabilities	28,712,461	861,537
Deferred Inflows of Resources		
Deferred gain on refunding	3,554	-
Deferred inflows of resources - Pension	45,023	-
Deferred inflows of resources - OPEB	137,750	-
Total deferred inflows of resources	186,327	-
Net Position		
Net investment in capital assets	44,879,862	3,001,189
Restricted for		
Construction	2,647,152	-
Unrestricted	19,399,767	5,249,909
	\$ 66,926,781	\$ 8,251,098
Total net position		



CEDAR HILL

WHERE OPPORTUNITIES GROW NATURALLY

City of Cedar Hill, Texas
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended September 30, 2024

	Business-type Activities - Enterprise Funds	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
Operating Revenues		
Water sales	\$ 16,367,978	\$ -
Sewer charges	11,802,800	-
City and employee contributions	-	4,980,276
Miscellaneous revenue	634,908	1,556,400
	<hr/>	<hr/>
Total operating revenues	28,805,686	6,536,676
Operating Expenses		
Sewage treatment	7,720,231	-
Purchase of water	5,218,947	-
Personnel services	3,827,001	-
Depreciation and amortization	2,283,172	926,449
Gross receipts fee	1,024,787	-
Heat, light and power	380,007	-
Repairs and maintenance	442,958	-
Contractual services	1,320,876	-
Materials and supplies	1,038,915	104,526
Claims paid and change in estimate	-	3,136,306
Administrative and fiscal services	-	1,177,019
Miscellaneous expense	85,563	162,842
	<hr/>	<hr/>
Total operating expenses	23,342,457	5,507,142
Operating Income	<hr/>	<hr/>
	5,463,229	1,029,534
Nonoperating Revenues (Expenses)		
Investment income	1,125,173	246,185
Interest and fiscal charges	(734,278)	-
Gain on retirement of capital assets	36,225	21,031
	<hr/>	<hr/>
Total nonoperating revenues (expenses)	427,120	267,216
Income Before Impact Fees and Transfers	<hr/>	<hr/>
	5,890,349	1,296,750
Impact fees	931,536	-
Transfers out	(458,424)	-
	<hr/>	<hr/>
Change in Net Position	6,363,461	1,296,750
Net Position, Beginning of Year	60,563,320	6,954,348
Net Position, End of Year	\$ 66,926,781	\$ 8,251,098

City of Cedar Hill, Texas
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2024

	Business-Type Activities - Enterprise Funds	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
Cash Flows from Operating Activities		
Cash received from customers	\$ 28,175,689	\$ -
Cash received from interfund charges for services		1,498,390
Cash received from city and employee contributions		4,980,276
Cash received from the wellness program		147,477
Cash paid to suppliers	(17,052,057)	(104,526)
Cash paid to employees	(3,812,983)	-
Cash payments for claims		(3,294,616)
Cash paid for administrative and fiscal services		(1,339,861)
Net cash provided by operating activities	<u>7,310,649</u>	<u>1,887,140</u>
Cash Flows from Noncapital Financing Activities		
Transfers to other funds	<u>(458,424)</u>	<u>-</u>
Net cash (used for) noncapital financing activities	<u>(458,424)</u>	<u>-</u>
Cash Flows from Capital and Related Financing Activities		
Acquisition and construction of capital assets	(4,862,691)	(1,840,353)
Proceeds from sales of assets	36,225	21,031
Contributions - impact fees	931,536	-
Proceeds from bond issuance including premiums	3,570,616	-
Principal paid on outstanding bonds and subscription liabilities	(1,871,108)	-
Interest paid on relating debt financing	(840,554)	-
Net cash (used for) capital and related financing activities	<u>(3,035,976)</u>	<u>(1,819,322)</u>
Cash Flows from Investing Activities		
Interest received on investments	1,125,173	246,185
Proceeds from sales and maturities of investments	5,556,166	-
Purchases of investments	-	(181,660)
Net cash provided by investing activities	<u>6,681,339</u>	<u>64,525</u>
Increase (Decrease) in Cash and Cash Equivalents	<u>10,497,588</u>	<u>132,343</u>
Cash and Cash Equivalents, Beginning of Year	<u>17,386,206</u>	<u>5,490,729</u>
Cash and Cash Equivalents, End of Year	<u>\$ 27,883,794</u>	<u>\$ 5,623,072</u>

City of Cedar Hill, Texas
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2024

	Business-Type Activities		Governmental Activities
	Enterprise Funds	Water and Sewer Fund	
			Internal Service Funds

Reconciliation of Cash and Cash Equivalents to the Statement of Net Position

Cash and cash equivalents	\$ 15,733,013	\$ 5,623,072
Restricted - customer deposits	960,892	-
Restricted - capital recovery fees funds-cash and cash equivalents	3,990,474	-
Restricted - pro rata funds-cash and cash equivalents	147,930	-
Restricted - bond proceeds-cash and cash equivalents	7,051,485	-
 Total cash and cash equivalents	 <u>\$ 27,883,794</u>	 <u>\$ 5,623,072</u>

Reconciliation of Operating Income to Net Cash Provided by Operating Activities

Operating income	\$ 5,463,229	\$ 1,029,534
Depreciation and amortization	2,283,172	926,449
Changes in operating assets and liabilities		
(Increase) decrease in accounts receivable	(671,881)	24,989
(Increase) decrease in prepaids	(5,423)	-
(Increase) decrease in deferred pension outflows	527,997	-
(Increase) decrease in deferred OPEB outflows	9,625	-
Increase (decrease) in accounts payable	185,650	243,993
Increase (decrease) in customer deposits	41,884	-
Increase (decrease) in deferred pension inflows	41,702	-
Increase (decrease) in deferred OPEB inflows	(17,865)	-
Increase (decrease) in compensated absences	(90,588)	-
Increase (decrease) in pension liabilities	(475,348)	-
Increase (decrease) in OPEB liabilities	18,495	-
Increase (decrease) in claims liabilities	-	(337,825)
 Net cash provided by operating activities	 <u>\$ 7,310,649</u>	 <u>\$ 1,887,140</u>

Schedule of Noncash Capital and Related Financing Activities:

Accounts and retainage payable related to capital asset acquisitions	\$ 275,768	\$ 273,681
New subscription contracts	227,203	

City of Cedar Hill, Texas
Statement of Fiduciary Net Position
Fiduciary Fund
September 30, 2024

	Pension Trust Fund	
	Police Reserves Benefit Fund	
Assets		
Cash and cash equivalents	\$ 439	
Investments	<u>89,213</u>	
Total assets	<u>89,652</u>	
Net Position		
Net position restricted for pensions	<u>\$ 89,652</u>	

City of Cedar Hill, Texas
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended September 30, 2024

	Pension Trust Fund	Police Reserves Benefit Fund
Additions		
Investment income, net	\$ 16,766	
Total additions	16,766	
Deductions		
Benefits paid	11,868	
Total deductions	11,868	
Net Decrease in Net Position	4,898	
Net Position Restricted Pensions, Beginning of Year	84,754	
Net Position Restricted for Pensions, End of Year	<u>\$ 89,652</u>	

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 1. Summary of Significant Accounting Policies

The City of Cedar Hill, Texas (the City) was incorporated in 1938. The City operates as a home-rule city under a council-manager form of government and provides the following services as authorized by its charter: public safety (police and fire), streets, water and sewer utilities, public library, parks and recreation, public improvements, economic development, planning, zoning and code enforcement, and general administrative services. Sanitation collection services are provided through a private contractor.

The financial statements of the City have been prepared in accordance with generally accepted accounting principles in the United States of America (GAAP) applicable to state and local governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. These notes are organized to provide concise explanations, including required disclosures of budgetary matters, assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance/net position, revenues, expenditures/expenses, and other information considered important to gaining a clear picture of the City's financial activities for the fiscal year ended September 30, 2024. The significant accounting and reporting policies and practices used by the City are described below.

Reporting Entity

The City is a municipal corporation governed by an elected mayor and six-member council. As required by GAAP, the financial statements present the City (the primary government) and its component units, entities for which the City is considered to be financially accountable. This report includes the financial statements of the City's primary government, which cover all funds or organizations that are part of the legal entity for which the primary government is financially responsible.

Additionally, the component unit columns in the basic financial statements present the financial data of the discretely presented component units, which are legally separate entities responsible to the City's governing body, the City Council. The Community Development Corporation (CDC) is a legally separate entity incorporated on May 12, 1994. The City Council appoints the governing board of this entity, which serves the purpose of developing community recreational, educational and similar facilities, and approves its budget. The City is financially accountable for the Corporation and has the ability to control the Corporation's activities. The Corporation was established for the financial benefit of the City. The Economic Development Corporation (EDC) is a legally separate entity incorporated on September 8, 1994. The City Council appoints the governing board for this entity, which serves the purpose of (a) promoting existing business enterprise expansion and retention and (b) new business enterprise development and attraction, and (c) approves its budget. The City is financially accountable for the Corporation and has the ability to control the Corporation's activities. The Corporation was established for the financial benefit of the City.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of the interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

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

Separate financial statements are provided for governmental funds, proprietary funds and the fiduciary fund, even though the latter is excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, postemployment benefits, and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, sales taxes, certain public safety and other revenues associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Licenses, permits, charges for services, and fines and forfeitures are recorded as revenues when received in cash because they are generally not measurable until actually received. Interest earnings and intergovernmental revenue are recorded as earned since they are measurable and available.

The City reports the following major governmental funds:

- The *General Fund* is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.
- The *Debt Service Fund* accounts for the accumulation of resources (primarily property tax levies) to be used for the payment of principal, interest and related costs of general long-term liabilities.
- The *Joe Pool Permanent Fund* accounts for and maintains equity for the Joe Pool Lake (JPL) nature corridor for a perpetual revenue stream for preservation and development of the JPL recreational and economic asset associated with the lake's resources. The fund also accounts for resources related to operations and maintenance expenditures and one-time capital related projects specific to the JPL nature corridor.
- The *Capital Projects Fund* accounts for funds to be used for infrastructure improvements relating to streets, parks, trails and facilities. This major fund aggregates all of the City's bond funds.
- The *Grants Fund* accounts for the various federal, state, and local grant revenue received by the City. All grants included in this fund are for specific projects with limited duration.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

The City reports the following major proprietary fund:

- The *Enterprise Fund* accounts for the operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's water and sewer system is accounted for through this fund.

Additionally, the City reports the following funds:

- *Fiduciary Fund* – *The Police Reserves Benefit Fund* is used to hold assets for the benefit of third party participants (Police Reserve Officer participants/retirees) and cannot be used to address activities or obligations of the primary government.
- The *Internal Service Funds*- the *Equipment Fund* is used to purchase equipment and lease it to other funds of the City. The *Health Insurance Fund* is used to account for the City's self-insurance activities provided to other departments or funds of the City on a cost reimbursement basis.
- *Nonmajor funds* include both special revenue funds and capital projects funds.

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

Amounts reported as program revenues include (1) charges to customers or applicants for goods, services or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first and then unrestricted resources as they are needed. Governmental funds with legally adopted annual budgets include the General Fund and JPL Permanent Fund.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance
Deposits and Investments

The City considers both restricted and unrestricted demand deposits, cash on hand, investments in highly liquid investment pools and investments with maturities at the time of purchase of under 90 days to be cash equivalents.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

The City pools substantially all cash and investments except for separate cash and investment accounts which are maintained in accordance with legal restrictions. Each fund's equity share of the total pooled cash and investments is included on the accompanying statement of net position and balance sheet under the caption "Cash, Cash Equivalents and Investments". Investments are recorded at fair value. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties. The City considers pricing provided by a pricing service at September 30, 2024, to be the fair value of investments. Interest earned on investments is recorded in the funds in which the investments are recorded.

Receivables

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "interfund loans receivable/payable to/from other funds" (i.e., long term interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances." There are no internal balances as of September 30, 2024.

Property taxes attach an enforceable lien on property as of January 1. The City's property taxes are levied each October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the City. Assessed values are established at 100% of estimated market value. Taxes are due by January 31 following the October 1 levy date and are considered delinquent after February 1 of each year. The Dallas County Tax Office bills and collects all property taxes for the City. Any uncollected property taxes as of September 30, which are not expected to be collected within 60 days, are recorded as taxes receivable and unavailable revenues. Anticipated refunds of such taxes are recorded as liabilities and reductions of revenue when they are measurable and their validity seems certain.

Lease Receivable

The City is a lessor for noncancellable leases related to building space, land space and tower space. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses the lessee's rate, or the rate disclosed in the agreement. If the rate is not readily available, the City uses its incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Inventories and Prepaid Items

Inventories are stated at specific identified costs and are recorded as expenditures when consumed rather than when purchased. Prepaid items are payments made by the City in the current year to provide services occurring in the subsequent fiscal year. A corresponding portion of fund balance is shown as nonexpendable in governmental funds to indicate it is not available for other subsequent expenditures. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Restricted Assets

Certain proceeds of bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by contractual agreements. Customer deposits received by water and wastewater services are, by law, considered to be restricted assets. Capital recovery and pro rata funds are classified as restricted assets on the statement of net position because their use is limited by legislation.

Capital Assets

Capital assets, which include land, building/facility and improvements, equipment, water rights, master studies and infrastructure assets (e.g., roads, culverts, drainage systems and similar items), purchased or acquired, are reported in the applicable governmental or business-type activities column in the government-wide financial statements. The City defines capital assets 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 if historical cost is not available. Donated or contributed capital assets are recorded at acquisition value at the date of donation or contribution. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized.

Depreciation and amortization on capital assets is calculated on the straight-line basis over the following estimated useful lives:

Building/Facilities and improvements	10 - 60 years
Equipment	3 - 30 years
Water rights	50 years
Master studies	5 years
Infrastructure	20 - 50 years

Lease Assets

Lease assets are initially recorded at the initial measurement of the lease liability, plus lease payments made at or before the commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease, plus initial direct costs that are ancillary to place the asset into service. Lease assets are amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.

Subscription Assets

Subscription assets are initially recorded at the initial measurement of the subscription liability, plus subscription payments made at or before the commencement of the subscription-based information technology arrangement (SBITA) term, less any SBITA vendor incentives received from the SBITA vendor at or before the commencement of the SBITA term, plus capitalizable initial implementation costs. Subscription assets are amortized on a straight-line basis over the shorter of the SBITA term or the useful life of the underlying IT asset.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred loss on refunding – this deferred outflow results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.
- Changes in actuarial assumptions and other inputs included in determining the OPEB liability – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Differences between expected and actual economic experience for the City's pension and OPEB plan – These effects on the pension and OPEB liability are deferred and amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension plan (active employees and inactive employees).

Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future periods and, therefore, will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources reported in the Statements of Net Position and/or balance sheet are as follows:

- Deferred gain on refunding – this deferred inflow results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Differences between expected and actual economic experience for the City's OPEB plans – These effects on the pension and OPEB liability are deferred and amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension plan (active employees and inactive employees).
- Changes in actuarial assumptions and other inputs included in determining the pension and OPEB liability – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Leases – Represents the initial value of the lease receivable under GASB 87 systematically reduced and recognized as lease revenue over the term of the lease. This deferred inflow is recorded at both the fund level and government-wide financial statements.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

- Unavailable revenue – This arises only under a modified accrual basis of accounting. Accordingly, unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property and franchise taxes, court fines and fees, ambulance billing, alarm permits, and intergovernmental revenues.

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation and sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Unearned Revenues

Governmental funds report a liability, unearned revenue, in connection with resources that have been received, but not yet earned, which consists primarily of grant dollars received in advance of incurring eligible expenditures.

Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bond using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Lease Liability

The City is a lessee for noncancelable leases of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the City measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with capital, lease, and subscription assets and lease liabilities are reported with long-term liabilities on the statement of net position.

Subscription Liability

The City contracts for noncancelable subscriptions of information technology software. The City recognizes a subscription liability and an intangible subscription asset (subscription asset) in the government-wide financial statements. The City recognizes subscription liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a subscription, the City measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made.

The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for subscription payments made at or before the subscription commencement date, plus certain initial direct costs.

Key estimates and judgments related to subscriptions include how the City determines (1) the discount rate it uses to discount the expected subscription payments to present value, (2) subscription term, and (3) subscription payments.

- The City uses the interest rate charged by the subscription-based information technology arrangement (SBITA) vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for subscriptions.
- The subscription term includes the noncancelable period of the subscription. Subscription payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its subscription and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

Subscription assets are reported with capital, lease, and subscription assets and subscription liabilities are reported with long-term liabilities on the statement of net position.

Pensions

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from the City's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's Total Pension Liability is obtained from TMRS through a report prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions*.

Defined Benefit Other Postemployment Benefit Plans

The City has two single-employer defined benefit other postemployment benefit (OPEB) plans. For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB and OPEB expense have been determined on the same basis as they are reported by the Plans. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Allocation of OPEB related balances to reporting units is determined on the basis of employee payroll funding.

Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources of governmental and business-type activities and proprietary funds. The government-wide and proprietary fund financials utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets – This amount consists of capital, lease and subscription assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt, that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

Restricted Net Position – This amount is restricted by external parties such as creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This amount is the net position that does not meet the definition of "net investment in capital assets" or "restricted net position."

Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- **Nonspendable:** This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. Nonspendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

- Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by ordinance of the City Council. These amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.
- Assigned: Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the City Manager to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover the gap between estimated revenue and appropriations in the subsequent year's 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.
- Unassigned: This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

Fund Balance and Net Position Flow Assumptions

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

Minimum Fund Balance Policy

It is the policy of the City to achieve and maintain an unassigned fund balance in the General Fund of at least twenty-five percent of budgeted expenditures, a working capital of at least thirty-five percent of estimated expenditures for the Water and Sewer Fund, a fund balance in the Community Development Corporation Fund of twenty-five percent of budgeted revenues, a fund balance in the Economic Development Corporation Fund equal to fifteen percent of budgeted revenues and a fund balance in the Debt Service Fund equal to fifteen percent of budgeted expenditures.

Deficit Fund Balance

At September 30, 2024 the Winding Hollow PID had a deficit fund balance of \$98,923 due to a capital expense to build a screening wall. The deficit will be eliminated over a period of time through tax collections.

At September 30, 2024 the Library fund had a deficit fund balance of \$3,597 due to an increase in special events and services provided during the fiscal year and receipt of funds prior to related events, resulting in liabilities not previously held in prior years. The City anticipates higher library donations to occur in the following fiscal year.

Excess of Expenditures Over Appropriations

The Municipal Court, Library, Animal Shelter, and Landscape Beautification funds incurred expenditures exceeding appropriations at the legal level of budgetary control. Expenditures exceeding appropriations were funded through revenue surplus received during the year for the Municipal Court, Library, and Landscape Beautification funds, while excess expenditures in the Animal Shelter fund were funded through transfers from other funds received during the year. As mentioned in the management's discussion and analysis, there were several revenue collections that were received higher as expected and hence, were utilized to cover these shortages in expenditures.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Other Restricted Net Position

Other restricted net position shown for governmental activities on the government wide statement of net position consists of the following restrictions.

	Restricted for Other
General government	\$ 331,517
Police forfeiture	311,281
Hotel Occupancy	1,451,284
Municipal court	114,013
Grant funds	950,371
PID	1,990,056
PEG	656,440
Crime control	1,259,147
Animal shelter	259,912
Fire training	37,121
Landscape	2,576,279
TIF	3,477,234
Park	<u>392,787</u>
 Total	 <u>\$ 13,807,442</u>

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the City's management to make estimates and assumptions that effect reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources at the date of the financial statements and the reported changes in net position during the reporting period. Actual results may differ from those estimates.

Adoption of New Accounting Standards

The City has adopted and implemented the following statement during fiscal year ended September 30, 2024.

GASB Statement No. 100, *Accounting Changes and Error Corrections* - an amendment of GASB Statement No. 62 - This statement improves the clarity and requirements for accounting changes and error corrections. The adoption had no effect on the City.

Future Financial Reporting Requirements

The GASB has issued the following potentially significant statements which the City has not yet adopted, and which require adoption subsequent to September 30, 2024. The City will evaluate the potential impact on the City's net position.

Statement No.	Title	Adoption Required
101	<i>Compensated Absences</i>	September 30, 2025
102	<i>Certain Risk Disclosures</i>	September 30, 2025
103	<i>Financial Reporting Model Improvements</i>	September 30, 2026
104	<i>Disclosure of Certain Capital Assets</i>	September 30, 2026

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 2. Deposits And Investments

Included in the statement of net position and the statement of fiduciary net position are cash and investments totaling \$127,689,986, excluding the discretely presented component units, which are disclosed below.

	Fair Value	Investment Maturities (in Years)		
		Less than 1	1-5	6-10
City: Cash	\$ 58,568,646	\$ 58,568,646	\$ -	\$ -
Certificates of deposit	48,117,968	43,347,867	4,770,101	-
Investment pools	21,002,933	21,002,933	-	-
 Total cash and cash equivalents	<u>\$ 127,689,547</u>	<u>\$ 122,919,446</u>	<u>\$ 4,770,101</u>	<u>\$ -</u>
 City Investments:				
US Agency Obligations	9,017,530	9,017,530	-	-
 Total investments	<u>9,017,530</u>	<u>9,017,530</u>	<u>-</u>	<u>-</u>
 \$ 136,707,077	<u>\$ 131,936,976</u>	<u>\$ 4,770,101</u>	<u>\$ -</u>	<u>\$ -</u>
 Pension Trust Fund:				
Cash	\$ 439	\$ 439	\$ -	\$ -
Equities	89,213	89,213	-	-
 Total cash, cash equivalents and investments	<u>\$ 89,652</u>	<u>\$ 89,652</u>	<u>\$ -</u>	<u>\$ -</u>

Fair Value Measurements

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

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

At September 30, 2024, the City had the following recurring fair value measurements:

	<u>September 30, 2024</u>	Inputs			Weighted Average Maturity (days)
		Level 1	Level 2	Level 3	
Investments by fair value level					
US Agency obligations	9,017,530	-	9,017,530	-	95
 Total Investments by fair value level - City	<u>9,017,530</u>	<u>-</u>	<u>9,017,530</u>	<u>-</u>	
 Pension Trust Fund:					
Equities	\$ 89,213	\$ -	\$ 89,213	\$ -	

The investments amount of \$89,213 recorded in the City's fiduciary fund relate entirely to pooled investments.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Custodial Credit Risk-Deposits

Custodial credit risk for deposits is the risk that, in the event of failure of a depository financial institution, the City will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. It is the City's policy to require all deposits with financial institutions to be collateralized to the extent not protected by F.D.I.C. insurance. Securities that can be accepted include obligations of the United States or its agencies and instrumentalities; direct obligations of the State of Texas or its agencies; and other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities.

At year end, the carrying amount of the City's deposits with financial institutions was \$106,687,053 and the bank balance was \$115,353,856. The financial institution balances were completely covered by federal depository insurance, other insurance or by collateral held by the City's agent in the City's name.

Custodial Credit Risk-Investments

The laws of the State of Texas and prudent treasury management require that all purchased securities shall be held in safekeeping by either a City account in a third-party financial institution, or the City's safekeeping account in its designated depository bank, or in a Federal Reserve Bank. Securities owned by the City are held by the City's depository at the Federal Home Loan Bank in a separate account for the City.

Credit Risk

The City's investment policy, which complies with state statutes, manages credit risk by limiting investments to specific types of investments and by forbidding the investment of funds in investments authorized by the state's Public Funds Investment Act, but not approved by the City Council. This policy permits investments in: 1) obligations of the United States or its agencies and instrumentalities; 2) direct obligations of the State of Texas or its agencies; 3) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities; 4) Certificates of deposit issued by state and national banks domiciled in the State of Texas; 5) direct repurchase agreements with primary security dealers having a defined termination date, and secured by U.S. Government or federal agency securities; 6) SEC- registered and regulated, no-load money market mutual funds with a dollar-weighted average portfolio maturity of 90 days or less whose assets comply with the Public Funds Investment Act; 7) investment pools that comply with the requirements of the Public Funds Investment Act approved by the City Council.

In compliance with the City's Investment Policy, the City minimizes credit risk, the risk of losses due to default of the issuer and concentration risk, the risk of loss attributed to the magnitude of investment in a single issuer by limiting investments to the safest types of issuers, prequalifying financial institutions, brokers and dealers and by diversifying the investment portfolio so that potential losses on individual issuers will be minimized. All of the City's purchased investments in U.S. Agencies were rated as AA+ by Standard and Poor's and Aaa by Moody's. The City's investments are diversified and there are no significant investments in any one organization other than obligations guaranteed by the United States Government.

The City's cash and short-term investments consist of demand deposits, certificates of deposits, and authorized pools approved by the City Council. Operating cash balances from each fund are consolidated in pooled cash and investment accounts. Capital project funds and other funds in excess of short-term operating needs are invested in U.S. Treasury securities, U.S. Government Agency securities, collateralized certificates of deposits, collateralized money market mutual funds and investment pools approved by the City Council. Investments are recorded at fair value and interest earnings are allocated to each fund based on the actual participation of that fund.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Interest Rate Risk

Interest rate risk is minimized according to policy by diversification of investment instruments as well as stated maximum maturity dates. The City's investment policy limits investments to the following maturities:

Portfolio Type	Maximum Average Maturity	Maximum Final Maturity
Consolidated funds	Weighted-average maturity of 365 days	Three Years
Debt service funds	None set	Shall not have a stated final date that exceeds corresponding debt service payment date
Debt reserve funds	None set	For single issue reserve funds shall not have a final maturity date exceeds the corresponding debt service payment or five years
Joe Pool Funds	None set	The shorter of anticipated cash outflows or five years

Investment in Local Government Investment Pools

The City invested in LOGIC Investment Pool. LOGIC is administered by Hilltop Securities Inc. and JPMorgan Chase. LOGIC is rated AAA by Standards and Poor. It is a local government Investment pool created under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily liquidity, and competitive yield. The pool's investments are not evidenced by securities that exist in physical or book entry form and, accordingly do not have custodial risk. LOGIC is carried at net asset value.

During the year, the City managed the investments of the EDC and the CDC. The EDC and CDC investments are categorized in the same manner as the City's and consist of the following:

Economic Development Corporation

	Fair Value	Investment Maturities (in Years)		
		Less than 1	1-5	6-10
Corporation-cash	\$ 3,908,318	\$ 3,908,318	\$ -	\$ -
Certificates of deposit	<u>9,437,874</u>	<u>9,437,874</u>	<u>-</u>	<u>-</u>
Total cash and investments-corporation	<u>\$ 13,346,192</u>	<u>\$ 13,346,192</u>	<u>\$ -</u>	<u>\$ -</u>
Total cash and investments-corporation	<u>\$ 13,346,192</u>	<u>\$ 13,346,192</u>	<u>\$ -</u>	<u>\$ -</u>

At year-end, the carrying amount of the EDC's bank balance and cash on hand was \$3,908,318, which is included in the City's pooled cash (consolidated) account and was completely covered by federal depository insurance, other insurance or by collateral held by the City's agent in the City's name.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Community Development Corporation

	Fair Value	Investment Maturities (in Years)		
		Less than 1	1-5	6-10
Corporation-cash	\$ 5,017,345	\$ 5,017,345	\$ -	\$ -
Certificates of deposit	<u>5,873,025</u>	<u>5,873,025</u>	<u>-</u>	<u>-</u>
Total cash and investments-corporation	<u>\$ 10,890,370</u>	<u>\$ 10,890,370</u>	<u>\$ -</u>	<u>\$ -</u>
Total cash and investments-corporation	<u>\$ 10,890,370</u>	<u>\$ 10,890,370</u>	<u>\$ -</u>	<u>\$ -</u>

At year-end, the carrying amount of the CDC's bank balance and cash on hand was \$5,017,345, which is included in the City's pooled cash (consolidated) account and was completely covered by federal depository insurance, other insurance or by collateral held by the City's agent in the City's name.

Note 3. Receivables

Receivables as of year-end for the City's individual major funds and nonmajor and internal service funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General	Debt Service	JPL Permanent	Capital Projects	Grant Funds	Water and Sewer	Internal Service	Nonmajor and Other Funds	Total
Receivables									
Taxes/other	\$ 3,249,419	\$ 505,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,081	\$ 4,044,537
Franchise	566,463	-	-	-	-	-	-	13,014	579,477
Grant	229,240	-	-	535,827	41,656	-	-	-	806,723
Lease	2,327,232	-	-	-	-	-	-	-	2,327,232
Interest	-	-	15,287	-	-	-	-	-	15,287
Charges for services						7,604,378			
Miscellaneous	5,908,336	-	-	306,567	-	3,415	33,033	841,903	7,093,254
Gross receivables	12,280,690	505,037	15,287	842,394	41,656	7,607,793	33,033	1,144,998	14,866,510
Less: allowance for uncollectible	(5,240,154)	(164,663)	-	-	-	(1,584,826)	-	(124,085)	(7,113,728)
Net total receivables	<u>\$ 7,040,536</u>	<u>\$ 340,374</u>	<u>\$ 15,287</u>	<u>\$ 842,394</u>	<u>\$ 41,656</u>	<u>\$ 6,022,967</u>	<u>\$ 33,033</u>	<u>\$ 1,020,913</u>	<u>\$ 7,752,782</u>

The General Fund miscellaneous receivable category primarily consists of billed emergency medical services and court fines and fees. The Water and Sewer Fund accounts receivable balance includes unbilled charges for services rendered of \$4,030,054 at September 30, 2024. The Capital Project Fund includes an amount earned on a capital project and due from Dallas County through a grant agreement for Highway 67 landscaping improvements.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Lease Receivable

The City leases a portion of its property to various cell phone companies and businesses who use the space to conduct their operations, the terms of which expire 2026 through 2049. The measurement of the lease receivable is based on the present value of lease payments expected to be received during the lease term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any lease incentives payable to the lessee.

The City recognized \$122,465 in lease revenue and \$72,800 in interest revenue during the current fiscal year related to these leases. As of September 30, 2024, the City's receivable for lease payments was \$2,327,232. Also, the City has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease terms. As of September 30, 2024, the balance of the deferred inflow of resources was \$2,177,915.

The following is a schedule by year of minimum payments to be received under the City's leases that are included in the measurement of the lease receivable as of September 30, 2024:

Year Ending September 30,	Principal	Interest	Total Receipts
2025	\$ 130,906	\$ 69,225	\$ 200,131
2026	117,942	65,612	183,554
2027	95,319	62,547	157,866
2028	100,021	59,502	159,523
2029	106,733	56,255	162,988
2030-2034	630,880	226,011	856,891
2035-2039	557,921	125,185	683,106
2040-2044	319,216	61,267	380,483
2045-2049	268,294	19,204	287,498
Total	\$ 2,327,232	\$ 744,808	\$ 3,072,040

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 4. Capital, Lease and Subscription Assets

Capital, lease and subscription asset activity for the year ended September 30, 2024 was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities					
Capital assets					
not being depreciated					
Land	\$ 20,100,537	\$ 3,019,787	\$ -	\$ -	\$ 23,120,324
Construction in progress	42,830,992	20,289,074	-	(47,329,526)	15,790,540
Total capital assets not depreciated	<u>62,931,529</u>	<u>23,308,861</u>	<u>-</u>	<u>(47,329,526)</u>	<u>38,910,864</u>
Capital, lease and subscription assets					
being depreciated/amortized					
Buildings/facilities	67,831,373	659,608	-	43,052,032	111,543,013
Equipment	18,898,230	2,672,446	(870,090)	2,519,817	23,220,403
Infrastructure	194,281,254	-	-	1,543,922	195,825,176
Water rights	26,284,063	-	-	-	26,284,063
Master studies	393,172	-	-	213,755	606,927
Lease equipment	239,508	456,917	-	-	696,425
Subscription assets	982,757	404,111	-	-	1,386,868
Total capital, lease and subscription assets being depreciated/amortized	<u>308,910,357</u>	<u>4,193,082</u>	<u>(870,090)</u>	<u>47,329,526</u>	<u>359,562,875</u>
Less accumulated depreciation/amortization					
Buildings/facilities	(35,617,900)	(3,072,327)	107,216	-	(38,583,011)
Equipment	(13,578,824)	(2,383,786)	755,395	-	(15,207,215)
Infrastructure	(99,135,445)	(5,585,849)	-	-	(104,721,294)
Water rights	(20,696,426)	(489,428)	-	-	(21,185,854)
Master studies	(379,066)	(4,845)	-	-	(383,911)
Lease equipment	(211,396)	(119,496)	-	-	(330,892)
Subscription assets	(325,860)	(425,891)	-	-	(751,751)
Total accumulated depreciation/amortization	<u>(169,944,917)</u>	<u>(12,081,622)</u>	<u>862,611</u>	<u>-</u>	<u>(181,163,928)</u>
Total capital, lease and subscription assets being depreciated/amortized, net	<u>138,965,440</u>	<u>(7,888,540)</u>	<u>(7,479)</u>	<u>47,329,526</u>	<u>178,398,947</u>
Governmental activities					
Capital, lease and subscription assets, net	<u>\$ 201,896,968</u>	<u>\$ 15,420,321</u>	<u>\$ (7,479)</u>	<u>\$ -</u>	<u>\$ 217,309,811</u>

Internal service fund capital assets of \$3,274,870 are included in the governmental activities capital assets.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities					
Land	\$ 371,264	\$ -	\$ -	\$ -	\$ 371,264
Construction in progress	2,377,754	4,515,417	-	(293,903)	6,599,268
Total capital assets not depreciated	2,749,018	4,515,417	-	(293,903)	6,970,532
Capital, lease and subscription assets being depreciated/amortized					
Buildings/facilities	666,491	-	-	-	666,491
Water systems	63,514,737	-	-	-	63,514,737
Sewer systems	25,276,337	-	-	-	25,276,337
Equipment	4,616,184	394,433	(144,770)	-	4,865,847
Master studies	176,244	-	-	293,903	470,147
Lease equipment	-	15,756	-	-	15,756
Subscription assets	212,102	211,447	(77,035)	-	346,514
Total capital, lease and subscription assets being depreciated	94,462,095	621,636	(221,805)	293,903	95,155,829
Less accumulated depreciation/amortization for					
Buildings/facilities	(612,782)	(5,344)	-	-	(618,126)
Water systems	(23,097,548)	(1,272,533)	-	-	(24,370,081)
Sewer systems	(11,853,709)	(499,984)	-	-	(12,353,693)
Equipment	(3,407,798)	(378,352)	144,770	-	(3,641,380)
Master studies	(176,244)	(19,734)	-	-	(195,978)
Lease equipment	-	(3,151)	-	-	(3,151)
Subscription assets	(103,663)	(104,074)	77,035	-	(130,702)
Total accumulated depreciation/amortization	(39,251,744)	(2,283,172)	221,805	-	(41,313,111)
Total capital, lease and subscription assets being depreciated/amortized, net	55,210,351	(1,661,536)	-	293,903	53,842,718
Business-type activities					
Capital, lease and subscription assets, net	\$ 57,959,369	\$ 2,853,881	\$ -	\$ -	\$ 60,813,250

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental activities	
General government	\$ 1,662,301
Public works	6,194,753
Public safety	1,715,604
Community service	1,582,514
Equipment internal service fund	926,449
Total depreciation and amortization expense - governmental activities	\$ 12,081,622
Business-type activities - water and sewer	\$ 2,283,172

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Discretely Presented Component Units

Activity for the Economic Development Corporation (EDC) for the year ended September 30, 2024, was as follows:

	Beginning Balance	Increases	Decreases	Contributions to the City	Ending Balance
Capital assets not being depreciated					
Land	\$ 3,570,566	\$ -	\$ -	\$ -	\$ 3,570,566
Total capital assets not being depreciated	3,570,566	-	-	-	3,570,566
Capital and lease assets being depreciated/amortized					
Leasehold improvements	116,057	-	-	-	116,057
Lease equipment	-	26,260	-	-	26,260
Total capital and lease assets being depreciated/amortized	116,057	26,260	-	-	142,317
Less accumulated depreciation/amortization for					
Leasehold improvements	(44,923)	(3,729)	-	-	(48,652)
Lease equipment	-	(5,252)	-	-	(5,252)
Total accumulated depreciation/amortization	(44,923)	(8,981)	-	-	(53,904)
Total capital and lease assets being depreciated/amortized, net	71,134	17,279	-	-	88,413
EDC capital and lease assets, net	<u>\$ 3,641,700</u>	<u>\$ 17,279</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,658,979</u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Activity for the Community Development Corporation (CDC) for the year ended September 30, 2024, was as follows:

	Beginning Balance	Increases	Decreases	Contributions to the City	Ending Balance
Capital assets not being depreciated					
Construction in progress	\$ 4,675,184	\$ 440,006	\$ -	\$ (2,479,001)	\$ 2,636,189
Total capital assets not being depreciated	4,675,184	440,006	-	(2,479,001)	2,636,189
Capital and lease assets being depreciated/amortized					
Lease equipment	-	26,260	-	-	26,260
Total capital and lease assets being depreciated/amortized	-	26,260	-	-	26,260
Less accumulated depreciation/amortization for					
Lease equipment	-	(5,252)	-	-	(5,252)
Total accumulated depreciation/amortization	-	(5,252)	-	-	(5,252)
Total capital and lease assets being depreciated/amortized, net	-	21,008	-	-	21,008
CDC capital and lease assets, net	\$ 4,675,184	\$ 461,014	\$ -	\$ (2,479,001)	\$ 2,657,197

CDC capital assets are contributed to the City when completed.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 5. Interfund Receivables, Payables, and Transfers

Transfers are used to move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due and for cost allocations and other operational costs as determined by the City's annual budget. The transfer activity for the year ended September 30, 2024 is presented in the following schedule:

Transfers in	Transfers Out					Total
	General Fund	JPL Permanent Fund	Nonmajor Funds	Enterprise Funds		
Primary government						
Governmental activities						
General fund	\$ -	\$ -	\$ 250,000	\$ 458,424	\$ 708,424	
Debt Service fund	-	-	529,700	-	529,700	
Nonmajor governmental funds	<u>6,066,700</u>	<u>91,522</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,158,222</u>
Total	<u><u>\$ 6,066,700</u></u>	<u><u>\$ 91,522</u></u>	<u><u>\$ 779,700</u></u>	<u><u>\$ 458,424</u></u>	<u><u>\$ 7,396,346</u></u>	

The transfers from the General Fund to Nonmajor Funds include payment of the City's annual share of debt to support Animal Shelter operations and the transfer of set aside funds for building, street construction, and drainage improvements.

Transfers were made from JPL Permanent Fund to Nonmajor Funds for operating support provided for by the Nonmajor Fund resources.

Transfers were made from Nonmajor Funds to the General Fund for support of services relating to rights-of-way mowing and litter control.

Transfers were made from Nonmajor Funds to the Debt Service Fund for annual debt service and street impact fees.

The transfer from the Enterprise Fund to the General Fund is for information technology support provided for by the General Fund resources.

**City of Cedar Hill, Texas
Notes to Financial Statements
Year Ended September 20, 2024**

Interfund Receivable / Payable

In 2019, a “Memorandum of Understanding” was entered into by and between the City of Cedar Hill and the Board of Directors of the Cedar Hill Public Improvement District No. 3, Winding Hollow (PID No. 3) to replace a screening wall adjacent to Joe Wilson Road. The final cost of replacement was \$356,689. The cost of the screening wall replacement is to be financed through assessments on all properties within the boundaries of PID No. 3. The assessments shall be collected and annual payments to the City shall be budgeted by the PID No. 3 Board and included in their five (5) year budget. The reimbursement from the assessments shall be made to the City’s Street Construction fund in fifteen (15) annual payments which commenced on June 1, 2019 at 0% interest rate. Remaining payments are as follows:

Years	Payment	Total
2025 - 2032	\$ 24,500	\$ 196,000
2033	18,189	<u>18,189</u>
		<u>\$ 214,189</u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 6. Long-Term Obligations

Changes in Long-Term Liabilities

The following is a summary of transactions affecting long-term liabilities for the year ended September 30, 2024:

	Beginning Balance	Increases	Retirements/ Refundings	Ending Balance	Due Within One Year
Governmental activities					
General obligation bonds	\$ 62,705,000	\$ -	\$ (5,575,000)	\$ 57,130,000	\$ 6,030,000
General obligation bonds					
Direct placement	3,595,000	-	(1,110,000)	2,485,000	615,000
Certificates of obligation	28,305,000	7,275,000	(1,290,000)	34,290,000	1,515,000
Taxable Note	1,120,000	-	(165,000)	955,000	175,000
Taxable Note					
Direct borrowing	2,210,000	-	(575,000)	1,635,000	580,000
Total bonds payable	97,935,000	7,275,000	(8,715,000)	96,495,000	8,915,000
Unamortized premiums	6,463,005	657,965	(635,999)	6,484,971	572,058
Lease liabilities	28,729	456,917	(115,640)	370,006	89,488
Subscription liabilities	687,206	404,111	(426,423)	664,894	305,718
Compensated absences	6,540,354	5,863,471	(5,992,081)	6,411,744	4,520,403
OPEB liability - Health care	953,576	58,972	-	1,012,548	-
OPEB liability - SDBF	791,211	82,011	-	873,222	-
Net pension liability	23,274,109	-	(4,087,988)	19,186,121	-
Total governmental long-term liabilities	136,673,190	14,798,447	(19,973,131)	131,498,506	14,402,667
Business-type activities					
General obligation bonds payable	2,350,000	-	(715,000)	1,635,000	530,000
Certificates of obligation bonds payable	17,250,000	3,275,000	(1,040,000)	19,485,000	1,180,000
Unamortized premiums	1,213,209	295,616	(128,646)	1,380,179	121,062
Lease liabilities	-	15,756	(2,997)	12,759	3,086
Subscription liabilities	94,277	211,447	(113,111)	192,613	117,141
Compensated absences	531,841	537,606	(628,194)	441,253	386,328
OPEB liability - Health care	144,847	8,958	-	153,805	-
OPEB liability - SDBF	92,001	9,537	-	101,538	-
Net pension liability	2,706,292	(475,348)	-	2,230,944	-
Total business-type long-term liabilities	24,382,467	3,878,572	(2,627,948)	25,633,091	2,337,617
Total primary government long-term liabilities	\$ 161,055,657	\$ 18,677,019	\$ (22,601,079)	\$ 157,131,597	\$ 16,740,284

Claims, judgments, compensated absences and net pension liability are generally liquidated by the General Fund. OPEB liabilities are liquidated by the Self-Insurance fund.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

In fiscal year 2024, the City issued \$10,550,000 of combination tax and revenue certificates of obligation, series 2024 on March 26, 2024, with a premium of \$953,581, bearing interest rates ranging from 4.0% to 5.0%. The certificates will be used for (i) construction and improvement of streets, sidewalks, and related improvements, including drainage, landscaping, streetscaping, pedestrian seating, lighting, signage, and traffic signalization incidental thereto, and the acquisition of land and rights-of-way therefor, (ii) constructing and improving the City's Water and Wastewater System, including the acquisition of land therefor, (iii) acquisition of public safety equipment, to-wit: an ambulance, (iv) drainage and flood control improvements, including the acquisition of land and rights-of-way therefor, and (v) paying the cost of professional services rendered in connection with issuing the Certificates.

Authority for Issuance: The Certificates are authorized and issued pursuant to the Texas Constitution, the general laws of the State, particularly Subchapter C of Chapter 271, Texas Local Government Code, as amended, the City's Home Rule Charter and the Certificate Ordinance passed by the City Council of the City.

Security for Certificates of obligation ("Certificates"): The Certificates constitute direct obligations of the City, payable from a combination of (i) the levy and collection of a direct and continuing ad valorem tax, within the limits prescribed by law, on all taxable property within the City, and (ii) a limited pledge of the net revenues of the City's Waterworks and Sewer System, as provided in the Certificate Ordinance.

Tax Rate Limitation: All taxable property within the City is subject to the assessment, levy and collection by the City of a continuing, direct annual ad valorem tax sufficient to provide for the payment of principal of and interest on all ad valorem tax debt within the limits prescribed by law. Article XI, Section 5, of the Texas Constitution is applicable to the City, and limits its maximum ad valorem tax rate to \$2.50 per \$100 taxable assessed valuation for all City purposes. The Home Rule Charter of the City adopts the constitutionally authorized maximum tax rate of \$2.50 per \$100 taxable assessed valuation.

The calculations of the no-new-revenue tax rate and voter-approval tax rate do not limit or impact the City's ability to set a debt service tax rate in each year sufficient to pay debt service on all of the City's tax-supported debt obligations, including the Certificates.

Certificate holders' Remedies on event of default: The Ordinance does not specify events of default with respect to the Certificates. If the City defaults in the payment of principal, interest or redemption price, as applicable, on the Certificates when due, or if it fails to make payments into any fund or funds created in the Ordinance, or defaults in the observation or performance of any other covenants, conditions or obligations set forth in the Ordinance, the registered owners may seek a writ of mandamus to compel City officials to carry out their legally imposed duties with respect to the Obligations if there is no other available remedy at law to compel performance of the Certificates or the Ordinance and the City's obligations are not uncertain or disputed. There is no acceleration of maturity of the Certificates in the event of default and, consequently, the remedy of the writ of mandamus may have to be relied upon from year to year. The Ordinance does not provide for the appointment of a trustee to represent the interest of the holders of the Certificates upon any failure of the City to perform in accordance with the terms of the Ordinance, or upon any other condition and, accordingly, all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the registered owners.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

General Long-Term Liabilities

General obligation bonds, certificates of obligation and the taxable note outstanding at September 30, 2024, consist of the following individual issues:

	<u>Interest Rates</u>	<u>Balance September 30, 2024</u>
General obligation bonds		
Governmental activities		
\$6,040,000; 2013 General Obligation Refunding Bonds, due Feb.15, 2028 <i>(Split 79% to 21% between governmental and business-type activities)</i>	2.00%-4.00%	\$ 835,000
\$24,055,000; 2015 General Obligation Refunding and Imprvm't Bonds, due Feb.15, 2035 <i>(Split 93% to 7% between governmental and business-type activities)</i>	.5%-3.51%	7,750,000
\$19,990,000; 2016 General Obligation Refunding and Imprvm't Bonds, due Feb.15, 2028 <i>(Split 82.4% to 17.6% between governmental and business-type activities)</i>	3.00%-5%	6,345,000
\$4,135,000; 2018 General Obligation Bonds, due February 15, 2038	3.00%-3.50%	3,180,000
\$8,965,000; 2019 General Obligation Bonds, due February 15, 2039	3.00%-5.00%	7,370,000
\$9,610,000; 2020 General Obligation Bonds, due February 15, 2040	2.50%-5.00%	8,305,000
\$8,600,000; 2021 General Obligation Bonds-Direct placement, due February 15, 2040	2.50%-5.00%	2,485,000
\$8,355,000; 2022 General Obligation Bonds due February 15, 2042	3.00%-5.00%	7,895,000
\$15,760,000; 2023 General Obligation Bonds due February 15, 2043	4.00%-5.00%	<u>15,450,000</u>
Total governmental activities - general obligation bonds		\$ <u>59,615,000</u>
Business-type activities		
\$24,055,000; 2015 General Obligation Refunding and Imprvm't Bonds, due Feb.15, 2035 <i>(Split 93% to 7% between governmental and business-type activities)</i>	.5%-3.51%	400,000
\$19,990,000; 2016 General Obligation Refunding and Imprvm't Bonds, due Feb.15, 2028 <i>(Split 82.4% to 17.6% between governmental and business-type activities)</i>	3.00%-5%	<u>1,235,000</u>
Total business-type activities - general obligation bonds		\$ <u>1,635,000</u>
Total general obligation bonds		\$ <u>61,250,000</u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

	<u>Interest Rates</u>	<u>Balance September 30, 2024</u>
Certificate of obligation bonds		
Governmental activities		
\$2,065,000; 2013 Certificates of Obligation, due February 15, 2022	2.00%-3.00%	640,000
\$1,730,000; 2015 Certificates of Obligation, due February 15, 2029 <i>(Split 54% to 46% between governmental and business-type activities)</i>	2.00%-4.00%	435,000
\$5,620,000; 2018 Certificates of Obligation, due February 15, 2038 <i>(Split 58.72% to 41.28% between governmental and business-type activities)</i>	3.00%-4.00%	2,565,000
\$5,515,000; 2019 Certificates of Obligation, due February 15, 2034 <i>(Split 32% to 68% between governmental and business-type activities)</i>	3.00%-5.00%	1,310,000
\$7,360,000; 2019 Tax Taxable Certificates of Obligation, due February 15, 2044	3.00%-4.00%	6,520,000
\$7,720,000; 2020 Certificates of Obligation, due February 15, 2040 <i>(Split 67.33% to 32.67% between governmental and business-type activities)</i>	2.50%-5.00%	4,265,000
\$11,210,000; 2022 Certificates of Obligation, due February 15, 2042 <i>(Split 73.68% to 26.32% between governmental and business-type activities)</i>	3.00%-5.00%	7,810,000
\$6,850,000; 2023 Certificates of Obligation, due February 15, 2043 <i>(Split 51.61% to 48.39% between governmental and business-type activities)</i>	4.00%-5.00%	3,470,000
\$10,550,000; 2024 Certificates of Obligation, due February 15, 2044 <i>(Split 68.96% to 31.04% between governmental and business-type activities)</i>	4.00%-5.00%	<u>\$ 7,275,000</u>
Total governmental activities		<u>\$ 34,290,000</u>
Business-type activities		
\$6,235,000; 2014 Certificates of Obligation, due February 15, 2029	2.75%-3.75%	2,705,000
\$1,730,000; 2015 Certificates of Obligation, due February 15, 2029 <i>(Split 54% to 46% between governmental and business-type activities)</i>	2.00%-4.00%	375,000
\$5,620,000; 2018 Certificates of Obligation, due February 15, 2038 <i>(Split 58.72% to 41.28% between governmental and business-type activities)</i>	3.00%-4.00%	1,805,000
\$5,515,000; 2019 Certificates of Obligation, due February 15, 2039 <i>(Split 32% to 68% between governmental and business-type activities)</i>	3.00%-5.00%	3,070,000
\$7,720,000; 2020 Certificates of Obligation, due February 15, 2040 <i>(Split 67.33% to 32.67% between governmental and business-type activities)</i>	2.50%-5.00%	2,210,000
\$11,210,000; 2022 Certificates of Obligation, due February 15, 2042 <i>(Split 73.68% to 26.32% between governmental and business-type activities)</i>	3.00%-5.00%	2,790,000
\$6,850,000; 2023 Certificates of Obligation, due February 15, 2043 <i>(Split 51.61% to 48.39% between governmental and business-type activities)</i>	4.00%-5.00%	3,255,000
\$10,550,000; 2024 Certificates of Obligation, due February 15, 2044 <i>(Split 68.96% to 31.04% between governmental and business-type activities)</i>	4.00%-5.00%	<u>\$ 3,275,000</u>
Total business-type activities		<u>\$ 19,485,000</u>
Total certificate of obligation bonds		<u>\$ 53,775,000</u>
Taxable Notes		
Governmental activities		
\$3,345,000; 2021 Taxable Note, due February 15, 2027	1.09%	\$ 1,635,000
\$1,260,000; 2022 Taxable Note, due February 15, 2029	5.00%	<u>955,000</u>
Total taxable notes		<u>\$ 2,590,000</u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Annual requirements to amortize the long-term debt as of September 30, 2024 are as follows:

Year Ending September 30,	Governmental Activities					
	General Obligation Bonds		Certificates of Obligation		Taxable Note	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	6,030,000	2,220,600	1,515,000	1,460,091	175,000	43,375
2026	5,430,000	1,975,400	1,680,000	1,294,579	180,000	34,500
2027	4,015,000	1,789,500	1,750,000	1,231,041	190,000	25,250
2028	3,455,000	1,651,900	1,830,000	1,160,691	200,000	15,500
2029	2,500,000	1,532,450	1,720,000	1,086,916	210,000	5,250
2030-2034	14,155,000	5,946,238	8,790,000	4,342,972	-	-
2035-2039	14,660,000	2,820,450	9,380,000	2,489,260	-	-
2040-2044	6,885,000	483,350	7,625,000	684,825	-	-
Total	<u>\$ 57,130,000</u>	<u>\$ 18,419,888</u>	<u>\$ 34,290,000</u>	<u>\$ 13,750,375</u>	<u>\$ 955,000</u>	<u>\$ 123,875</u>

Year Ending September 30,	Governmental Activities - Direct Placements and Borrowings			
	General Obligation Bonds		Taxable Note	
Principal	Interest	Principal	Interest	
2025	615,000	18,291	580,000	14,661
2026	615,000	13,125	525,000	8,638
2027	625,000	7,917	530,000	2,889
2028	630,000	2,646	-	-
Total	<u>\$ 2,485,000</u>	<u>\$ 41,979</u>	<u>\$ 1,635,000</u>	<u>\$ 26,188</u>

Year Ending September 30,	Business-Type Activities			
	General Obligation Bonds		Certificates of Obligation	
Principal	Interest	Principal	Interest	
2025	530,000	52,325	1,180,000	801,956
2026	555,000	28,625	1,280,000	709,481
2027	365,000	11,025	1,320,000	662,081
2028	185,000	2,775	1,365,000	611,972
2029	-	-	1,420,000	557,034
2030-2034	-	-	4,680,000	2,151,141
2035-2039	-	-	5,340,000	1,119,428
2040-2044	-	-	2,900,000	237,275
Total	<u>\$ 1,635,000</u>	<u>\$ 94,750</u>	<u>\$ 19,485,000</u>	<u>\$ 6,850,368</u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Lease Liabilities

The City has an agreement for a copier, the terms of which expire in 2028, which is recorded within the general fund, water and sewer fund, community development corporation fund, and economic development fund. The measurement of the lease payables is based on the present value of lease payments expected to be paid during the lease term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any lease incentives payable to the lessee.

As of September 30, 2024, the value of the lease liabilities was \$370,006 for governmental activities, \$12,759 for business-type activities, and \$42,530 for discretely presented component units, calculated with an incremental borrowing rate of 2.19 percent. The value of the right-to-use lease assets as of September 30, 2024, was \$696,425 and had accumulated amortization of \$330,892 for governmental activities, \$15,756 and had accumulated amortization of \$3,151 for business-type activities, and \$52,520 and had accumulated amortization of \$10,504 for discretely presented component units.

The future principal and interest payments for lease liabilities as of September 30, 2024, are as follows:

Year Ending September 30,		Governmental Activities	
		Principal	Interest
	2025	\$ 89,488	\$ 7,032
	2026	91,468	5,053
	2027	93,491	3,029
	2028	95,559	961
Total		\$ 370,006	\$ 16,075
Year Ending September 30,		Business-Type Activities	
		Principal	Interest
	2025	\$ 3,086	\$ 242
	2026	3,154	174
	2027	3,224	104
	2028	3,295	33
Total		\$ 12,759	\$ 553
Year Ending September 30,		Economic Development Corporation	
		Principal	Interest
	2025	\$ 5,143	\$ 404
	2026	5,257	290
	2027	5,373	174
	2028	5,492	55
Total		\$ 21,265	\$ 923

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Year Ending September 30,	Community Development Corporation	
	Principal	Interest
2025	\$ 5,143	\$ 404
2026	5,257	290
2027	5,373	174
2028	5,492	55
Total	\$ 21,265	\$ 923

Subscription Liabilities

The City has subscription IT arrangements to conduct its operations, the terms of which expire 2026 through 2028. The measurement of the subscription liabilities is based on the present value of subscription payments expected to be paid during the subscription term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any subscription incentives payable.

As of September 30, 2024, the value of the subscription liabilities was \$664,894 for governmental activities and \$192,613 for business-type activities. An incremental borrowing rate of 2.19 percent was used to measure subscription liabilities. The value of the right-to-use subscription assets as of September 30, 2024, was \$1,386,868 and had accumulated amortization of \$751,751 for governmental activities, and was \$346,514 and had accumulated amortization of \$130,702 for business-type activities.

The future principal and interest payments for subscription liabilities as of September 30, 2024, are as follows:

Year Ending September 30,	Subscription Liabilities			
	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2025	305,718	8,807	117,141	2,251
2026	308,068	2,108	75,293	468
2027	25,275	559	179	-
2028	25,833	-	-	-
Total	\$ 664,894	\$ 10,915	\$ 192,613	\$ 2,719

Compensated Absences

Compensated absences represent the estimated liability for employees' accrued sick and vacation leave for which employees are entitled to be paid upon termination. The retirement of this liability is typically paid from the General Fund and Enterprise Funds based on the assignment of an employee at termination.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Component Units

The long-term liabilities of the Community Development Corporation (CDC), a discretely presented component unit, is comprised of the following:

	Beginning Balance	Increases	Retirements	Ending Balance	Due Within One Year
CDC					
Lease liabilities	\$ -	\$ 26,260	\$ (4,995)	\$ 21,265	\$ 5,143
Compensated absences	59,271	113,204	(94,477)	77,998	77,998
Net pension liability	811,888	-	(142,605)	669,283	-
OPEB liability - Health care	84,494	5,225	-	89,719	-
OPEB liability - SDBF	27,600	2,861	-	30,461	-
Total long-term liabilities	\$ 983,253	\$ 147,550	\$ (242,077)	\$ 888,726	\$ 83,141

The long-term liabilities of the Economic Development Corporation (EDC), a discretely presented component unit, is comprised of the following:

	Beginning Balance	Increases	Retirements	Ending Balance	Due Within One Year
EDC					
Lease liabilities	\$ -	\$ 26,260	\$ (4,995)	\$ 21,265	\$ 5,143
Compensated absences	25,233	66,147	(59,219)	32,161	32,161
Net pension liability	270,629	-	(47,535)	223,094	-
OPEB liability - Health care	24,141	1,493	-	25,634	-
OPEB liability - SDBF	9,200	954	-	10,154	-
\$ 329,203	\$ 94,854	\$ (111,749)	\$ 312,308	\$ 37,304	

In fiscal year 2006, the EDC entered into an agreement with the City to provide funds to amortize the City's \$12,890,000 Certificates of Obligation and related interest for the construction of roads and drainage facilities to support the Hillside Village retail center.

These agreements are classified as voluntary non-exchange transactions. Payments by the EDC require the existence of available resources and an annual appropriation by the Boards of the EDC.

Cedar Hill Industrial Development Corporation

The Cedar Hill Industrial Development Corporation (CHIDC) was organized in December 1979 by the City under the Development Corporation Act of 1979. CHIDC has the ability to issue tax-exempt revenue bonds for the development of local industry to secure the advantages of balanced and increased employment and an improved economic position, and to provide for a broader tax base. The City Council appoints the Board of Directors of CHIDC. The CHIDC does not have assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues, expenditures, or conduit debt as of September 30, 2024, to be included as a component unit.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 7. 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; injuries to employees; and, other claims of various natures. The City purchases commercial liability insurance with the Texas Municipal League Inter- Governmental Risk Pool to indemnify itself in event of loss. For the past three years, settlements have not exceeded scheduled and stated coverage(s).

The City maintains a self-insurance program for health insurance. The City established the self-insurance program effective October 1, 2017. The premiums paid by the City are primarily expenditures/expenses of the operating funds. All premiums are paid into the self-funded health internal service fund to pay claims, claim reserves and administrative costs of the program. Group medical benefits are paid from the Self-Insurance Fund (Internal Service Fund), which has an annually negotiated stop loss provision through United Health Care. The aggregate stop loss was \$100,000 per covered individual and coverage is maintained through a private insurance carrier. An independent claims administrator performs all claims handling procedures.

Revenues are recognized from payroll deductions from employee dependent coverage and from City contributions for employee coverage. The liabilities for insurance claims reported in the City's Self-Insurance Fund is based on GASB Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of loss can be reasonably estimated. These liabilities include an estimate for incurred but not reported (IBNR) claims. The City's consultant has estimated the unpaid claims liability at \$322,527 as of September 30, 2024.

Changes in balances during 2024 were as follows:

	2024
Unpaid claims, beginning of year	\$ 660,602
Current year claims (including IBNR) and change in estimate	3,136,306
Claim Payments	<u>(3,474,381)</u>
Unpaid claims, end of year	<u><u>\$ 322,527</u></u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 8. Commitments and Contingencies

The City has a contract with Trinity River Authority (TRA) whereby the TRA has agreed to provide water, wastewater and disposal system treatment for the benefit of the City and any “additional member City” as defined. The City makes payments monthly, which are based on an estimate of its share of costs. In prior years, TRA has calculated this estimate on an annual basis and made adjustments for over/under charges in the City’s next fiscal year. Effective December 1, 1992, TRA changed its billing methodology to adjust its estimate eight months into the City’s fiscal year which should reduce over/under charges but may not fully eliminate them. The City’s fiscal year for when the adjustments are reported and the City’s fiscal year for when the services were provided may differ because of these adjustments and because TRA’s fiscal year differs from the City’s, as indicated by the schedule below:

Regular monthly expenses for October 1, 2023 to September 30, 2024	\$ 8,452,455
TRA adjustment for prior-year settlement	<u>(694,805)</u>
Sewage treatment and water system facility expenses	\$ 7,757,650

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City is engaged in capital improvements as evidenced by its long-term indebtedness. At September 30, 2024, sufficient capital funds were on hand to satisfy all contractual commitments for capital improvements in progress. The City has active construction projects as of September 30, 2024. Total accumulated commitments for ongoing capital project are composed of the following:

Construction Commitments

Capital	\$ 7,850,651
Water and sewer	<u>1,891,970</u>
Total	\$ 9,742,621

The City periodically is a defendant in various lawsuits. At September 30, 2024, after consultation with the City’s attorney, the City is not aware of any pending litigation with a material impact.

The Cedar Hill Economic Development Corporation provides monetary incentives to companies to relocate and provide employment opportunities within the City of Cedar Hill. At September 30, 2024, these commitments totaled \$1,769,787 and are only paid when provisions of incentive agreements are fulfilled.

Note 9. Tax Abatements and Economic Incentives

The City enters into economic development agreements designed to promote development, stimulate commercial activity, enhance the property tax base, and increase the economic vitality. These programs rebate property taxes and sales tax. The City's economic development agreements are authorized under the Texas Local Government Code Chapter 311 (Tax Increment Financing Act), Chapter 312 (Property Tax Abatements) and Chapter 380 (Economic Development Programs). Recipients may be eligible to receive economic assistance based upon employment, economic or community impact of the project requesting assistance. Recipients receiving assistance generally commit to building or remodeling real property and related infrastructure, expanding operations, renewing facility leases or bringing targeted development to the City. Agreements generally contain recapture provisions which may require repayment or termination if recipients do not meet the required provisions of the economic incentives.

The City has three categories of economic development agreements:

Tax Abatements

Tax Abatements under Chapter 312 of the Texas Tax Code allow the City to designate tax reinvestment zones and negotiate tax abatement agreements with applicants. These abatement agreements authorize the appraisal districts to reduce the assessed value of the taxpayer's property by a percentage specified in the agreement, and the taxpayer will pay taxes on the lower assessed value during the term of the agreement. At fiscal year-end 2024, there was one active tax abatement agreement under this program which was executed in May 2021. Per the agreement, the tax abatement year begins one tax year after the Certificate of Occupancy has been issued. The Certificate of Occupancy was issued in tax year 2022 which correlates to fiscal year 2023. However, no abatement requests were filed to the State Comptroller. As such, there were no property taxes abated in fiscal year 2024.

General Economic Development

The City enters into various agreements under Chapter 380 of the Texas Local Government Code to stimulate economic development. Agreements may rebate a flat amount or a percentage of property taxes or sales tax received by the City. The City had three active Chapter 380 agreements but had no payments in fiscal year 2024.

The Cedar Hill Economic Development Corporation (CHEDC) enters various agreements to promote and encourage development within the Cedar Hill. These agreements incentivize developers and local business to promote and develop the City under the terms and conditions established by the Cedar Hill Economic Development Corporation. CHEDC had \$337,010 in payments for incentives in fiscal year 2024.

Tax Increment Financing

Tax Increment Financing (TIF) is a tool to help finance public improvements and development projects within a defined area. A municipality makes an area eligible for TIF by designating it a Tax Increment Reinvestment Zone (TIRZ). Within the designated zone all of the incremental tax revenue growth flows to an established tax increment fund to help pay for public improvements within the zone. The City has adopted one Tax Increment Reinvestment Zones (TIRZ) in accordance with the provisions of the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311. The City's active Tax increment reinvestment zone is TIRZ #1. The goal of the Tax Increment Zone #1 is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. The purpose for TIRZ#1 is to promote the creation of contained, mixed-use development consisting of major retail, restaurants, residential, hotel and office. The Zone's projected costs are primarily related to roadway, drainage, storm water detention and utilities. The revenue in to TIRZ#1 for fiscal year 2024 was \$1,267,408. There were no active projects funded for the year.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 10. Defined Benefit Pension Plan

Plan Description

The City of Cedar Hill, including its discretely presented component units, participates as one of over 930 plans in the defined benefit cash-balance pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available Annual Comprehensive Financial Report (ACFR) that can be obtained at tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City of Cedar Hill, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the Member's contributions, with interest, and the City-financed monetary credits with interest. The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total Member contributions and interest.

Benefits depend upon the sum of the employee's contributions to the plan, with interest, and the City-financed monetary credits, with interest. At the date the plan began, the City granted monetary credits for service rendered before the plan began of a theoretical amount equal to two times what would have been contributed by the employee, with interest, prior to establishment of the plan. Monetary credits for service since the plan began are a percent (100%, 150%, or 200%) of the employee's accumulated contributions. In addition, the City can grant, as often as annually, another type of monetary credit referred to as an updated service credit, which is a theoretical amount which, when added to the employee's accumulated contributions and the monetary credits for service since the plan began, would be the total monetary credits and employee contributions accumulated with interest if the current employee contribution rate and City matching percent had always been in existence and if the employee's salary had always been the average of his salary in the last three years that are one year before the effective date. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer-financed monetary credits with interest were used to purchase an annuity.

Members can retire at ages 60 and above with 5 or more years of service or with 20 years of service regardless of age. A member is vested after 5 years. The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS and within the actuarial constraints also in the statutes.

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service requirement eligibility	20 year to any age, or 5 years at age 60 and above
Updated service credit	100% repeating, transfers
Annuity increase to retirees	50% of CPI, repeating

**City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024**

At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	236
Inactive employees entitled to but not yet receiving benefits	217
Active employees	354
	<hr/>
Total	807
	<hr/>

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City's matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each City is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees of the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 14.80% and 15.62% in calendar years 2023 and 2024, respectively. The City's contributions to TMRS for the fiscal year ended September 30, 2024 were \$4,762,478 and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2023 and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year
Investment rate of return	6.75% net pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees for Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males a 3-year set-forward for females. In addition a 3.5% and 3.0% minimum mortality rate is applied, for males and females, respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS as of December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rate (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage.

The target allocation and best estimates of the expected return for each major asset class in fiscal year 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	35.00%	6.70%
Core Fixed Income	6.00%	4.70%
Non-Core Fixed Income	20.00%	8.00%
Other Public and Private Markets	12.00%	8.00%
Real Estate	12.00%	7.63%
Hedge Funds	5.00%	6.40%
Private Equity	10.00%	11.60%
Total	<u>100%</u>	

Discount Rate and Allocations

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that Member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive Members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

The City's net pension liability, pension expense, and deferred outflows and inflows of resources related to TMRS have been allocated between governmental activities, business-type activities, CDC and EDC using a contribution-based method.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Changes in the Net Pension Liability

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance beginning of year	\$ 147,260,682	\$ 120,197,763	\$ 27,062,919
Changes for the year:			
Service cost	5,098,853	-	5,098,853
Interest	9,931,597	-	9,931,597
Change of benefit terms	-	-	-
Difference between expected and actual experience	1,194,022	-	1,194,022
Changes of assumptions	(575,991)	-	(575,991)
Contributions - employer	-	4,457,343	(4,457,343)
Contributions - employee	-	2,108,209	(2,108,209)
Net investment income	-	13,925,526	(13,925,526)
Benefit payments, including refunds of employee contributions	(5,350,667)	(5,350,667)	-
Administrative expense	-	(88,502)	88,502
Other changes	-	(618)	618
Net changes	<u>10,297,814</u>	<u>15,051,291</u>	<u>(4,753,477)</u>
Balance end of year	<u>\$ 157,558,496</u>	<u>\$ 135,249,054</u>	<u>\$ 22,309,442</u>

The portion of the changes in net pension liability related to the City, CDC, and EDC, respectively, are as follows:

	City	CDC	EDC	Totals
Balance beginning of year	\$ 25,980,402	\$ 811,888	\$ 270,629	\$ 27,062,919
Changes for the year:				
Service cost	4,894,900	152,964	50,989	5,098,853
Interest	9,534,333	297,948	99,316	9,931,597
Change of benefit terms	-	-	-	-
Difference between expected and actual experience	1,146,261	35,821	11,940	1,194,022
Changes of assumptions	(552,951)	(17,280)	(5,760)	(575,991)
Contributions - employer	(4,279,049)	(133,720)	(44,574)	(4,457,343)
Contributions - employee	(2,023,881)	(63,246)	(21,082)	(2,108,209)
Net investment income	(13,368,505)	(417,766)	(139,255)	(13,925,526)
Benefit payments, including refunds of employee contributions	-	-	-	-
Administrative expense	84,962	2,655	885	88,502
Other changes	<u>593</u>	<u>19</u>	<u>6</u>	<u>618</u>
Net changes	<u>(4,563,337)</u>	<u>(142,605)</u>	<u>(47,535)</u>	<u>(4,753,477)</u>
Balance end of year	<u>\$ 21,417,065</u>	<u>\$ 669,283</u>	<u>\$ 223,094</u>	<u>\$ 22,309,442</u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Proportionate share and net pension liability reported in:

Primary government	96.00%	\$ 21,417,065
Cedar Hill Community Development Corporation	3.00%	669,283
Cedar Hill Economic Development Corporation	1.00%	223,094
Total	100.00%	\$ 22,309,442

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, CDC, and EDC calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.75%) or 1 percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1 % Increase in Discount Rate (7.75%)
Primary government	\$ 43,577,662	\$ 21,417,065	\$ 3,263,418
Cedar Hill Community Development Corporation	1,361,802	669,283	101,982
Cedar Hill Economic Development Corporation	453,934	223,094	33,994
Plan's net pension liability	\$ 45,393,398	\$ 22,309,442	\$ 3,399,394

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained at tmrs.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2024, the primary government recognized pension expense of \$5,477,743. At September 30, 2024, the primary government reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 3,459,239	\$ -
Changes in actuarial assumptions	-	432,219
Differences between projected and actual investment earnings	3,086,544	-
Contributions subsequent to the measurement date	3,379,034	-
	\$ 9,924,817	\$ 432,219

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

For the year ended September 30, 2024, the Cedar Hill Community Development Corporation recognized pension expense of \$171,179. At September 30, 2024, the primary government reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 108,101	\$ -
Changes in actuarial assumptions	- 13,507	13,507
Differences between projected and actual investment earnings	96,455	-
Contributions subsequent to the measurement date	<u>105,595</u>	<u>-</u>
	<u><u>\$ 310,151</u></u>	<u><u>\$ 13,507</u></u>

For the year ended September 30, 2024, the Cedar Hill Economic Development Corporation recognized pension expense of \$57,060. At September 30, 2024, the primary government reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 36,034	\$ -
Changes in actuarial assumptions	- 4,502	4,502
Differences between projected and actual investment earnings	32,152	-
Contributions subsequent to the measurement date	<u>35,198</u>	<u>-</u>
	<u><u>\$ 103,384</u></u>	<u><u>\$ 4,502</u></u>

For the year ended September 30, 2024, the primary government reported \$3,379,034 as deferred outflows of resources related to pensions resulting from primary government contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ 2,236,641
2026	2,067,386
2027	2,850,338
2028	<u>(1,040,801)</u>
Total	<u><u>\$ 6,113,564</u></u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

For the year ended September 30, 2024, the Cedar Hill Community Development Corporation reported \$105,595 as deferred outflows of resources related to pensions resulting from Cedar Hill Community Development Corporation contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ 69,895
2026	64,606
2027	89,073
2028	<u>(32,525)</u>
 Total	 <u>\$ 191,049</u>

For the year ended September 30, 2024, the Cedar Hill Economic Development Corporation reported \$35,198 as deferred outflows of resources related to pensions resulting from Cedar Hill Economic Development Corporation contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ 23,298
2026	21,535
2027	29,691
2028	<u>(10,840)</u>
 Total	 <u>\$ 63,684</u>

Reserve Police Department Defined Benefit Plan

The City provides pension benefits to its volunteer police reserves upon retirement. The City Council establishes plan provisions, is authorized to amend them and acts as the plan administrator. The plan became effective October 1, 1993. Police reserves do not receive a salary, and therefore, there is no covered payroll related to the plan. Police reserves are eligible to participate in the plan if they are at least 15 years old and provided the City with 192 hours of volunteer service per year as a police reserve. Under the plan, the normal retirement age is 55 with ten years of service required. Service is measured by years of service. The reserve officers are not required to contribute to the plan. The normal retirement pension payable to a retirement participant is \$144 per month with a guaranteed minimum of 120 months. Participants are 100% vested with a minimum of ten years of vesting service. A year of vesting is credited for each year during which the participant is credited with 192 hours of service. As of September 30, 2024, the City had no active members of the plan and seven retirees receiving benefits. The plan is a single employer defined benefit plan. The plan does not prepare a separate, audited pension plan report.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 11. Other Postemployment Benefit (OPEB) Plans

Retiree Health Care Plan Description

The City, including its discretely presented component units, provides postemployment medical care (OPEB) for employees through a single- employer defined benefit medical plan. The plan provides medical benefits for eligible retirees, their spouses and dependents through the City's group health insurance plans, which cover both active and retired members. The benefit levels and payment rates are approved annually by the City management and the City Council as part of the budget process. Since an irrevocable trust has not been established that meets the criteria of GASB 75, paragraph 4, the plan is not accounted for as a trust fund. The plan does not issue a separate financial report.

Benefits Provided

The City provides postemployment medical and dental care benefits to its retirees. Retirees who elect COBRA cannot later elect retiree coverage. To be eligible for coverage, an employee must qualify under all three of the following:

1. The retiree must have been covered for medical benefits under the City Health Plan as an employee immediately prior to termination of employment.
2. The retiree must apply for pension benefits from TMRS in accordance with TMRS requirements and deadlines.
3. The retiree must enroll for retiree health coverage within thirty-one days of the date of termination.

All medical care benefits are provided through the City's health plan. The benefit levels are the same as those afforded to active employees.

As of December 31, 2023, membership consisted of:

Retirees and beneficiaries receiving benefits	4
Active employees	<u>334</u>
Total	<u>338</u>

Premiums – Retiree Health Care

The plan's premium rates are determined annually by City management and approved by the City Council as part of the annual budget. Members receiving medical benefits pay as follows:

Coverage	Premiums paid by Employee			
	October 1, 2023	September 30, 2024	High - Deductible Health Plan (HDHP-HSA) Base Plan	Exclusive Provider Organization (EPO) Buy-Up Plan
Employee Only			\$ 596	\$ 883
Employee & Spouse			1,193	1,590

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Current retirees pay to the self-funded health program the blended premium for active and retired participants. Retiree pay rates for fiscal year September 30, 2024 ranged from \$883 to \$1,590 per month depending on coverage levels selected. In fiscal year September 30, 2024, the total member (retirees) payments were \$20,872. The City payment for retirees consists of pay-as-you-go claims in excess of the retiree payments, which totaled \$20,469 for the fiscal year ended September 30, 2024.

Total OPEB Liability – Retiree Health Care

The City's total OPEB liability was measured as of December 31, 2023 and was determined by an actuarial valuation as of December 31, 2022.

Actuarial Methods and Assumptions – Retiree Health Care

The City's total OPEB liability as of December 31, 2023 was determined using the following actuarial assumptions:

<u>Actuarial Assumptions</u>	
Actuarial Cost Method	Individual Entry-Age
Discount Rate	3.77 as of December 31, 2023, 4.05% in prior year
Inflation	2.50%
Salary Increases	3.60% to 11.85%, including inflation
Demographic Assumptions	Based on the experience study covering the four-year period ending in December 31, 2022 Texas Municipal Retirement System (TMRS).
Mortality	For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used, with male rates multiplied by 103% and female rates multiplied by 105%. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the MP-2021 table to account for future mortality improvements.
Health Care Trend Rates	Initial rate of 7.00% declining to an ultimate rate of 4.25% after 15 years.
Participation Rates	20% of retirees between the ages of 50 and 64 at retirement; 0% for retirees under age 50 at retirement

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Discount Rate

The discount rate used to measure the Total OPEB Liability was 3.77%. The discount rate is equal to the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date of December 31, 2023. For the purpose of this valuation, the municipal bond rate is 3.77% based on the daily rate closest to but not later than the measurement date of the Fidelity 20-Year Municipal GO AA Index. The discount rate was 4.05% as of December 31, 2022, the prior measurement date.

Sensitivity of the Total OPEB Liability – Health to Changes in the Discount Rate

The following presents the total OPEB – Health Care liability of the City, CDC, and EDC, calculated using the discount rate of 3.77%, as well as what the City, CDC, and EDC's total OPEB – Health Care liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.77%) or 1 percentage point higher (4.77%):

	1% Decrease in Discount Rate (2.77%)	Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
Primary government			
Cedar Hill Community Development Corporation	\$ 1,281,627	\$ 1,166,353	\$ 1,061,567
Cedar Hill Economic Development Corporation	98,587	89,719	81,659
	28,168	25,634	23,332
Total OPEB Health Care liability	\$ 1,408,381	\$ 1,281,706	\$ 1,166,558

The following presents the total OPEB – Health Care liability of the City, CDC, and EDC, calculated using the healthcare cost trend rate, as well as what the City, CDC, and EDC's total OPEB Health Care liability would be if it were calculated using a healthcare cost trend rate that is 1 percentage point lower or 1 percentage point higher:

	1% Decrease in Trend Rate	Trend Rate	1% Increase in Trend Rate
Primary government			
Cedar Hill Community Development Corporation	\$ 1,017,318	\$ 1,166,353	\$ 1,344,662
Cedar Hill Economic Development Corporation	78,255	89,719	103,436
	22,359	25,634	29,553
Total OPEB Health Care liability	\$ 1,117,932	\$ 1,281,706	\$ 1,477,651

Schedule of Changes in Total OPEB Liability – Health Care

	Total OPEB- Health Care Liability	City	CDC	EDC
Beginning balance	\$ 1,207,058	\$ 1,098,423	\$ 84,494	\$ 24,141
Changes for the year:				
Service cost	94,369	85,876	6,606	1,887
Interest (on the total OPEB liability)	50,382	45,848	3,527	1,008
Differences between expected and actual experience	(13,516)	(12,300)	(946)	(270)
Change of Assumptions	(36,118)	(32,867)	(2,528)	(723)
Benefit Payments	(20,469)	(18,627)	(1,434)	(409)
Net changes	74,648	67,930	5,225	1,493
Ending balance	\$ 1,281,706	\$ 1,166,353	\$ 89,719	\$ 25,634
Proportionate share of total OPEB liability - Health Care:	100.00%	91.00%	7.00%	2.00%

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

OPEB Expense and Deferred Outflows/(Inflows) of Resources – Health Care

For the year ended September 30, 2024, OPEB Health Care expense of \$88,344 was recognized by the primary government. At September 30, 2024, the total reported deferred outflows of resources and deferred inflows of resources related to OPEB - Health Care from the following sources. See Note 12 for further detail.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 95,038	\$ 474,323
Changes in actuarial assumptions	230,205	281,944
Contributions subsequent to the measurement date	<u>27,032</u>	<u>-</u>
	<u><u>\$ 352,275</u></u>	<u><u>\$ 756,267</u></u>

For the year ended September 30, 2024, OPEB Health Care expense of \$6,796 was recognized by the Cedar Hill Community Development Corporation. At September 30, 2024, the total reported deferred outflows of resources and deferred inflows of resources related to OPEB - Health Care from the following sources. See Note 12 for further detail.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 7,311	\$ 36,486
Changes in actuarial assumptions	17,708	21,688
Contributions subsequent to the measurement date	<u>2,077</u>	<u>-</u>
	<u><u>\$ 27,096</u></u>	<u><u>\$ 58,174</u></u>

For the year ended September 30, 2024, OPEB Health Care expense of \$1,942 was recognized by the Cedar Hill Economic Development Corporation. At September 30, 2024, the total reported deferred outflows of resources and deferred inflows of resources related to OPEB - Health Care from the following sources. See Note 12 for further detail.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 2,089	\$ 10,425
Changes in actuarial assumptions	5,059	6,197
Contributions subsequent to the measurement date	<u>596</u>	<u>-</u>
	<u><u>\$ 7,744</u></u>	<u><u>\$ 16,622</u></u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Of the \$352,275 for deferred outflows of resources for the primary government, \$27,032 resulted from contributions made by the primary government subsequent to the measurement date and will be recognized as a reduction of the total OPEB liability in the fiscal year ending September 30, 2025. The remainder of the total deferred outflows/inflows of resources, \$(431,024) will be recognized in OPEB – Health Care expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ (43,380)
2026	(43,380)
2027	(45,676)
2028	(48,925)
2029	(39,891)
Thereafter	<u>(209,772)</u>
	<u><u>\$ (431,024)</u></u>

Of the \$27,096 for deferred outflows of resources for the Cedar Hill Community Development Corporation, \$2,077 resulted from contributions made by the Cedar Hill Community Development Corporation subsequent to the measurement date and will be recognized as a reduction of the total OPEB liability in the fiscal year ending September 30, 2025. The remainder of the total deferred outflows/inflows of resources, \$(33,155) will be recognized in OPEB – Health Care expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ (3,337)
2026	(3,337)
2027	(3,514)
2028	(3,763)
2029	(3,069)
Thereafter	<u>(16,135)</u>
	<u><u>\$ (33,155)</u></u>

Of the \$7,744 for deferred outflows of resources for the Cedar Hill Economic Development Corporation, \$596 resulted from contributions made by the Cedar Hill Economic Development Corporation subsequent to the measurement date and will be recognized as a reduction of the total OPEB liability in the fiscal year ending September 30, 2025. The remainder of the total deferred outflows/inflows of resources, \$(9,474) will be recognized in OPEB – Health Care expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ (953)
2026	(953)
2027	(1,004)
2028	(1,075)
2029	(877)
Thereafter	<u>(4,612)</u>
	<u><u>\$ (9,474)</u></u>

**City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024**

Supplemental Death Benefit Fund Plan (SDBF) Description

The City, including its discretely presented component units, pays to a single-employer defined benefit OPEB plan, the group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program administered by TMRS in which the City elected, by ordinance, to provide group term life insurance coverage to active and retired members. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1. An irrevocable trust has not been established that meets the criteria in paragraph 4 of GASB Statement No. 75. Therefore, the plan is not accounted for as a trust fund. The plan does not issue a separate financial report.

Benefits Provided

Payments from this fund are similar to group term life insurance benefits and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death).

The death benefit for retirees is considered an OPEB and is a fixed amount of \$7,500. The obligations of this plan are payable only from the SDBF and are not an obligation of, or claim against, the pension trust fund.

Employees Covered by Benefit Terms

At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	171
Inactive employees entitled to, but not yet receiving benefits	56
Active employees	<u>354</u>
Total	<u><u>581</u></u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Actuarial Methods and Assumptions – SDBF

The City's total OPEB liability in the December 31, 2023 valuation was determined using the following actuarial assumptions:

<u>Actuarial Assumptions</u>	
Actuarial Cost Method	Entry Age for Normal
Discount Rate	3.77% as of December 31, 2023 (based on Fidelity Index's "20-Year Municipal GO AA Index") was changed from 4.05% in the prior year.
Inflation	2.50%
Salary Increases	3.60% to 11.85%, including inflation
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under GASB Statement No. 68.
Mortality rates-service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality rates-disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

Payments – SDBF

The City payments to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.26% for 2024 and 2023, of which 0.08% represented the retiree-only portion for each year, as a percentage of annual covered payroll. The funding policy of the plan is to assure adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The City's payments to SDBF for the fiscal years ended September 30, 2024, 2023, 2022, were \$80,419, \$68,686, and \$42,331, respectively, which equaled the required payments each year.

Total OPEB Liability – SDBF

The City's Total OPEB liability (TOL) for SDBF was measured as of December 31, 2023 and was determined by an actuarial valuation as of that same date.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Schedule of Changes in Total OPEB Liability - SDBF

	Total OPEB Liability
Beginning balance	\$ 920,012
Changes for the year	
Service cost	33,129
Interest (on the total OPEB liability)	37,443
Differences between expected and actual experience	(2,339)
Change of Assumptions	51,224
Benefit Payments	<u>(24,094)</u>
Net changes	<u>\$ 95,363</u>
Ending balance	<u><u>\$ 1,015,375</u></u>
Proportionate share and total OPEB liability - SDBF reported in:	
Primary government	96.00% \$ 974,760
Cedar Hill Community Development Corporation	3.00% 30,461
Cedar Hill Economic Development Corporation	<u>1.00% 10,154</u>
Total	<u>100.00% \$ 1,015,375</u>

Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly payments for retirees.

Sensitivity of the Total OPEB Liability – SDBF to Changes in the Discount Rate:

The following presents the total OPEB liability of the City, CDC, and EDC, calculated using the discount rate of 3.77%, as well as what the City, CDC, and EDC's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.77%) or one percentage point higher (4.77%) than the current rate:

	1% Decrease in Discount Rate (2.77%)	Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
Primary government	\$ 1,171,078	\$ 974,760	\$ 821,471
Cedar Hill Community Development Corporation	36,596	30,461	25,671
Cedar Hill Economic Development Corporation	<u>12,199</u>	<u>10,154</u>	<u>8,557</u>
Total OPEB SDBF liability	<u><u>\$ 1,219,873</u></u>	<u><u>\$ 1,015,375</u></u>	<u><u>\$ 855,699</u></u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

OPEB Expense and Related Deferred Outflows and Deferred Inflows of Resources – SDBF

For the year ended September 30, 2024, the primary government recognized OPEB expense - SDBF of \$39,039. At September 30, 2024, the City reported deferred outflows and inflows of resources related to OPEB – SDBF from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ -	\$ 36,592
Changes in actuarial assumptions	173,200	328,418
Contributions subsequent to the measurement date	<u>17,306</u>	<u>-</u>
	<u><u>\$ 190,506</u></u>	<u><u>\$ 365,010</u></u>

For the year ended September 30, 2024, the Cedar Hill Community Development Corporation recognized OPEB expense - SDBF of \$1,220. At September 30, 2024, the Cedar Hill Community Development Corporation reported deferred outflows and inflows of resources related to OPEB – SDBF from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ -	\$ 1,144
Changes in actuarial assumptions	5,412	10,263
Contributions subsequent to the measurement date	<u>541</u>	<u>-</u>
	<u><u>\$ 5,953</u></u>	<u><u>\$ 11,407</u></u>

For the year ended September 30, 2024, the Cedar Hill Economic Development Corporation recognized OPEB expense - SDBF of \$407. At September 30, 2024, the Cedar Hill Economic Development Corporation reported deferred outflows and inflows of resources related to OPEB – SDBF from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ -	\$ 381
Changes in actuarial assumptions	1,804	3,421
Contributions subsequent to the measurement date	<u>180</u>	<u>-</u>
	<u><u>\$ 1,984</u></u>	<u><u>\$ 3,802</u></u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

The primary government reported \$17,306 as deferred outflows related to OPEB resulting from primary government contributions subsequent to the measurement date which will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025.

Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ (28,559)
2026	(26,920)
2027	(46,023)
2028	(64,960)
2028	(27,228)
Thereafter	<u>1,880</u>
	<u><u>\$ (191,810)</u></u>

The Cedar Hill Community Development Corporation reported \$541 as deferred outflows related to OPEB resulting from Cedar Hill Community Development Corporation contributions subsequent to the measurement date which will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ (892)
2026	(841)
2027	(1,438)
2028	(2,030)
2028	(851)
Thereafter	<u>57</u>
	<u><u>\$ (5,995)</u></u>

The Cedar Hill Economic Development Corporation reported \$180 as deferred outflows related to OPEB resulting from Cedar Hill Economic Development Corporation contributions subsequent to the measurement date which will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ (297)
2026	(280)
2027	(479)
2028	(677)
2029	(284)
Thereafter	<u>19</u>
	<u><u>\$ (1,998)</u></u>

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Aggregate OPEB Information - City and Discretely Presented Component Units

For the year ended September 30, 2024, the City and its discretely presented component units' aggregate OPEB plans liability is \$2,297,081 and the expense is \$137,748, with \$127,383 of the expense attributable to the primary government. See Note 12 for aggregate deferred outflows and inflows information.

Note 12. OPEB Deferred Outflows and Inflows

OPEB deferred outflows and inflows as of September 30, 2024 are as follows:

Government-Wide Governmental	OPEB - Health	OPEB - SDBF	OPEB - Total
Deferred Outflows of Resources			
Difference between expected and actual experience	\$ 82,505	\$ -	\$ 82,505
Changes in actuarial assumptions	199,848	155,158	355,006
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	23,467	15,503	38,970
Total	\$ 305,820	\$ 170,661	\$ 476,481
Deferred Inflows of Resources			
Difference between expected and actual experience	\$ 411,775	\$ 32,780	\$ 444,555
Changes in actuarial assumptions	244,765	294,207	538,972
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	-	-	-
Total	\$ 656,540	\$ 326,987	\$ 983,527

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Business-type activities and Proprietary Funds	OPEB - Health	OPEB - SDBF	OPEB - Total
Deferred Outflows of Resources			
Difference between expected and actual experience	\$ 12,533	\$ -	\$ 12,533
Changes in actuarial assumptions	30,357	18,042	48,399
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	3,565	1,803	5,368
Total	\$ 46,455	\$ 19,845	\$ 66,300
Deferred Inflows of Resources			
Difference between expected and actual experience	\$ 62,548	\$ 3,812	\$ 66,360
Changes in actuarial assumptions	37,179	34,211	71,390
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	-	-	-
Total	\$ 99,727	\$ 38,023	\$ 137,750
EDC			
Deferred Outflows of Resources			
Difference between expected and actual experience	\$ 2,089	\$ -	\$ 2,089
Changes in actuarial assumptions	5,061	1,804	6,865
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	594	180	774
Total	\$ 7,744	\$ 1,984	\$ 9,728
Deferred Inflows of Resources			
Difference between expected and actual experience	\$ 10,425	\$ 381	\$ 10,806
Changes in actuarial assumptions	6,197	3,421	9,618
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	-	-	-
Total	\$ 16,622	\$ 3,802	\$ 20,424

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

CDC	OPEB - Health	OPEB - SDBF	OPEB - Total
Deferred Outflows of Resources			
Difference between expected and actual experience	\$ 7,311	\$ -	\$ 7,311
Changes in actuarial assumptions	17,706	5,412	23,118
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	2,079	541	2,620
Total	\$ 27,096	\$ 5,953	\$ 33,049
Deferred Inflows of Resources			
Difference between expected and actual experience	\$ 36,486	\$ 1,144	\$ 37,630
Changes in actuarial assumptions	21,688	10,263	31,951
Difference in projected and actual investment earnings	-	-	-
Employer's contributions after measurement date	-	-	-
Total	\$ 58,174	\$ 11,407	\$ 69,581

Note 13. 457(b) Retirement Plan

The City offers all employees an opportunity to participate in a deferred compensation plan that has been established in accordance with Internal Revenue Code Section 457. This plan is a 457(b) plan and is administered by Mission Square. The Plans provisions and contribution requirements are established and may be amended by plan administrator. Vantage Trust Company is the trustee of the Mission Square plan. Employees may enroll in the plan and/or change their contribution amounts at any time. The City does not contribute to the plan.

Note 14. Southwest Regional Communication Center

The City of Cedar Hill ("the City") entered into an annually renewable Interlocal Cooperation agreement ("the agreement") with the Cities of DeSoto and Duncanville (participating cities) on August 10, 1999 and said agreement was amended on December 29, 2011 and December 8, 2015. The cooperative agreement established a Regional Public Safety Dispatch and Alarm Monitoring Facility known as the Southwest Regional Communication Center ("SWRCC"). SWRCC provides police, fire and emergency medical service communications to participating cities. SWRCC's Management Committee is comprised of each of the participating cities' City Manager or their designee. During fiscal year 2016, the cooperative agreement was amended as dated above to direct each participating entity to have all E911 emergency communication fees ("E911 fees") deposited to an account styled as the City of DeSoto SWRCC. The City of DeSoto provides the accounting and budgetary services for the SWRCC. The City contributed \$1,218,000 to the operations of the Center from budgeted funds as accounted for in the general fund and the crime control and prevention district fund.

The City has a one-third share in the equity of the Center, which is included in the government-wide statement of net position as other assets. At September 30, 2024, the City's investment in the Center is \$461,063. The financial statements of the Center can be obtained by contacting: City of DeSoto Finance Department, 211 E. Pleasant Run Rd., DeSoto, TX 75115.

City of Cedar Hill, Texas
Notes to Financial Statements
September 30, 2024

Note 15. Regional Animal Control Shelter

The City entered into an Interlocal Cooperation Agreement with the Cities of DeSoto and Duncanville on September 3, 1991 to establish a Regional Animal Control Shelter facility ("the facility"). The facility's Management Committee is comprised of each of the participating cities' City Manager or their designee. The City owns a one-third (1/3) share of the facility and is reflected in capital assets. In January 2008, the City issued, in its name, \$2,040,000 of bonds to finance the construction of a new animal control shelter. Combined principal and interest of the obligation totaled \$3,064,113. Although, the entire outstanding principal is reflected in the City's financial statements, the City of Duncanville and the City of Desoto are each committed to pay one third of that total debt, or \$1,021,371, over twenty years starting in fiscal year 2009. The total outstanding debt service commitment from all three entities as of September 30, 2024 is \$362,525.



Required Supplementary Information

City of Cedar Hill, Texas
Schedule of Changes in Net Pension Liability and
Related Ratios - TMRS Plan (Unaudited)
Last Ten Measurement Periods

	2023	2022	2021	2020
Total Pension Liability				
Service cost	\$ 5,098,853	\$ 4,604,746	\$ 4,506,060	\$ 4,244,674
Interest (on the Total Pension Liability)	9,931,597	9,185,884	8,460,752	7,853,074
Changes of benefit terms	-	-	-	-
Differences between expected and actual experiences	1,194,022	2,403,500	2,801,534	1,232,689
Change of assumptions	(575,991)		-	-
Benefit payments, including refunds of employee contributions	(5,350,667)	(5,436,479)	(4,713,530)	(4,203,456)
Net Change in Total Pension Liability	10,297,814	10,757,651	11,054,816	9,126,981
Total Pension Liability - Beginning	147,260,682	136,503,031	125,448,215	116,321,234
Total Pension Liability - Ending (a)	\$ 157,558,496	\$ 147,260,682	\$ 136,503,031	\$ 125,448,215
Plan Fiduciary Net Position				
Contributions - employer	\$ 4,457,343	\$ 3,881,497	\$ 3,771,721	\$ 3,480,897
Contributions - employee	2,108,209	1,898,305	1,866,415	1,760,232
Net investment income	13,925,526	(9,444,815)	14,820,850	7,950,333
Benefit payments, including refunds of employee contributions	(5,350,667)	(5,436,479)	(4,713,530)	(4,203,456)
Administrative expense	(88,502)	(81,664)	(68,526)	(51,411)
Other	(618)	97,450	470	(2,007)
Net Change in Plan Fiduciary Net Position	15,051,291	(9,085,706)	15,677,400	8,934,588
Plan Fiduciary Net Position - Beginning	120,197,763	129,283,469	113,606,069	104,671,481
Plan Fiduciary Net Position - Ending (b)	\$ 135,249,054	\$ 120,197,763	\$ 129,283,469	\$ 113,606,069
Net Pension Liability - Ending (a) - (b)	\$ 22,309,442	\$ 27,062,919	\$ 7,219,562	\$ 11,842,146
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	85.84%	81.62%	94.71%	90.56%
Covered Payroll	\$ 30,117,264	\$ 27,118,647	\$ 26,663,078	\$ 25,146,176
Net Pension Liability as a Percentage of Covered-Employee Payroll	74.08%	99.79%	27.08%	47.09%

	2019		2018		2017		2016		2015		2014
\$	3,868,134	\$	3,697,787	\$	3,589,689	\$	3,374,101	\$	3,080,700	\$	2,863,004
	7,346,566		6,875,690		6,451,988		5,969,704		5,693,839		5,318,311
-	-		-		-		-		-		-
(166,047)	6,972		(353,823)		880,524		262,001		(343,244)		
340,991	-		-		-		765,043		-		
<u>(3,944,725)</u>	<u>(3,434,642)</u>		<u>(3,495,009)</u>		<u>(2,879,343)</u>		<u>(2,818,217)</u>		<u>(2,346,249)</u>		
7,444,919	7,145,807		6,192,845		7,344,986		6,983,366		5,491,822		
<u>108,876,315</u>	<u>101,730,508</u>		<u>95,537,663</u>		<u>88,192,677</u>		<u>81,209,311</u>		<u>75,717,489</u>		
<u>\$ 116,321,234</u>	<u>\$ 108,876,315</u>		<u>\$ 101,730,508</u>		<u>\$ 95,537,663</u>		<u>\$ 88,192,677</u>		<u>\$ 81,209,311</u>		
 \$	 3,179,475	 \$	 3,092,837	 \$	 2,943,532	 \$	 2,549,683	 \$	 2,530,362	 \$	 2,555,283
	1,623,318		1,550,899		1,510,730		1,416,333		1,346,965		1,347,260
	13,919,798		(2,744,021)		11,039,446		4,976,866		107,024		3,842,858
(3,944,725)	(3,434,642)		(3,495,009)		(2,879,343)		(2,818,217)		(2,346,249)		
(78,597)	(53,011)		(57,193)		(56,192)		(65,183)		(40,117)		
(2,361)	(2,771)		(2,898)		(3,028)		(3,219)		(3,298)		
14,696,908	(1,590,709)		11,938,608		6,004,319		1,097,732		5,355,737		
<u>89,974,573</u>	<u>91,565,282</u>		<u>79,626,674</u>		<u>73,622,355</u>		<u>72,524,623</u>		<u>67,168,886</u>		
<u>\$ 104,671,481</u>	<u>\$ 89,974,573</u>		<u>\$ 91,565,282</u>		<u>\$ 79,626,674</u>		<u>\$ 73,622,355</u>		<u>\$ 72,524,623</u>		
<u>\$ 11,649,753</u>	<u>\$ 18,901,742</u>		<u>\$ 10,165,226</u>		<u>\$ 15,910,989</u>		<u>\$ 14,570,322</u>		<u>\$ 8,684,688</u>		
 89.98%	 82.64%		 90.01%		 83.35%		 83.48%		 89.31%		
\$ 23,190,254	\$ 22,155,702		\$ 21,559,693		\$ 20,192,109		\$ 19,242,351		\$ 19,246,797		
 50.24%	 85.31%		 47.15%		 78.80%		 75.72%		 45.12%		

City of Cedar Hill, Texas
Schedule of Contributions - TMRS Plan (Unaudited)
Last Ten Fiscal Years

	2024	2023	2022	2021	2020
Actuarially determined contribution	\$ 4,762,478	\$ 4,304,497	\$ 3,771,721	\$ 3,480,897	\$ 3,179,475
Contributions in relation to the actuarially determined contribution	<u>(4,762,478)</u>	<u>(4,304,497)</u>	<u>(3,771,721)</u>	<u>(3,480,897)</u>	<u>(3,179,475)</u>
Contributions deficiency (excess)	<u>\$ -</u>				
Covered payroll	30,930,400	29,352,573	26,456,948	25,834,657	24,472,699
Contributions as a percentage of covered-payroll	15.40%	14.66%	14.26%	13.47%	12.99%

Notes to Schedule of Contributions

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31st and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry Age Normal
Amortization method	Level Percentage of Payroll, Closed
Remaining amortization period	22 years (longest amortization ladder)
Asset valuation method	10 year smoothed fair value, 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment rate of return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information:

Notes There were no benefit changes during the year.

City of Cedar Hill, Texas
Schedule of Contributions - TMRS Plan (Unaudited)
For the Year Ended September 30, 2024

2019	2018	2017	2016	2015
\$ 3,092,837	\$ 2,943,532	\$ 2,549,683	\$ 2,530,362	\$ 2,516,536
<u>(3,092,837)</u>	<u>(2,943,532)</u>	<u>(2,549,683)</u>	<u>(2,530,362)</u>	<u>(2,516,536)</u>
<u>\$ -</u>				
22,859,264	22,101,804	21,268,592	20,787,053	18,921,325
13.53%	13.32%	11.99%	12.17%	13.30%

City of Cedar Hill, Texas
Schedule of Changes in Total OPEB Liability
and Related Ratios - Retiree Health Care
Last Seven Measurement Periods (Unaudited)

	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability							
Service cost	\$ 94,369	\$ 142,836	\$ 108,358	\$ 90,090	\$ 68,867	\$ 76,713	\$ 66,387
Interest (on the total OPEB liability)	50,382	34,585	38,330	38,311	44,863	42,196	43,520
Differences between expected and actual experience	(13,516)	(552,293)	14,715	140,175	13,279	(171,947)	11,480
Changes of assumptions or other inputs	(36,118)	(200,452)	(166,913)	285,919	91,629	47,343	61,497
Benefit payments	(20,469)	(51,612)	(45,597)	(34,940)	(55,808)	(56,084)	(54,896)
Net Change in Total OPEB Liability	\$ 74,648	\$ (626,936)	\$ (51,107)	\$ 519,555	\$ 162,830	\$ (61,779)	\$ 127,988
Total OPEB Liability - Beginning	1,207,058	1,833,994	1,885,101	1,365,553	1,202,715	1,264,494	1,136,506
Total OPEB Liability - Ending (a)	\$ 1,281,706	\$ 1,207,058	\$ 1,833,994	\$ 1,885,108	\$ 1,365,545	\$ 1,202,715	\$ 1,264,494
Covered-Employee Payroll	\$ 29,218,784	\$ 27,029,118	\$ 26,663,021	\$ 25,130,976	\$ 22,999,707	\$ 22,157,577	\$ 21,565,501
Total OPEB Liability as a Percentage of Covered-Employee Payroll							
	4.39%	4.47%	6.88%	7.50%	5.94%	5.43%	5.86%

Changes of assumptions reflect the effect of changes in the discount rate each period. The discount rate at the beginning of FYE 2018 was 3.81%

The demographic assumptions were updated to reflect the 2023 TMRS Experience Study in plan year 2023.

The health care trend assumption was modified in plan year 2022.

The dependent coverage assumption was modified in plan year 2021.

The demographic assumptions were updated to reflect the 2019 TMRS Experience Study.

An irrevocable trust has not been established that meets the criteria in paragraph 4 of GASB Statement No. 75. Therefore, the plan is not accounted for as a trust fund. The plan does not issue a separate financial report.

Note: GASB Statement No. 75 requires 10 years of data to be provided in this schedule. As of December 30, 2023 (Plan Year), only 7 years are included. Additional years will be added in the future as the information becomes available.

Changes of assumptions:

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

2017	3.31%
2018	3.71%
2019	2.75%
2020	2.00%
2021	1.84%
2022	4.05%
2023	3.77%

City of Cedar Hill, Texas
Schedule of Changes in Total OPEB Liability
and Related Ratios - SDBF
Last Seven Measurement Periods (Unaudited)

	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability							
Service cost	\$ 33,129	\$ 67,797	\$ 69,324	\$ 55,322	\$ 39,423	\$ 46,527	\$ 38,807
Interest (on the total OPEB liability)	37,443	25,183	25,488	28,236	30,338	28,270	27,061
Differences between expected and actual experience	(2,339)	(11,104)	(24,726)	(7,745)	(34,373)	(39,771)	-
Changes of assumptions or other inputs	51,224	(487,098)	43,725	176,684	170,497	(63,278)	72,823
Benefit payments	(24,094)	(18,983)	(18,664)	(5,029)	(4,638)	(4,431)	(4,312)
Net Change in Total OPEB Liability	\$ 95,363	\$ (424,205)	\$ 95,147	\$ 247,468	\$ 201,247	\$ (32,683)	\$ 134,379
Total OPEB Liability - Beginning	920,012	1,344,217	1,249,070	1,001,602	800,355	833,038	698,659
Total OPEB Liability - Ending (a)	\$ 1,015,375	\$ 920,012	\$ 1,344,217	\$ 1,249,070	\$ 1,001,602	\$ 800,355	\$ 833,038
Covered-Employee Payroll	\$ 30,117,264	\$ 27,118,647	\$ 26,663,078	\$ 25,146,176	\$ 23,190,254	\$ 22,155,702	\$ 21,559,693
Total OPEB Liability as a Percentage of Covered-Employee Payroll							
	3.37%	3.39%	5.04%	4.97%	4.32%	3.61%	3.86%

An irrevocable trust has not been established that meets the criteria in paragraph 4 of GASB Statement No. 75. Therefore, the plan is not accounted for as a trust fund. The plan does not issue a separate financials report.

Note: GASB Statement No. 75 requires 10 years of data to be provided in this schedule. As of December 30, 2023 (Plan Year), only 7 years are included. Additional years will be added in the future as the information becomes available.

Notes to Schedule:

Changes of benefit terms: None

Changes of assumptions:

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

2017	3.31%
2018	3.71%
2019	2.75%
2020	2.00%
2021	1.84%
2022	4.05%
2023	3.77%

City of Cedar Hill, Texas
Statement of Revenues, Expenditures and Changes
In Fund Balances - Budget and Actual - General Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes, penalties and interest	\$ 39,523,848	\$ 39,523,848	\$ 38,224,762	\$ (1,299,086)
Franchise fees	3,409,787	3,409,787	3,441,879	32,092
License fees and permits	1,026,000	1,026,000	1,903,123	877,123
Intergovernmental	790,217	790,217	572,933	(217,284)
Charges for services	1,883,575	1,883,575	1,824,230	(59,345)
Fines and forfeitures	1,080,000	1,080,000	1,193,751	113,751
Investment earnings	450,000	450,000	947,420	497,420
Grants and donations	-	-	21,260	21,260
Miscellaneous	134,000	134,000	513,054	379,054
Total revenues	48,297,427	48,297,427	48,642,412	344,985
Expenditures				
Current				
General government	7,590,933	7,590,933	6,814,324	776,609
Public works	2,767,606	2,767,606	2,656,919	110,687
Public safety	31,681,498	31,681,498	26,943,742	4,737,756
Community services	8,179,057	8,179,057	7,378,149	800,908
Debt service:				
Principal retirement	-	-	535,070	(535,070)
Interest and fiscal charges	-	-	17,722	(17,722)
Capital outlay	3,875	3,875	850,563	(846,688)
Total expenditures	50,222,969	50,222,969	45,196,489	5,026,480
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,925,542)	(1,925,542)	3,445,923	5,371,465
Other Financing Sources (Uses)				
Transfers in	708,424	708,424	708,424	-
Transfers out	(367,050)	(367,050)	(6,066,700)	(5,699,650)
Leases issued	-	-	420,153	420,153
Subscriptions issued	-	-	404,111	404,111
Sale of capital assets	-	-	87,080	87,080
Total other financing sources (uses)	341,374	341,374	(4,446,932)	(4,788,306)
Net Change in Fund Balances	(1,584,168)	(1,584,168)	(1,001,009)	583,159
Fund Balances, Beginning of Year	14,994,667	14,994,667	14,994,667	-
Fund Balances, End of Year	\$ 13,410,499	\$ 13,410,499	\$ 13,993,658	\$ 583,159

City of Cedar Hill, Texas
Notes to Required Supplementary Information
For the Year Ended September 30, 2024

Budgetary Information

The City Council follows these procedures in establishing the budgets reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the City Manager submits to the City Council a proposed budget for the fiscal year beginning on the following October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted at which all interested persons' comments concerning the budget are heard.
3. The budget is legally enacted by the City Council through passage of an ordinance prior to the beginning of the fiscal year.
4. The City Manager has the authority to transfer appropriation balances from one expenditure account to another within a single fund. The City Council, however, must approve any transfer of unencumbered appropriation balances or portions thereof from one fund to another as well as any increases in fund appropriations. All appropriations lapse at the end of the fiscal year.
5. Annual budgets for the General, Special Revenue and Debt Service Funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP). Budgets were not adopted for the Grants Fund or any of the capital project funds.
6. The budgetary data presented has been amended from the original budget by the City Council.



Other Supplementary Information

Nonmajor Governmental Funds
Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for certain purposes.

JPL Opportunity Fund

Accounts for operations and maintenance expenditures, one-time capital related Joe Pool Lake projects, and potential initiatives associated with the JPL Nature Corridor.

Police Forfeiture Fund

Accounts for assets that were seized or confiscated by the State, Federal Government or local authorities and by court order been forfeited to the City through the court as well as Federal seized funds established by the Crime Control Act of 1984.

Hotel Occupancy Fund

Accounts for all hotel occupancy tax collected within the City with the purpose of supporting tourism and special events.

Municipal Court Fund

Accounts for fines and fees collected through the Municipal Court, including the Municipal Court technology fee and security fee.

Library Fund

Accounts for donations and grants made to the Cedar Hill Public Library, which are typically specific in nature and are to be spent for Library programming, equipment or materials.

High Pointe Public Improvement District Fund*

Accounts for assessments charged to property owners of the High Pointe Subdivision.

Waterford Oaks Public Improvement District Fund*

Accounts for assessments charged to property owners of the Waterford Oaks Subdivision.

Winding Hollow Public Improvement District Fund*

Accounts for assessments charged to property owners of the Winding Hollow Subdivision.

Windsor Public Improvement District Fund*

Accounts for assessments charged to property owners of the Windsor Park Subdivision.

Cedar Crest Public Improvement District Fund*

Accounts for assessments charged to property owners of the Cedar Crest Subdivision.

Public, Educational, and Governmental (PEG) Fund

Accounts for fees used to defer the cost of streaming Council meeting videos of all meetings to meet the objective of local government transparency.

Crime Control and Prevention District Fund

Accounts for a 1/8 percentage of sales taxes collected in a Crime Control Prevention District (CCPD), with the purpose of crime control and prevention within the City. The special purpose sales tax was first approved by the voters of the City in a general election held on November 6, 2012. The sales tax was renewed by the voters on November 7, 2017 for a period of 15 years.

*The City's Public Improvement District Funds are presented as one fund in the combining fund financial statements.

Animal Shelter Fund

Accounts for the revenues generated from and expenditures incurred for the operation of the Tri-City Animal Shelter. The cost of operations is shared by two other participating cities.

Regional Fire Training Fund

Accounts for resources from the participating cities in the regional fire training program to support regional training efforts.

Landscape Beautification Fund

Accounts for solid waste collection revenues and expenditures. Revenues are generated from rates and charges established by City Ordinance.

Tax Increment Financing Fund

Accounts for proceeds and expenditures relating to the Cedar Hill tax reinvestment zone, which was established December 13, 2016.

Capital Projects Funds***Park Development Fund***

Accounts for donations and park development fees, which are dedicated at the time of development or platting.

Restricted Street Fund

Accounts for street construction and maintenance activities in specified segments of streets.

Economic Development Incentive Fund

Accounts for policy initiatives as established by City Council related to Economic Development programs and initiatives.

Street Construction Fund

Accounts for street maintenance and construction and special projects for the improvements throughout the community.

Downtown City Center Fund

Accounts for projects related to City Center and Downtown.

Building Maintenance Fund

Accounts for building maintenance, including emergency and unforeseen repairs to City buildings.

Drainage Fund

Accounts for drainage maintenance and construction.

Regional Drainage Fund

Accounts for developer contribution revenues to be used for maintenance and upkeep of the Uptown Regional Detention Facility.

Capital Recovery Fund

Accounts for the collection of impact fees to offset debt service costs on impact fee eligible capital projects in accordance with the Capital Improvement Plan adopted as part of the Impact Fee Ordinance.

City of Cedar Hill, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2024

Special Revenue Funds						
	JPL Opportunity	Police Forfeiture	Hotel Occupancy	Municipal Court		
Assets						
Cash, cash equivalents and investments	\$ 558,234	\$ 326,210	\$ 1,435,994	\$ 114,868		
Receivables (net of allowances for uncollectible)	-	-	26,639			
Interfund loan receivable	-	-	-			
Prepays	-	-	4,285			
Total assets	\$ 558,234	\$ 326,210	\$ 1,466,918	\$ 114,868		
Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)						
Liabilities						
Accounts payable	\$ -	\$ 1,401	\$ 6,109	\$ 855		
Accrued liabilities	-	13,528	5,240			
Interfund loan payable	-	-	-			
Unearned revenue	-	-	-			
Total liabilities	-	14,929	11,349	855		
Deferred Inflows of Resources						
Unavailable revenue - property tax	-	-	-			
Unavailable revenue - court fines	-	-	-			
Total deferred inflows of resources	-	-	-	-		
Fund Balances (Deficit)						
Nonspendable for						
Nonspendable	-	-	4,285			
Restricted for						
General government	-	-	-			
Public works	-	-	-			
Public safety	-	311,281	-	114,013		
Community services	-	-	1,451,284			
Committed for						
JPL nature corridor	558,234	-	-			
Infrastructure	-	-	-			
Facilities	-	-	-			
Assigned	-	-	-			
Unassigned	-	-	-			
Total fund balances (deficit)	558,234	311,281	1,455,569	114,013		
Total liabilities, deferred inflows of resources and fund balances (deficit)	\$ 558,234	\$ 326,210	\$ 1,466,918	\$ 114,868		

*Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.

Special Revenue Funds

Library Fund	Public Improvement Districts*		PEG	Crime Control and Prevention District		Animal Shelter	Regional Fire Training	Landscape Beautification
\$ 29,348	\$ 2,243,638	\$ 55,999	648,000	\$ 1,072,636	\$ 237,172	297,562	\$ 40,545	\$ 2,312,922
-	-	-	13,014	-	-	7,873	-	680,216
-	-	-	-	-	-	-	-	-
\$ 29,348	\$ 2,299,637		661,014	\$ 1,309,808		\$ 305,435	\$ 40,545	\$ 2,993,138
\$ -	\$ 137,063	\$ 1,254	-	\$ 16,076	\$ 29,447	\$ 14,766	\$ 3,424	\$ 362,816
-	214,189	-	-	-	-	30,757	-	54,043
32,945	-	-	-	-	-	-	-	-
32,945	352,506		-	45,523		45,523	3,424	416,859
-	55,998	-	-	-	-	-	-	-
-	-	-	-	5,138	-	-	-	-
-	55,998	-	-	5,138	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	661,014	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	1,259,147	-	259,912	-	37,121	-
-	1,990,056	-	-	-	-	-	-	2,576,279
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
(3,597)	(98,923)		-	-		-	-	-
(3,597)	1,891,133		661,014	1,259,147		259,912	37,121	2,576,279
\$ 29,348	\$ 2,299,637		\$ 661,014	\$ 1,309,808		\$ 305,435	\$ 40,545	\$ 2,993,138

*Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.

City of Cedar Hill, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2024

	Special Revenue Funds		Capital Projects Funds	
	Tax Increment Financing	Total Special Revenue Funds	Park Development	Restricted Street
Assets				
Cash, cash equivalents and investments	\$ 3,477,234	\$ 12,557,191	\$ 499,160	\$ 427,786
Receivables (net of allowances for uncollectible)	-	1,020,913	-	-
Interfund loan receivable	-	-	-	-
Prepays	-	4,285	-	-
Total assets	\$ 3,477,234	\$ 13,582,389	\$ 499,160	\$ 427,786
Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)				
Liabilities				
Accounts payable	\$ -	\$ 539,086	\$ 106,373	\$ -
Accrued liabilities	-	137,693	-	-
Interfund loan payable	-	214,189	-	-
Unearned revenue	-	32,945	-	-
Total liabilities	-	923,913	106,373	-
Deferred Inflows of Resources				
Unavailable revenue - property tax	-	55,998	-	-
Unavailable revenue - court fines	-	5,138	-	-
Total deferred inflows of resources	-	61,136	-	-
Fund Balances (Deficit)				
Nonspendable for				
Nonspendable	-	4,285	-	-
Restricted for				
General government	3,477,234	4,138,248	-	-
Public works	-	-	-	427,786
Public safety	-	1,981,474	-	-
Community services	-	6,017,619	392,787	-
Committed for				
JPL nature corridor	-	558,234	-	-
Infrastructure	-	-	-	-
Facilities	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	(102,520)	-	-
Total fund balances (deficit)	3,477,234	12,597,340	392,787	427,786
Total liabilities, deferred inflows of resources and fund balances (deficit)	\$ 3,477,234	\$ 13,582,389	\$ 499,160	\$ 427,786

*Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.

Capital Projects Funds

Economic Development Incentive	Street Construction	Downtown City Center	Building Maintenance	Drainage	Regional Drainage	Capital Recovery
\$ 331,517	\$ 3,151,428	\$ 668,234	\$ 9,450,203	\$ 3,661,190	\$ 185,160	\$ 8,804,538
-	-	-	-	-	-	-
-	214,189	-	-	-	-	-
-	-	-	-	-	-	-
\$ 331,517	\$ 3,365,617	\$ 668,234	\$ 9,450,203	\$ 3,661,190	\$ 185,160	\$ 8,804,538
<hr/>						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,755	\$ 9,708
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	4,755	9,708
<hr/>						
-	-	-	-	-	-	-
331,517	-	-	-	-	-	-
-	-	-	-	-	-	8,794,830
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	3,365,617	-	-	3,661,190	180,405	-
-	-	-	9,450,203	-	-	-
-	-	668,234	-	-	-	-
-	-	-	-	-	-	-
331,517	3,365,617	668,234	9,450,203	3,661,190	180,405	8,794,830
\$ 331,517	\$ 3,365,617	\$ 668,234	\$ 9,450,203	\$ 3,661,190	\$ 185,160	\$ 8,804,538

*Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.

City of Cedar Hill, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2024

	Total Capital Projects Funds	Total Nonmajor Governmental Funds
Assets		
Cash, cash equivalents and investments	\$ 27,179,216	\$ 39,736,407
Receivables (net of allowances for uncollectible)	-	1,020,913
Interfund loan receivable	214,189	214,189
Prepays	-	4,285
 Total assets	 <u>\$ 27,393,405</u>	 <u>\$ 40,975,794</u>
Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)		
Liabilities		
Accounts payable	\$ 120,836	\$ 659,922
Accrued liabilities	-	137,693
Interfund loan payable	-	214,189
Unearned revenue	-	32,945
 Total liabilities	 <u>120,836</u>	 <u>1,044,749</u>
Deferred Inflows of Resources		
Unavailable revenue - property tax	-	55,998
Unavailable revenue - court fines	-	5,138
 Total deferred inflows of resources	 <u>-</u>	 <u>61,136</u>
Fund Balances (Deficit)		
Nonspendable for		
Nonspendable	-	4,285
Restricted for		
General government	331,517	4,469,765
Public works	9,222,616	9,222,616
Public safety	-	1,981,474
Community services	392,787	6,410,406
Committed for		
JPL nature corridor	-	558,234
Infrastructure	7,207,212	7,207,212
Facilities	9,450,203	9,450,203
Assigned	668,234	668,234
Unassigned	-	(102,520)
 Total fund balances (deficit)	 <u>27,272,569</u>	 <u>39,869,909</u>
 Total liabilities, deferred inflows of resources and fund balances (deficit)	 <u>\$ 27,393,405</u>	 <u>\$ 40,975,794</u>

*Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.

City of Cedar Hill, Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2024

Special Revenue Funds						
	JPL Opportunity	Police Forfeiture	Hotel Occupancy	Municipal Court		
Revenues						
Taxes, penalties and interest	\$ -	\$ -	\$ 459,215	\$ -		
Franchise fees	- -	- -	- -	- -		
Intergovernmental	- -	60,137	- -	- -		
Charges for services	- -	- -	- -	- -		
Fines and forfeitures	- -	920	- -	50,311		
Investment earnings	24,050	12,272	57,859	4,153		
Grants and donations	- -	- -	- -	- -		
Miscellaneous	- -	- -	41	- -		
 Total revenues	 24,050	 73,329	 517,115	 54,464		
Expenditures						
Current						
Public safety	- -	88,151	- -	26,261		
Community services	- -	- -	266,931	- -		
Debt Service						
Principal retirement	- -	- -	- -	- -		
Interest and fiscal charges	- -	- -	- -	- -		
Capital outlay	- -	- -	- -	- -		
 Total expenditures	 - -	 88,151	 266,931	 26,261		
Excess (Deficiency) of Revenues Over (Under) Expenditures	 24,050	 (14,822)	 250,184	 28,203		
Other Financing Sources (Uses)						
Transfers in	91,522	- -	- -	- -		
Transfers out	- -	- -	- -	- -		
Leases issued	- -	- -	- -	- -		
 Total other financing sources (uses)	 91,522	 - -	 - -	 - -		
Net Change in Fund Balances	 115,572	 (14,822)	 250,184	 28,203		
Fund Balances, Beginning of Year	 442,662	 326,103	 1,205,385	 85,810		
Fund Balances (Deficit), End of Year	 \$ 558,234	 \$ 311,281	 \$ 1,455,569	 \$ 114,013		

Special Revenue Funds

Library Fund	Public Improvement Districts*	PEG	Crime Control and Prevention District		Animal Shelter	Regional Fire Training	Landscape Beautification
\$ -	\$ 1,423,279	\$ -	\$ 1,397,732	\$ -	\$ -	\$ -	\$ -
5,050	23,300	61,157	-	-	-	-	-
-	-	-	-	854,210	40,950	3,579,973	-
-	-	-	45,384	-	-	-	-
1,807	101,344	41,580	41,493	11,875	1,003	100,780	-
147,200	-	-	-	71,000	-	-	-
-	15,386	-	-	7,898	3,569	95,971	-
154,057	1,563,309	102,737	1,484,609	944,983	45,522	3,776,724	
 169,542	 1,293,523	 -	 1,362,872	 1,256,658	 41,964	 -	 3,231,678
-	-	-	2,997	3,996	-	-	-
-	-	-	309	412	-	-	-
-	45,862	265,907	15,756	21,008	-	-	-
169,542	1,339,385	265,907	1,381,934	1,282,074	41,964	3,231,678	
 (15,485)	 223,924	 (163,170)	 102,675	 (337,091)	 3,558	 545,046	
-	-	-	-	353,050	13,650	-	-
-	-	-	-	(179,700)	-	(250,000)	-
-	-	-	15,756	21,008	-	-	-
-	-	-	15,756	194,358	13,650	(250,000)	-
 (15,485)	 223,924	 (163,170)	 118,431	 (142,733)	 17,208	 295,046	
 11,888	 1,667,209	 824,184	 1,140,716	 402,645	 19,913	 2,281,233	
 \$ (3,597)	 \$ 1,891,133	 \$ 661,014	 \$ 1,259,147	 \$ 259,912	 \$ 37,121	 \$ 2,576,279	

**Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.*

City of Cedar Hill, Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2024

	Special Revenue Funds		Capital Projects Funds	
	Tax Increment Financing	Total Special Revenue Funds	Park Development	Restricted Street
Revenues				
Taxes, penalties and interest	\$ 1,148,541	\$ 4,428,767	\$ -	\$ -
Franchise fees	-	61,157	-	-
Intergovernmental	-	88,487	-	-
Charges for services	-	4,475,133	-	-
Fines and forfeitures	-	96,615	-	-
Investment earnings	118,867	517,083	14,989	17,545
Grants and donations	-	218,200	-	-
Miscellaneous	-	122,865	276,839	-
 Total revenues	 1,267,408	 10,008,307	 291,828	 17,545
Expenditures				
Current				
Public safety	-	2,775,906	-	-
Community services	-	4,961,674	106,505	-
Debt Service				
Principal retirement	-	6,993	-	-
Interest and fiscal charges	-	721	-	-
Capital outlay	-	348,533	300	-
 Total expenditures	 -	 8,093,827	 106,805	 -
Excess (Deficiency) of Revenues Over (Under) Expenditures	 1,267,408	 1,914,480	 185,023	 17,545
Other Financing Sources (Uses)				
Transfers in	-	458,222	-	-
Transfers out	-	(429,700)	-	-
Leases issued	-	36,764	-	-
 Total other financing sources (uses)	 -	 65,286	 -	 -
Net Change in Fund Balances	 1,267,408	 1,979,766	 185,023	 17,545
Fund Balances, Beginning of Year	 2,209,826	 10,617,574	 207,764	 410,241
Fund Balances (Deficit), End of Year	 \$ 3,477,234	 \$ 12,597,340	 \$ 392,787	 \$ 427,786

Capital Projects Funds

**Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.*

City of Cedar Hill, Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2024

	Total Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues		
Taxes, penalties and interest	\$ -	\$ 4,428,767
Franchise fees	-	61,157
Intergovernmental	-	88,487
Charges for services	-	4,475,133
Fines and forfeitures	-	96,615
Investment earnings	944,295	1,461,378
Grants and donations	-	218,200
Miscellaneous	1,004,534	<u>1,127,399</u>
 Total revenues	 1,948,829	 <u>11,957,136</u>
Expenditures		
Current		
Public safety	-	2,775,906
Community services	106,505	5,068,179
Debt Service		
Principal retirement	-	6,993
Interest and fiscal charges	-	721
Capital outlay	128,575	<u>477,108</u>
 Total expenditures	 235,080	 <u>8,328,907</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	 1,713,749	 <u>3,628,229</u>
Other Financing Sources (Uses)		
Transfers in	5,700,000	6,158,222
Transfers out	(350,000)	(779,700)
Leases issued	-	<u>36,764</u>
 Total other financing sources (uses)	 5,350,000	 <u>5,415,286</u>
Net Change in Fund Balances	 7,063,749	 9,043,515
Fund Balances, Beginning of Year	 20,208,820	 30,826,394
Fund Balances (Deficit), End of Year	 <u>\$ 27,272,569</u>	 <u>\$ 39,869,909</u>

**Combined fund financial statements. Combining schedule for the Public Improvement Districts are presented immediately following the combining statements of nonmajor governmental funds.*

City of Cedar Hill, Texas
Combining Balance Sheet
Public Improvement Districts
September 30, 2024

	Public Improvement Districts					
	High Pointe PID	Waterford Oaks PID	Winding Hollow PID	Windsor PID	Cedar Crest PID	Total Public Improvement Districts
Assets						
Cash, cash equivalents and investments	\$ 1,022,101	\$ 559,198	\$ 115,775	\$ 265,024	\$ 277,962	\$ 2,240,060
Receivables (net, where applicable, of allowances for uncollectibles)	40,191	14,818	3,272	979	317	59,577
Total assets	<u>\$ 1,062,292</u>	<u>\$ 574,016</u>	<u>\$ 119,047</u>	<u>\$ 266,003</u>	<u>\$ 278,279</u>	<u>\$ 2,299,637</u>
Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)						
Liabilities						
Accounts payable	\$ 124,931	\$ 4,101	\$ 508	\$ 5,132	\$ 2,391	\$ 137,063
Accrued expenses	-	108	-	111	1,035	1,254
Interfund loan payable	-	-	214,189	-	-	214,189
Total liabilities	<u>124,931</u>	<u>4,209</u>	<u>214,697</u>	<u>5,243</u>	<u>3,426</u>	<u>352,506</u>
Deferred Inflows of Resources						
Unavailable revenue - property tax	36,611	14,818	3,273	978	318	55,998
Total deferred inflows of resources	<u>36,611</u>	<u>14,818</u>	<u>3,273</u>	<u>978</u>	<u>318</u>	<u>55,998</u>
Fund Balances (Deficit)						
Restricted for						
Community services	900,750	554,989	-	259,782	274,535	1,990,056
Unassigned	-	-	(98,923)	-	-	(98,923)
Total fund balances (deficit)	<u>900,750</u>	<u>554,989</u>	<u>(98,923)</u>	<u>259,782</u>	<u>274,535</u>	<u>1,891,133</u>
Total liabilities, deferred inflows of resources and fund balances (deficit)	<u>\$ 1,062,292</u>	<u>\$ 574,016</u>	<u>\$ 119,047</u>	<u>\$ 266,003</u>	<u>\$ 278,279</u>	<u>\$ 2,299,637</u>

City of Cedar Hill, Texas
Combining Schedule of Revenues, Expenditures
and Changes in Fund Balances
Public Improvement Districts
For the Year Ended September 30, 2024

Public Improvement Districts										
	High Pointe PID	Waterford Oaks PID	Winding Hollow PID	Windsor PID	Cedar Crest PID	Total Public Improvement Districts				
Revenues										
Taxes	\$ 799,573	\$ 236,200	\$ 72,744	\$ 143,039	\$ 171,723	\$ 1,423,279				
Intergovernmental	20,000	3,300	-	-	-	-	23,300			
Investment earnings	47,591	24,029	5,615	11,734	12,375	101,344				
Miscellaneous	9,044	6,342	-	-	-	15,386				
Total revenues	876,208	269,871	78,359	154,773	184,098	1,563,309				
Expenditures										
Current										
Community services	834,139	170,056	43,103	96,499	149,726	1,293,523				
Capital outlay	-	22,264	-	8,788	14,810	45,862				
Total expenditures	834,139	192,320	43,103	105,287	164,536	1,339,385				
Excess (Deficiency) of Revenues Over Expenditures										
	42,069	77,551	35,256	49,486	19,562	223,924				
Changes in Fund Balance (Deficit)										
	42,069	77,551	35,256	49,486	19,562	223,924				
Fund Balances (Deficit), Beginning of Year										
	858,681	477,438	(134,179)	210,296	254,973	1,667,209				
Fund Balances (Deficit), End of Year										
	\$ 900,750	\$ 554,989	\$ (98,923)	\$ 259,782	\$ 274,535	\$ 1,891,133				

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Debt Service Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Taxes, penalties and interest	\$ 10,844,889	\$ 10,844,889	\$ 10,680,083	\$ (164,806)
Intergovernmental	2,104,444	2,104,444	2,104,444	-
Investment earnings	85,000	85,000	139,696	54,696
Total revenues	<u>13,034,333</u>	<u>13,034,333</u>	<u>12,924,223</u>	<u>(110,110)</u>
Expenditures				
General government	-	-	3,108	(3,108)
Debt service				
Principal retirement	8,715,000	8,715,000	8,715,000	-
Interest and fiscal charges	4,500,107	4,500,107	3,902,358	597,749
Total expenditures	<u>13,215,107</u>	<u>13,215,107</u>	<u>12,620,466</u>	<u>594,641</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(180,774)</u>	<u>(180,774)</u>	<u>303,757</u>	<u>484,531</u>
Other Financing Sources (Uses)				
Transfers in	<u>88,350</u>	<u>88,350</u>	<u>529,700</u>	<u>441,350</u>
Total other financing sources (uses)	<u>88,350</u>	<u>88,350</u>	<u>529,700</u>	<u>441,350</u>
Net Change in Fund Balances (Deficit)	<u>(92,424)</u>	<u>(92,424)</u>	<u>833,457</u>	<u>925,881</u>
Fund Balances (Deficit), Beginning of Year	<u>1,574,629</u>	<u>1,574,629</u>	<u>1,574,629</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ 1,482,205</u>	<u>\$ 1,482,205</u>	<u>\$ 2,408,086</u>	<u>\$ 925,881</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
JPL Opportunity
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Investment earnings	\$ 16,000	\$ 16,000	\$ 24,050	\$ 8,050
Total revenues	16,000	16,000	24,050	8,050
Other Financing Sources (Uses)				
Transfers in	57,150	57,150	91,522	34,372
Total other financing sources (uses)	57,150	57,150	91,522	34,372
Net Change in Fund Balances (Deficit)	73,150	73,150	115,572	42,422
Fund Balances (Deficit), Beginning of Year	442,662	442,662	442,662	-
Fund Balances (Deficit), End of Year	<u>\$ 515,812</u>	<u>\$ 515,812</u>	<u>\$ 558,234</u>	<u>\$ 42,422</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Police Forfeiture Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Intergovernmental	\$ -	\$ -	\$ 60,137	\$ 60,137
Fines and forfeitures	39,000	39,000	920	(38,080)
Investment earnings	9,000	9,000	12,272	3,272
Total revenues	<u>48,000</u>	<u>48,000</u>	<u>73,329</u>	<u>25,329</u>
Expenditures				
Public safety	<u>127,978</u>	<u>127,978</u>	<u>88,151</u>	<u>39,827</u>
Total expenditures	<u>127,978</u>	<u>127,978</u>	<u>88,151</u>	<u>39,827</u>
Net Change in Fund Balances (Deficit)	(79,978)	(79,978)	(14,822)	65,156
Fund Balances (Deficit), Beginning of Year	326,103	326,103	326,103	-
Fund Balances (Deficit), End of Year	\$ 246,125	\$ 246,125	\$ 311,281	\$ 65,156

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Hotel Occupancy Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Taxes, penalties and interest	\$ 475,000	\$ 475,000	\$ 459,215	\$ (15,785)
Investment earnings	18,000	18,000	57,859	39,859
Miscellaneous	55,250	55,250	41	(55,209)
Total revenues	<u>548,250</u>	<u>548,250</u>	<u>517,115</u>	<u>(31,135)</u>
Expenditures				
Community services	<u>411,976</u>	<u>411,976</u>	<u>266,931</u>	<u>145,045</u>
Total expenditures	<u>411,976</u>	<u>411,976</u>	<u>266,931</u>	<u>145,045</u>
Net Change in Fund Balances (Deficit)	136,274	136,274	250,184	113,910
Fund Balances (Deficit), Beginning of Year	1,205,385	1,205,385	1,205,385	-
Fund Balances (Deficit), End of Year	\$ 1,341,659	\$ 1,341,659	\$ 1,455,569	\$ 113,910

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Municipal Court Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	\$ 47,500	\$ 47,500	\$ 50,311	\$ 2,811
Investment earnings	1,500	1,500	4,153	2,653
Total revenues	<u>49,000</u>	<u>49,000</u>	<u>54,464</u>	<u>5,464</u>
Expenditures				
Public safety	25,876	25,876	26,261	(385)
Total expenditures	<u>25,876</u>	<u>25,876</u>	<u>26,261</u>	<u>(385)</u>
Net Change in Fund Balances (Deficit)	23,124	23,124	28,203	5,079
Fund Balances (Deficit), Beginning of Year	<u>85,810</u>	<u>85,810</u>	<u>85,810</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ 108,934</u>	<u>\$ 108,934</u>	<u>\$ 114,013</u>	<u>\$ 5,079</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Library Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Intergovernmental	\$ -	\$ -	\$ 5,050	\$ 5,050
Investment earnings	300	300	1,807	1,507
Grants and donations	111,500	111,500	147,200	35,700
Total revenues	<u>111,800</u>	<u>111,800</u>	<u>154,057</u>	<u>42,257</u>
Expenditures				
Community services	<u>127,473</u>	<u>127,473</u>	<u>169,542</u>	<u>(42,069)</u>
Total expenditures	<u>127,473</u>	<u>127,473</u>	<u>169,542</u>	<u>(42,069)</u>
Net Change in Fund Balances (Deficit)	(15,673)	(15,673)	(15,485)	188
Fund Balances (Deficit), Beginning of Year	11,888	11,888	11,888	-
Fund Balances (Deficit), End of Year	\$ (3,785)	\$ (3,785)	\$ (3,597)	\$ 188

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Public Improvement Districts
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes, penalties and interest	\$ 1,348,607	\$ 1,348,607	\$ 1,423,279	\$ 74,672
Intergovernmental	-	-	23,300	23,300
Investment earnings	45,000	45,000	101,344	56,344
Miscellaneous	23,300	23,300	15,386	(7,914)
Total revenues	<u>1,416,907</u>	<u>1,416,907</u>	<u>1,563,309</u>	<u>146,402</u>
Expenditures				
Community services	827,900	827,900	1,293,523	(465,623)
Capital outlay	864,200	864,200	45,862	818,338
Total expenditures	<u>1,692,100</u>	<u>1,692,100</u>	<u>1,339,385</u>	<u>352,715</u>
Net Change in Fund Balances (Deficit)	(275,193)	(275,193)	223,924	499,117
Fund Balances (Deficit), Beginning of Year	1,667,209	1,667,209	1,667,209	-
Fund Balances (Deficit), End of Year	\$ 1,392,016	\$ 1,392,016	\$ 1,891,133	\$ 499,117

City of Cedar Hill, Texas
Budgetary Comparison Schedule
PEG
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Franchise fees	\$ 80,000	\$ 80,000	\$ 61,157	\$ (18,843)
Investment earnings	16,000	16,000	41,580	25,580
Total revenues	<u>96,000</u>	<u>96,000</u>	<u>102,737</u>	<u>6,737</u>
Expenditures				
Capital outlay	<u>302,972</u>	<u>302,972</u>	<u>265,908</u>	<u>37,064</u>
Total expenditures	<u>302,972</u>	<u>302,972</u>	<u>265,908</u>	<u>37,064</u>
Net Change in Fund Balances (Deficit)	(206,972)	(206,972)	(163,171)	43,801
Fund Balances (Deficit), Beginning of Year	824,184	824,184	824,184	-
Fund Balances (Deficit), End of Year	<u>\$ 617,212</u>	<u>\$ 617,212</u>	<u>\$ 661,013</u>	<u>\$ 43,801</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Crime Control and Prevention District
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes, penalties and interest	\$ 1,508,950	\$ 1,508,950	\$ 1,397,732	\$ (111,218)
Fines and forfeitures	45,000	45,000	45,384	384
Investment earnings	18,000	18,000	41,493	23,493
Total revenues	<u>1,571,950</u>	<u>1,571,950</u>	<u>1,484,609</u>	<u>(87,341)</u>
Expenditures				
Public safety	1,485,127	1,485,127	1,362,872	122,255
Principal retirement	-	-	2,997	(2,997)
Interest and fiscal charges	-	-	309	(309)
Capital outlay	-	-	15,756	(15,756)
Total expenditures	<u>1,485,127</u>	<u>1,485,127</u>	<u>1,381,934</u>	<u>103,193</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>86,823</u>	<u>86,823</u>	<u>102,675</u>	<u>15,852</u>
Other Financing Sources (Uses)				
Leases issued	-	-	15,756	15,756
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>15,756</u>	<u>15,756</u>
Net Change in Fund Balances (Deficit)	<u>86,823</u>	<u>86,823</u>	<u>118,431</u>	<u>31,608</u>
Fund Balances (Deficit), Beginning of Year	<u>1,140,716</u>	<u>1,140,716</u>	<u>1,140,716</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ 1,227,539</u>	<u>\$ 1,227,539</u>	<u>\$ 1,259,147</u>	<u>\$ 31,608</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Animal Shelter Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Charges for services	\$ 1,218,400	\$ 1,218,400	\$ 854,210	\$ (364,190)
Investment earnings	5,000	5,000	11,875	6,875
Grants and donations	45,000	45,000	71,000	26,000
Miscellaneous	-	-	7,898	7,898
Total revenues	<u>1,268,400</u>	<u>1,268,400</u>	<u>944,983</u>	<u>(323,417)</u>
Expenditures				
Public safety	1,210,719	1,210,719	1,256,658	(45,939)
Principal retirement	-	-	3,996	(3,996)
Interest and fiscal charges	-	-	412	(412)
Capital outlay	-	-	21,008	(21,008)
Total expenditures	<u>1,210,719</u>	<u>1,210,719</u>	<u>1,282,074</u>	<u>(71,355)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	57,681	57,681	(337,091)	(394,772)
Other Financing Sources (Uses)				
Transfers in	-	-	353,050	353,050
Transfers out	(88,350)	(88,350)	(179,700)	(91,350)
Leases issued	-	-	21,008	21,008
Total other financing sources (uses)	<u>(88,350)</u>	<u>(88,350)</u>	<u>194,358</u>	<u>282,708</u>
Net Change in Fund Balances (Deficit)	(30,669)	(30,669)	(142,733)	(112,064)
Fund Balances (Deficit), Beginning of Year	402,645	402,645	402,645	-
Fund Balances (Deficit), End of Year	\$ 371,976	\$ 371,976	\$ 259,912	\$ (112,064)

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Regional Fire Training Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	\$ 54,600	\$ 54,600	\$ 40,950	\$ (13,650)
Investment earnings	300	300	1,003	703
Miscellaneous	-	-	3,569	3,569
Total revenues	<u>54,900</u>	<u>54,900</u>	<u>45,522</u>	<u>(9,378)</u>
Expenditures				
Public safety	<u>54,600</u>	<u>54,600</u>	<u>41,964</u>	<u>12,636</u>
Total expenditures	<u>54,600</u>	<u>54,600</u>	<u>41,964</u>	<u>12,636</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>300</u>	<u>300</u>	<u>3,558</u>	<u>3,258</u>
Other Financing Sources (Uses)				
Transfers in	-	-	13,650	13,650
Total other financing sources (uses)	-	-	13,650	13,650
Net Change in Fund Balances (Deficit)	<u>300</u>	<u>300</u>	<u>17,208</u>	<u>16,908</u>
Fund Balances (Deficit), Beginning of Year	<u>19,913</u>	<u>19,913</u>	<u>19,913</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ 20,213</u>	<u>\$ 20,213</u>	<u>\$ 37,121</u>	<u>\$ 16,908</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Landscape Beautification Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Charges for services	\$ 3,774,000	\$ 3,774,000	\$ 3,579,973	\$ (194,027)
Investment earnings	40,000	40,000	100,780	60,780
Miscellaneous	5,000	5,000	95,971	90,971
Total revenues	<u>3,819,000</u>	<u>3,819,000</u>	<u>3,776,724</u>	<u>(42,276)</u>
Expenditures				
Community services	<u>3,141,059</u>	<u>3,141,059</u>	<u>3,231,678</u>	<u>(90,619)</u>
Total expenditures	<u>3,141,059</u>	<u>3,141,059</u>	<u>3,231,678</u>	<u>(90,619)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>677,941</u>	<u>677,941</u>	<u>545,046</u>	<u>(132,895)</u>
Other Financing Sources (Uses)				
Transfers out	<u>(250,000)</u>	<u>(250,000)</u>	<u>(250,000)</u>	<u>-</u>
Total other financing sources (uses)	<u>(250,000)</u>	<u>(250,000)</u>	<u>(250,000)</u>	<u>-</u>
Net Change in Fund Balances (Deficit)	<u>427,941</u>	<u>427,941</u>	<u>295,046</u>	<u>(132,895)</u>
Fund Balances (Deficit), Beginning of Year	<u>2,281,233</u>	<u>2,281,233</u>	<u>2,281,233</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ 2,709,174</u>	<u>\$ 2,709,174</u>	<u>\$ 2,576,279</u>	<u>\$ (132,895)</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
Tax Increment Financing
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Taxes, penalties and interest	\$ 1,067,194	\$ 1,067,194	\$ 1,148,541	\$ 81,347
Investment earnings	25,000	25,000	118,867	93,867
Total revenues	<u>1,092,194</u>	<u>1,092,194</u>	<u>1,267,408</u>	<u>175,214</u>
Net Change in Fund Balances (Deficit)	1,092,194	1,092,194	1,267,408	175,214
Fund Balances (Deficit), Beginning of Year	<u>2,209,826</u>	<u>2,209,826</u>	<u>2,209,826</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ 3,302,020</u>	<u>\$ 3,302,020</u>	<u>\$ 3,477,234</u>	<u>\$ 175,214</u>

City of Cedar Hill, Texas
Budgetary Comparison Schedule
JPL Permanent Fund
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Investment earnings	\$ 598,600	\$ 598,600	\$ 1,062,553	\$ 463,953
Total revenues	598,600	598,600	1,062,553	463,953
Expenditures				
Community services	7,500	7,500	-	7,500
Total expenditures	7,500	7,500	-	7,500
Excess (Deficiency) of Revenues Over (Under) Expenditures	591,100	591,100	1,062,553	471,453
Other Financing Sources (Uses)				
Transfers out	(57,150)	(57,150)	(91,522)	(34,372)
Total other financing sources (uses)	(57,150)	(57,150)	(91,522)	(34,372)
Net Change in Fund Balances (Deficit)	533,950	533,950	971,031	437,081
Fund Balances (Deficit), Beginning of Year	20,151,321	20,151,321	20,151,321	-
Fund Balances (Deficit), End of Year	<u>\$ 20,685,271</u>	<u>\$ 20,685,271</u>	<u>\$ 21,122,352</u>	<u>\$ 437,081</u>

City of Cedar Hill, Texas
Combining Statement of Net Position
Internal Service Funds
September 30, 2024

	Equipment Fund	Health Insurance Fund	Total
Assets			
Current assets			
Cash and cash equivalents	\$ 2,875,442	\$ 2,747,630	\$ 5,623,072
Receivables	-	33,033	33,033
Prepaid expenses	181,660	-	181,660
 Total current assets	 3,057,102	 2,780,663	 5,837,765
Noncurrent assets			
Capital, lease and subscription assets, net	3,274,870	-	3,274,870
 Total noncurrent assets	 3,274,870	 -	 3,274,870
 Total assets	 6,331,972	 2,780,663	 9,112,635
Liabilities			
Current liabilities			
Accounts and contracts payable	359,245	179,515	538,760
Unpaid claims liabilities	-	322,527	322,527
Unearned revenue	-	250	250
 Total current liabilities	 359,245	 502,292	 861,537
 Total liabilities	 359,245	 502,292	 861,537
Net Position			
Net investment in capital assets	3,001,189	-	3,001,189
Unrestricted	2,971,538	2,278,371	5,249,909
 Total net position	 \$ 5,972,727	 \$ 2,278,371	 \$ 8,251,098

City of Cedar Hill, Texas
Combining Statement of Revenues, Expenses and Changes in Net Position
Internal Service Funds
For the Year Ended September 30, 2024

	Equipment Fund	Health Insurance Fund	Total
Operating Revenues			
City and employee contributions	\$ -	\$ 4,980,276	\$ 4,980,276
Miscellaneous revenue	<u>1,413,812</u>	<u>142,588</u>	<u>1,556,400</u>
Total operating revenues	<u>1,413,812</u>	<u>5,122,864</u>	<u>6,536,676</u>
Operating Expenses			
Depreciation and amortization	926,449	-	926,449
Materials and supplies	104,526	-	104,526
Claims paid and change in estimate	-	3,136,306	3,136,306
Administrative and fiscal services	-	1,177,019	1,177,019
Miscellaneous expense	-	162,842	162,842
Total operating expenses	<u>1,030,975</u>	<u>4,476,167</u>	<u>5,507,142</u>
Operating Income	<u>382,837</u>	<u>646,697</u>	<u>1,029,534</u>
Nonoperating Revenues (Expenses)			
Investment income	141,165	105,020	246,185
Gain on retirement of capital assets	<u>21,031</u>	-	<u>21,031</u>
Total nonoperating revenues (expenses)	<u>162,196</u>	<u>105,020</u>	<u>267,216</u>
Change in Net Position	<u>545,033</u>	<u>751,717</u>	<u>1,296,750</u>
Net Position, Beginning of Year	<u>5,427,694</u>	<u>1,526,654</u>	<u>6,954,348</u>
Net Position, End of Year	<u>\$ 5,972,727</u>	<u>\$ 2,278,371</u>	<u>\$ 8,251,098</u>

City of Cedar Hill, Texas
Internal Services Fund
Combining Statement of Cash Flows
For the Year Ended September 30, 2024

	Equipment Fund	Health Insurance Fund	Total
Cash Flows from Operating Activities			
Cash received from interfund charges for services	\$ 1,498,390	\$ -	\$ 1,498,390
Cash received from city and employee contributions	-	4,980,276	4,980,276
Cash received from the wellness program	-	147,477	147,477
Cash paid to suppliers	(104,526)	-	(104,526)
Cash payments for claims	-	(3,294,616)	(3,294,616)
Cash payments for administrative and fiscal services	-	(1,339,861)	(1,339,861)
Net cash provided by operating activities	<u>1,393,864</u>	<u>493,276</u>	<u>1,887,140</u>
Cash Flows from Capital and Related Financing Activities			
Acquisition and construction of capital assets	(1,840,353)	-	(1,840,353)
Proceeds from sales of assets	<u>21,031</u>	<u>-</u>	<u>21,031</u>
Net cash (used for) capital and related financing activities	<u>(1,819,322)</u>	<u>-</u>	<u>(1,819,322)</u>
Cash Flows from Investing Activities			
Proceeds from sales and maturities of investments	(181,660)	-	(181,660)
Interest received	<u>141,165</u>	<u>105,020</u>	<u>246,185</u>
Net cash provided by (used for) investing activities	<u>(40,495)</u>	<u>105,020</u>	<u>64,525</u>
Increase (Decrease) in Cash and Cash Equivalents	(465,953)	598,296	132,343
Cash and Cash Equivalents, Beginning of Year	<u>3,341,395</u>	<u>2,149,334</u>	<u>5,490,729</u>
Cash and Cash Equivalents, End of Year	<u>\$ 2,875,442</u>	<u>\$ 2,747,630</u>	<u>\$ 5,623,072</u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities			
Operating income	\$ 382,837	\$ 646,697	\$ 1,029,534
Depreciation and amortization	926,449	-	926,449
Changes in operating assets and liabilities			
Decrease (increase) in receivables	20,100	4,889	24,989
Increase (decrease) in accounts payable	64,478	179,515	243,993
Increase (decrease) in claims liabilities	-	(337,825)	(337,825)
Net cash provided by operating activities	<u>\$ 1,393,864</u>	<u>\$ 493,276</u>	<u>\$ 1,887,140</u>
Schedule of Non-Cash Capital and Related Financing Activities:			
Capital assets in accounts payable	\$ 273,681	\$ -	\$ 273,681

City of Cedar Hill, Texas
Balance Sheet
Component Units
September 30, 2024

	Community Development Corporation	Economic Development Corporation
Assets		
Cash, cash equivalents and investments	\$ 10,890,370	\$ 13,346,192
Receivables		
Taxes	938,235	703,676
Miscellaneous	193,108	33,333
Prepays	-	6,465
Total assets	<u>\$ 12,021,713</u>	<u>\$ 14,089,666</u>
Liabilities		
Accounts payable	\$ 147,022	\$ 59,039
Accrued liabilities	114,499	19,840
Retainage payable	39,279	-
Unearned revenue	123,543	-
Total liabilities	<u>424,343</u>	<u>78,879</u>
Deferred Inflows of Resources		
Unavailable revenues	76,011	-
Total deferred inflows of resources	<u>76,011</u>	<u>-</u>
Fund Balances		
Nonspendable	-	6,465
Restricted	11,521,359	14,004,322
Total fund balances	<u>11,521,359</u>	<u>14,010,787</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 12,021,713</u>	<u>\$ 14,089,666</u>

**Cedar Hill Community Development Corporation
 (A Component of the City of Cedar Hill, Texas)
 Reconciliation of the Balance Sheet to
 the Statement of Net Position
 September 30, 2024**

Total Fund Balance	\$ 11,521,359
Capital assets used in governmental activities are not financial resources and are therefore not reported in the funds.	2,657,197
Revenues earned but not available within sixty days of fiscal year-end are not recognized as revenue in the governmental funds financial statements.	76,011
Deferred outflows related to pension and OPEB liabilities are not recognized until future periods and therefore are not reported in the funds.	343,200
Deferred inflows related to pension and OPEB liabilities are not recognized until future periods and therefore are not reported in the funds.	(83,088)
Long-term liabilities are not due and payable in the current period and are therefore not reported in the funds. Long-term liabilities consist of	
Compensated absences	(77,998)
Lease liability	(21,265)
Net pension liability	(669,283)
OPEB liability	<u>(120,180)</u>
Total Net Position of Community Development Corporation	<u>\$ 13,625,953</u>

**Cedar Hill Economic Development Corporation
 (A Component of the City of Cedar Hill, Texas)
 Reconciliation of the Balance Sheet to
 the Statement of Net Position
 As of September 30, 2024**

Total Fund Balance	\$ 14,010,787
Capital assets used in governmental activities are not financial resources and are therefore not reported in the funds.	3,658,979
Deferred outflows related to pension and OPEB liabilities are not recognized until future periods and therefore are not reported in the funds.	113,112
Deferred inflows related to pension and OPEB liabilities are not recognized until future periods and therefore are not reported in the funds.	(24,926)
Long-term liabilities are not due and payable in the current period and are therefore not reported in the funds. Long-term liabilities consist of	
Compensated absences	(32,161)
Lease liability	(21,265)
Net pension liability	(223,094)
OPEB liability	<u>(35,788)</u>
Total Net Position of Economic Development Corporation	<u>\$ 17,445,644</u>

City of Cedar Hill, Texas
Statement of Revenues, Expenditures and Changes in Fund Balance
Component Units
For the Year Ended September 30, 2024

	Community Development Corporation	Economic Development Corporation
Revenues		
Taxes	\$ 5,632,031	\$ 4,224,023
Charges for services	430,289	86,600
Investment earnings, net	571,509	664,455
Miscellaneous	49,846	200
 Total revenues	 6,683,675	 4,975,278
Expenditures		
Community services	7,589,956	2,727,612
Debt Service		
Principal retirement	4,995	4,995
Interest and fiscal charges	515	515
Capital outlay	466,266	26,260
 Total expenditures	 8,061,732	 2,759,382
Excess (Deficiency) of Revenues Over (Under) Expenditures	 (1,378,057)	 2,215,896
Other Financing Sources (Uses)		
Leases issued	26,260	26,260
 Total other financing sources (uses)	 26,260	 26,260
Change in Fund Balances	 (1,351,797)	 2,242,156
Fund Balances, Beginning of Year	 12,873,156	 11,768,631
Fund Balances, End of Year	 \$ 11,521,359	 \$ 14,010,787

**Cedar Hill Community Development Corporation
 (A Component of the City of Cedar Hill, Texas)
 Reconciliation of the Statement of Revenues,
 Expenditures and Changes in Fund Balance
 to the Statement of Activities
 For the Year Ended September 30, 2024**

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

Net Change in Fund Balances \$ (1,351,797)

Capital assets used in governmental activities are not financial resources; therefore, are not reported as assets in fund financial statements. Capital assets are reported in the government-wide financial statements. 466,266

Depreciation/amortization expense on capital assets is reported in the government-wide statements of activities and changes in net position, but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds. (5,252)

The net effect of various transactions involving capital assets (i.e. sales and contributions to the City) is to decrease net position. (2,479,001)

The issuance of long-term debt (e.g. bonds, leases, subscription liabilities) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Leases issued (26,260)
 Repayment of principal on leases 4,995

Current year changes in certain long-term liabilities do require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Net Pension liability and related deferred outflows and inflows of resources (28,305)
 Total OPEB liability and related deferred outflows and inflows of resources (5,531)
 Compensated absences liability (18,727)

Change in Net Position of Community Development Corporation \$ (3,443,612)

**Cedar Hill Economic Development Corporation
 (A Component of the City of Cedar Hill, Texas)
 Reconciliation of the Statement of Revenues,
 Expenditures and Changes in Fund Balance
 to the Statement of Activities
 For the Year Ended September 30, 2024**

Net Change in Fund Balances \$ 2,242,156

This amount is the amount of governmental activities capital asset additions for the current period. 26,260

Depreciation expense on capital assets is reported in the government-wide statements of activities and changes in net position, but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds. (8,981)

The issuance of long-term debt (e.g. bonds, leases, subscription liabilities) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Leases issued	(26,260)
Repayment of principal on leases	4,995

Current year changes in certain long-term liabilities do require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Net Pension liability and related deferred outflows and inflows of resources	(9,434)
Total OPEB liability and related deferred outflows and inflows of resources	(1,606)
Compensated absences liability	<u>(6,928)</u>

Change in Net Position of Economic Development Corporation \$ 2,220,202



Statistical Section (Unaudited)



CEDAR HILL

WHERE OPPORTUNITIES GROW NATURALLY

Statistical Section (Unaudited)

The Statistical Section presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City of Cedar Hill's overall financial health.

Financial Trends Information - information to help the reader understand how the City's financial performance and well-being have changed over time.

- 1 Net position by component
- 2 Changes in net position
- 3 Fund balances, governmental funds
- 4 Changes in fund balances, governmental funds

Revenue Capacity Information - information to help the reader assess the City's most significant local revenue source, the property tax.

- 5 Assessed value and actual value of taxable property
- 6 Direct and overlapping property tax rates
- 7 Principal property tax payers
- 8 Property tax levies and collections

Debt Capacity Information - information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

- 9 Ratios of outstanding debt by type
- 10 Ratios of net general bonded debt outstanding
- 11 Direct and overlapping governmental activities debt
- 12 Legal debt margin information
- 13 Pledged-revenue coverage

Demographic and Economic Information - information to help the reader understand the environment within which the City's financial activities take place, and to help make comparisons over time and with other governments.

- 14 Demographic and economic statistics
- 15 Principal employers

Operating Information - service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

- 16 Full-time equivalent city government employees by function/program
- 17 Operating indicators by function/program
- 18 Capital asset statistics by function/program

City of Cedar Hill, Texas
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	2015	2016	2017	2018
Governmental activities				
Net invested in capital assets	\$ 80,025,249	\$ 83,215,449	\$ 109,712,318	\$ 106,180,335
Restricted	10,511,210	8,394,131	11,582,583	17,678,071
Unrestricted	1,871,573	1,966,112	17,843,316	17,850,181
Total governmental activities net position	<u>\$ 92,408,032</u>	<u>\$ 93,575,692</u>	<u>\$ 139,138,217</u>	<u>\$ 141,708,587</u>
Business-type activities				
Net invested in capital assets	\$ 46,927,843	\$ 45,050,487	\$ 46,893,008	\$ 46,436,363
Restricted	3,133,733	1,792,767	1,681,967	3,859,296
Unrestricted	6,644,886	7,420,834	6,713,795	4,894,933
Total business-type activities net position	<u>\$ 56,706,462</u>	<u>\$ 54,264,088</u>	<u>\$ 55,288,770</u>	<u>\$ 55,190,592</u>
Primary government				
Net invested in capital assets	\$ 126,953,092	\$ 128,265,936	\$ 156,605,326	\$ 152,616,698
Restricted	13,644,943	10,186,898	13,264,550	21,537,367
Unrestricted	8,516,459	9,386,946	24,557,111	22,745,114
Total primary government net position	<u>\$ 149,114,494</u>	<u>\$ 147,839,780</u>	<u>\$ 194,426,987</u>	<u>\$ 196,899,179</u>

Source: Annual Comprehensive Financial Reports

2019	2020	2021	2022	2023	2024
\$ 105,638,798	\$ 113,337,277	\$ 115,295,739	\$ 121,149,233	\$ 113,589,648	\$ 121,903,228
44,459,438	29,757,843	31,087,683	32,859,438	45,198,648	60,865,804
(5,934,956)	4,148,935	8,973,246	16,267,366	20,087,747	20,121,538
<u>\$ 144,163,280</u>	<u>\$ 147,244,055</u>	<u>\$ 155,356,668</u>	<u>\$ 170,276,037</u>	<u>\$ 178,876,043</u>	<u>\$ 202,890,570</u>
\$ 44,824,224	\$ 45,871,100	\$ 45,511,467	\$ 45,546,705	\$ 44,851,274	\$ 44,879,862
5,383,604	1,850,905	1,656,333	698,996	1,715,616	2,647,152
4,693,298	5,908,426	5,898,037	9,850,745	13,996,430	19,399,767
<u>\$ 54,901,126</u>	<u>\$ 53,630,431</u>	<u>\$ 53,065,837</u>	<u>\$ 56,096,446</u>	<u>\$ 60,563,320</u>	<u>\$ 66,926,781</u>
\$ 150,463,022	\$ 159,208,377	\$ 160,807,206	\$ 166,695,938	\$ 158,440,922	\$ 166,783,090
49,843,042	31,608,748	32,744,016	33,558,434	46,914,264	63,512,956
(1,241,658)	10,057,361	14,871,283	26,118,111	34,084,177	39,521,305
<u>\$ 199,064,406</u>	<u>\$ 200,874,486</u>	<u>\$ 208,422,505</u>	<u>\$ 226,372,483</u>	<u>\$ 239,439,363</u>	<u>\$ 269,817,351</u>

City of Cedar Hill, Texas
Changes in Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	2015	2016	2017	2018
Expenses				
Governmental activities				
General government	\$ 6,722,301	\$ 6,767,213	\$ 6,947,494	\$ 6,960,889
Public works	11,736,039	11,441,834	5,008,051	7,021,452
Public safety	22,189,531	24,862,491	25,618,102	25,902,749
Community services	7,865,226	8,430,316	9,280,829	10,800,462
Interest and fiscal charges	2,907,619	2,405,818	1,874,383	1,910,803
Total governmental activities expenses	<u>51,420,716</u>	<u>53,907,672</u>	<u>48,728,859</u>	<u>52,596,355</u>
Business-type activities				
Water and sewer	16,415,804	18,221,821	17,708,700	17,848,255
Total business-type activities expenses	<u>16,415,804</u>	<u>18,221,821</u>	<u>17,708,700</u>	<u>17,848,255</u>
Total primary government expenses	<u>\$ 67,836,520</u>	<u>\$ 72,129,493</u>	<u>\$ 66,437,559</u>	<u>\$ 70,444,610</u>
Program Revenues				
Governmental activities				
Charges for services				
General government	\$ 716,293	\$ 870,839	\$ 843,914	\$ 779,978
Public works	100,870	316,432	114,914	192,082
Public safety	6,019,903	5,254,150	5,550,066	5,588,368
Community services	3,036,202	3,224,479	3,525,792	3,745,336
Operating grants and contributions	2,001,494	2,666,399	2,537,822	4,374,471
Capital grants and contributions	1,048,364	4,457,074	1,511,933	1,095,938
Total governmental activities program revenues	<u>12,923,126</u>	<u>16,789,373</u>	<u>14,084,441</u>	<u>15,776,173</u>
Business-type activities				
Charges for services	18,685,787	17,415,597	17,759,404	18,621,798
Capital grants and contributions	257,513	380,971	1,794,910	357,101
Total business-type activities program revenues	<u>18,943,300</u>	<u>17,796,568</u>	<u>19,554,314</u>	<u>18,978,899</u>
Total primary government program revenues	<u>\$ 31,866,426</u>	<u>\$ 34,585,941</u>	<u>\$ 33,638,755</u>	<u>\$ 34,755,072</u>
Net (Expense)/Revenue				
Governmental activities	\$ (38,497,590)	\$ (37,118,299)	\$ (34,644,418)	\$ (36,820,182)
Business-type activities	2,527,496	(425,253)	1,845,614	1,130,644
Total primary government net expense	<u>\$ (35,970,094)</u>	<u>\$ (37,543,552)</u>	<u>\$ (32,798,804)</u>	<u>\$ (35,689,538)</u>

Source: Annual Comprehensive Financial Reports

	2019	2020	2021	2022	2023	2024
\$	7,123,089	\$ 7,262,308	\$ 8,024,191	\$ 7,904,246	\$ 9,225,565	\$ 8,584,694
4,879,498	6,012,302	3,854,279	2,971,779	7,707,628	8,884,129	
29,519,851	29,376,740	32,659,514	31,768,864	34,798,633	36,896,295	
11,409,000	11,574,016	11,780,395	18,801,873	12,346,000	15,088,319	
2,431,803	2,524,393	2,565,869	2,317,319	3,524,879	3,169,529	
55,363,241	56,749,759	58,884,248	63,764,081	67,602,705	72,622,966	
18,832,771	20,003,612	19,859,042	21,594,363	22,761,091	24,083,232	
18,832,771	20,003,612	19,859,042	21,594,363	22,761,091	24,083,232	
\$ 74,196,012	\$ 76,753,371	\$ 78,743,290	\$ 85,358,444	\$ 90,363,796	\$ 96,706,198	
\$	788,815	\$ 787,083	\$ 817,149	\$ 918,194	\$ 444,491	\$ 411,667
126,256	102,698	176,105	360,154	285,858	1,037,168	
5,733,331	5,334,068	5,729,124	6,599,816	3,784,395	3,402,295	
3,960,314	3,652,192	4,439,243	5,511,630	5,187,045	5,752,114	
3,824,331	4,940,619	5,067,806	4,626,678	4,651,946	4,431,069	
853,951	535,687	2,421,295	6,727,756	1,090,180	6,510,660	
15,286,998	15,352,347	18,650,722	24,744,228	15,443,915	21,544,973	
17,997,411	18,504,639	19,222,674	24,051,862	25,865,260	28,766,047	
480,156	333,270	318,748	843,763	1,016,620	931,536	
18,477,567	18,837,909	19,541,422	24,895,625	26,881,880	29,697,583	
\$ 33,764,565	\$ 34,190,256	\$ 38,192,144	\$ 49,639,853	\$ 42,325,795	\$ 51,242,556	
\$ (40,076,243)	\$ (41,397,412)	\$ (40,233,526)	\$ (39,019,853)	\$ (52,158,790)	\$ (51,077,993)	
(355,204)	(1,165,703)	(317,620)	3,301,262	4,120,789	5,614,351	
\$ (40,431,447)	\$ (42,563,115)	\$ (40,551,146)	\$ (35,718,591)	\$ (48,038,001)	\$ (45,463,642)	

City of Cedar Hill, Texas
Changes in Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	2015	2016	2017	2018
General Revenues and Other Changes in Net Position				
Governmental activities				
Taxes				
Property taxes	\$ 20,322,289	\$ 21,222,889	\$ 22,809,120	\$ 24,781,240
Sales and use taxes	8,075,632	8,674,970	8,903,958	9,097,038
Hotel/motel taxes	220,746	223,330	301,690	250,332
Franchise fees	3,855,211	2,990,157	4,000,294	3,639,798
Grants not restricted to specific programs	-	-	-	-
Investment earnings	1,305,343	1,497,708	268,574	928,939
Gain on disposal of property	86,420	(12,968)	(67,853)	82,623
Miscellaneous	340,555	508,136	926,523	465,361
Transfers	1,800,000	2,059,800	924,956	1,232,882
Gain on Joe Pool payment agreement	-	-	42,139,681	-
Total governmental activities	<u>36,006,196</u>	<u>37,164,022</u>	<u>80,206,943</u>	<u>40,478,213</u>
Business-type activities				
Investment earnings	58,062	46,538	81,424	131,821
Gain/loss of disposal of property	-	(3,859)	22,600	5,450
Miscellaneous	-	-	-	-
Transfers	<u>(1,800,000)</u>	<u>(2,059,800)</u>	<u>(924,956)</u>	<u>(1,232,882)</u>
Total business-type activities	<u>(1,741,938)</u>	<u>(2,017,121)</u>	<u>(820,932)</u>	<u>(1,095,611)</u>
Total primary government	<u>\$ 34,264,258</u>	<u>\$ 35,146,901</u>	<u>\$ 79,386,011</u>	<u>\$ 39,382,602</u>
Changes in Net Position				
Governmental activities	\$ (2,491,394)	\$ 45,723	\$ 45,562,525	\$ 3,658,031
Business-type activities	<u>785,558</u>	<u>(2,442,374)</u>	<u>1,024,682</u>	<u>35,033</u>
Total primary government	<u>\$ (1,705,836)</u>	<u>\$ (2,396,651)</u>	<u>\$ 46,587,207</u>	<u>\$ 3,693,064</u>

	2019	2020	2021	2022	2023	2024
\$ 27,083,238	\$ 29,063,652	\$ 31,555,238	\$ 32,489,734	\$ 37,259,680	\$ 40,413,522	
9,434,328	9,642,400	11,133,044	12,684,612	13,014,378	12,808,093	
341,579	288,169	421,999	431,766	476,744	459,215	
3,615,024	3,447,261	3,485,178	3,478,762	3,707,501	3,448,831	
-	-	-	-	244,731	9,736,804	
1,341,530	1,199,206	637,033	557,805	5,003,403	6,024,786	
54,187	23,812	108,062	38,418	36,490	100,632	
333,050	485,538	660,793	3,947,215	620,800	1,642,213	
328,000	328,149	344,792	310,910	395,069	458,424	
-	-	-	-	-	-	
42,530,936	44,478,187	48,346,139	53,939,222	60,758,796	75,092,520	
358,088	181,122	85,188	39,457	695,755	1,125,173	
35,650	42,035	12,700	800	14,550	36,225	
-	-	-	-	30,849	46,136	
(328,000)	(328,149)	(344,792)	(310,910)	(395,069)	(458,424)	
65,738	(104,992)	(246,904)	(270,653)	346,085	749,110	
\$ 42,596,674	\$ 44,373,195	\$ 48,099,235	\$ 53,668,569	\$ 61,104,881	\$ 75,841,630	
\$ 2,454,693	\$ 3,080,775	\$ 8,112,613	\$ 14,919,369	\$ 8,600,006	\$ 24,014,527	
(289,466)	(1,270,695)	(564,594)	3,030,609	4,466,874	6,363,461	
\$ 2,165,227	\$ 1,810,080	\$ 7,548,019	\$ 17,949,978	\$ 13,066,880	\$ 30,377,988	

City of Cedar Hill, Texas
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
(Unaudited)

	2015	2016	2017	2018	2019
General Fund					
Nonspendable	\$ 26,822	\$ 283,522	\$ 117,473	\$ 44,743	\$ 76,879
Restricted	24,406	123,575	-	-	-
Unassigned	<u>9,090,324</u>	<u>8,771,503</u>	<u>8,448,918</u>	<u>8,771,211</u>	<u>10,074,245</u>
Total General Fund	<u><u>\$ 9,141,552</u></u>	<u><u>\$ 9,178,600</u></u>	<u><u>\$ 8,566,391</u></u>	<u><u>\$ 8,815,954</u></u>	<u><u>\$ 10,151,124</u></u>
All Other Governmental Funds					
Nonspendable					
Prepaid and inventory	\$ -	\$ 6,224	\$ -	\$ 282	\$ -
Other	1,963	-	-	-	-
JPL permanent fund	-	-	-	-	15,000,000
Restricted for					
Construction	24,504,541	17,612,849	10,059,379	14,665,951	-
PID use	277,468	239,342	368,849	533,015	-
Tourism	836,894	821,640	912,273	890,939	-
Public safety	541,678	545,723	804,398	1,116,643	1,476,465
Community services	-	-	-	-	2,311,580
Landscaping	-	-	-	222,825	-
Economic development	-	-	-	38,975	-
Debt service	1,246,232	1,447,330	1,396,399	1,484,107	1,860,832
General government	-	-	-	-	831,191
Public works	-	-	-	-	27,272,227
Committed for					
Library	121,489	123,146	107,118	-	-
Landscaping	1,050,997	1,277,952	1,377,018	-	-
Construction	1,173,232	1,819,952	2,545,026	2,607,973	-
Facilities	-	-	-	180,095	184,438
Building maintenance	817,196	194,232	177,445	-	-
JPL nature corridor	54,301,017	58,689,221	18,564,055	18,874,640	4,296,464
Economic development	-	-	-	101,305	-
Infrastructure	-	-	-	-	2,752,812
Assigned	-	-	97,936	1,042,564	946,461
Unassigned	-	-	-	-	(248,084)
Total all other governmental funds	<u><u>\$ 84,872,707</u></u>	<u><u>\$ 82,777,611</u></u>	<u><u>\$ 36,409,896</u></u>	<u><u>\$ 41,759,314</u></u>	<u><u>\$ 56,684,386</u></u>

2020	2021	2022	2023	2024
\$ 108,327	\$ 97,153	\$ 164,290	\$ 87,366	\$ 129,400
<u>11,087,799</u>	<u>11,556,358</u>	<u>12,888,174</u>	<u>14,907,301</u>	<u>13,864,258</u>
<u><u>\$ 11,196,126</u></u>	<u><u>\$ 11,653,511</u></u>	<u><u>\$ 13,052,464</u></u>	<u><u>\$ 14,994,667</u></u>	<u><u>\$ 13,993,658</u></u>
\$ 173,011	\$ 71,812	\$ 4,031	\$ 5,667	\$ 89,571
<u>15,000,000</u>	<u>15,000,000</u>	<u>15,000,000</u>	<u>15,000,000</u>	<u>15,000,000</u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
<u>1,588,572</u>	<u>1,545,385</u>	<u>1,816,531</u>	<u>2,480,334</u>	<u>2,948,004</u>
<u>2,100,685</u>	<u>2,779,463</u>	<u>4,371,582</u>	<u>5,501,991</u>	<u>6,410,406</u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
<u>1,685,829</u>	<u>1,532,922</u>	<u>1,632,600</u>	<u>1,574,629</u>	<u>2,408,086</u>
<u>1,170,237</u>	<u>1,676,534</u>	<u>2,453,495</u>	<u>3,351,931</u>	<u>4,469,765</u>
<u>37,021,579</u>	<u>33,198,686</u>	<u>40,793,635</u>	<u>32,779,855</u>	<u>31,901,373</u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
<u>287,659</u>	<u>1,389,237</u>	<u>3,399,744</u>	<u>3,551,100</u>	<u>9,450,203</u>
<u>4,723,709</u>	<u>4,968,856</u>	<u>4,783,131</u>	<u>5,593,983</u>	<u>6,680,586</u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
<u>2,897,125</u>	<u>4,828,447</u>	<u>6,723,511</u>	<u>6,943,483</u>	<u>7,207,212</u>
<u>706,960</u>	<u>693,443</u>	<u>622,389</u>	<u>640,829</u>	<u>668,234</u>
<u>(202,360)</u>	<u>(231,777)</u>	<u>(184,947)</u>	<u>(247,156)</u>	<u>(102,520)</u>
<u><u>\$ 67,153,006</u></u>	<u><u>\$ 67,453,008</u></u>	<u><u>\$ 81,415,702</u></u>	<u><u>\$ 77,176,646</u></u>	<u><u>\$ 87,130,920</u></u>

City of Cedar Hill, Texas
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
(Unaudited)

	2015	2016	2017	2018
Revenues				
Taxes	\$ 28,678,707	\$ 30,120,119	\$ 32,334,075	\$ 34,105,970
Franchise taxes	3,819,178	3,465,968	3,531,434	3,640,135
Licenses and permits	780,478	778,437	807,719	789,254
Intergovernmental	3,550,102	6,750,150	3,611,557	4,525,530
Charges for services	5,219,839	4,733,546	4,557,442	4,780,801
Fines and forfeits	1,865,880	1,760,310	1,936,758	1,857,906
Investment earnings	2,522,617	1,490,918	255,087	899,426
Grants and donations	-	-	-	-
Miscellaneous	1,145,450	759,828	1,398,078	946,389
Total revenues	<u>47,582,251</u>	<u>49,859,276</u>	<u>48,432,150</u>	<u>51,545,411</u>
Expenditures				
General government	4,868,548	5,026,331	5,322,042	5,539,114
Public works	2,145,169	2,053,159	2,249,229	2,180,935
Public safety	20,773,934	21,791,776	22,755,963	23,718,688
Community services	6,601,545	6,849,744	7,492,414	7,591,881
Principal retirement	5,641,240	6,102,000	46,889,359	6,443,517
Interest and fiscal agent charges	2,860,726	2,874,002	2,506,334	2,491,606
Capital outlay	2,062,022	12,169,887	9,121,689	6,733,928
Total expenditures	<u>44,953,184</u>	<u>56,866,899</u>	<u>96,337,030</u>	<u>54,699,669</u>
Excess of revenues				
Over (under) expenditures	<u>2,629,067</u>	<u>(7,007,623)</u>	<u>(47,904,880)</u>	<u>(3,154,258)</u>
Other Financing Sources (Uses)				
Transfer in	3,218,718	3,764,661	3,024,806	2,444,571
Transfer out	(2,399,486)	(1,738,295)	(2,099,850)	(1,211,689)
Leases issued	-	-	-	-
Subscriptions issued	-	-	-	-
Premium or discount on issuance of debt	2,961,899	2,336,076	-	172,287
Issuance of debt	-	-	-	7,435,000
Refunding bonds issued	23,325,050	16,477,611	-	-
Payment to refunding bond escrow agent	(16,990,488)	(17,112,097)	-	-
Sale of Capital Assets	-	-	-	-
Total other financing sources (uses)	<u>10,115,693</u>	<u>3,727,956</u>	<u>924,956</u>	<u>8,840,169</u>
Net change in fund balance	<u>\$ 12,744,760</u>	<u>\$ (3,279,667)</u>	<u>\$ (46,979,924)</u>	<u>\$ 5,685,911</u>
Capitalized Capital outlay	\$ 1,369,729	\$ 12,190,814	\$ 10,375,451	\$ 5,236,086
Debt service as a percentage of noncapital expenditures	19.5%	20.1%	57.5%	18.1%

	2019	2020	2021	2022	2023	2024
\$ 36,849,234	\$ 38,958,655	\$ 42,566,167	\$ 45,936,165	\$ 50,531,963	\$ 53,333,612	
3,609,312	3,439,407	3,487,905	3,484,804	3,639,947	3,503,036	
894,811	763,180	1,367,813	1,931,671	1,584,287	1,903,123	
3,956,900	4,937,744	5,501,933	4,524,285	4,706,412	15,570,925	
4,980,938	4,972,956	5,429,666	6,332,955	6,830,050	6,299,363	
1,777,077	1,112,505	1,147,353	1,516,351	1,063,653	1,290,366	
1,282,913	1,160,306	618,163	526,919	4,813,968	5,778,601	
374,599	119,532	30,351	181,642	77,827	239,460	
727,131	712,765	959,919	7,037,392	1,700,410	1,640,453	
<u>54,452,915</u>	<u>56,177,050</u>	<u>61,109,270</u>	<u>71,472,184</u>	<u>74,948,517</u>	<u>89,558,939</u>	
5,423,911	5,733,160	6,253,924	6,074,808	6,916,166	6,957,750	
2,200,304	2,151,651	2,197,878	3,823,275	2,577,776	2,656,919	
24,677,418	26,723,372	28,721,628	28,825,646	32,142,101	34,496,909	
8,227,740	9,672,415	8,220,255	9,486,249	10,896,756	13,433,158	
6,346,795	6,960,000	7,400,000	8,444,236	8,737,093	9,257,063	
2,927,327	3,071,409	3,061,663	2,934,410	3,586,213	4,088,821	
7,774,859	7,277,343	8,262,894	15,962,730	34,374,339	19,054,551	
<u>57,578,354</u>	<u>61,589,350</u>	<u>64,118,242</u>	<u>75,551,354</u>	<u>99,230,444</u>	<u>89,945,171</u>	
<u>(3,125,439)</u>	<u>(5,412,300)</u>	<u>(3,008,972)</u>	<u>(4,079,170)</u>	<u>(24,281,927)</u>	<u>(386,232)</u>	
1,045,606	2,045,950	5,542,312	6,295,582	1,004,844	7,396,346	
(717,606)	(1,717,801)	(5,197,520)	(6,586,672)	(609,775)	(6,937,922)	
-	-	-	-	-	456,917	
-	-	-	-	701,749	404,111	
967,676	1,755,773	-	1,847,697	1,572,536	657,965	
18,090,000	14,840,000	11,945,000	17,875,000	19,295,000	7,275,000	
-	-	-	-	-	-	
-	-	(8,526,518)	-	-	-	
5	2,000	3,085	9,210	20,720	87,080	
<u>19,385,681</u>	<u>16,925,922</u>	<u>3,766,359</u>	<u>19,440,817</u>	<u>21,985,074</u>	<u>9,339,497</u>	
<u>\$ 16,260,242</u>	<u>\$ 11,513,622</u>	<u>\$ 757,387</u>	<u>\$ 15,361,647</u>	<u>\$ (2,296,853)</u>	<u>\$ 8,953,265</u>	
\$ 7,746,148	\$ 7,318,457	\$ 8,178,222	\$ 15,947,947	\$ 34,374,339	\$ 19,054,551	
18.6%	18.5%	18.7%	19.1%	19.0%	18.8%	



City of Cedar Hill, Texas
Assessed Value and Actual Value of Taxable Property
Last Ten Fiscal Years
(Unaudited)

Fiscal Year Ended September 30,	Real Property	Personal Property	Less: Tax Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
2015	2,982,480,619	287,043,060	(419,337,325)	\$ 2,850,186,354	0.69876
2016	3,186,822,798	282,090,960	(451,668,826)	3,017,244,932	0.69876
2017	3,445,936,429	290,270,770	(505,646,426)	3,230,560,773	0.69876
2018	3,664,209,975	299,008,240	(527,367,350)	3,435,850,865	0.69876
2019	4,098,436,803	322,237,770	(641,573,266)	3,779,101,307	0.69703
2020	4,361,878,376	333,576,136	(678,100,436)	4,017,354,076	0.69703
2021	4,512,785,068	319,964,080	(681,662,806)	4,151,086,342	0.68810
2022	4,911,573,310	340,896,002	(660,664,985)	4,591,804,327	0.69703
2023	6,192,071,143	381,289,704	(1,320,436,594)	5,252,924,253	0.65700
2024	6,866,705,795	396,041,397	(1,339,601,537)	5,923,145,655	0.64652

Source: Dallas Central Appraisal District, Ellis Central Appraisal District.

Note: Property in the city is reassessed each year. Property is assessed at actual value; therefore, the assessed values are equal to actual value. Tax rates are per \$100 of assessed value.

City of Cedar Hill, Texas
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(Unaudited)
(Rate per \$100 of Assessed Value)

Fiscal Year Ended September 30,	City Direct Rates			Dallas County Community College District	
	Basic Rate	General Obligation Debt Service	Total Direct	Cedar Hill I.S.D.	
2015	0.512700	0.186060	\$ 0.698760	1.525000	0.124780
2016	0.512700	0.186060	0.698760	1.525000	0.123650
2017	0.512700	0.186060	0.698760	1.516000	0.124240
2018	0.512700	0.186060	0.698760	1.516000	0.124240
2019	0.512935	0.184093	0.697028	1.376000	0.124000
2020	0.512935	0.184093	0.697028	1.306000	0.124000
2021	0.518071	0.170031	0.688102	1.283000	0.124000
2022	0.518152	0.178877	0.697029	1.238400	0.123510
2023	0.480563	0.176437	0.657000	1.190600	0.115899
2024	0.462656	0.183869	0.646525	1.132600	0.110028

Source: Dallas Central Appraisal District, various taxing entities.

Property in the city is reassessed each year. Property is assessed at actual value; therefore, the assessed values are equal to actual value. Tax rates are per \$100 of assessed value.

Dallas County Hospital District	Dallas County	County School Equalization	Desoto I.S.D.	Duncanville I.S.D.	Ellis County	Midlothian I.S.D.
0.286000	0.243100	0.010000	1.470000	1.410000	0.380091	1.540000
0.286000	0.243100	0.010000	1.460000	1.529500	0.380091	1.540000
0.279400	0.243100	0.009271	1.460000	1.521480	0.380091	1.540000
0.279400	0.243000	0.009000	1.490000	1.520000	0.371000	1.540000
0.279400	0.243100	0.010000	1.490000	1.520000	0.370533	1.540000
0.270000	0.243000	0.010000	1.528350	1.418000	0.330000	1.470000
0.266100	0.228000	0.010000	1.529090	1.368000	0.350276	1.379800
0.255000	0.227946	0.010000	1.388600	1.315900	0.339338	1.352000
0.235800	0.217946	0.010000	1.258200	1.252900	0.295867	1.294600
0.219500	0.215718	-	1.072800	1.082800	0.252862	1.109200



City of Cedar Hill, Texas
Principal Property Tax Payers
Current Year and Ten Years Ago
(Unaudited)

Taxpayer	2024		2015			
	Taxable Assessed Value	Rank (A)	Percentage of Total City Taxable Assessed Value (A)	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value (B)
LEGACY OF CEDAR HILL MO	\$ 103,000,000	1	1.74%	\$ -	-	-
USICV HIGH POINT 67 LOT 2 INC	84,858,780	2	1.43%	-	-	-
BW MIDTOWN CEDAR HILL LLC	70,000,000	3	1.18%	-	-	-
LIT INDUSTRIAL LTD PS	67,166,070	4	1.13%	-	-	-
JPT CEDAR HILL INVESTCO I LLC	66,500,000	5	1.12%	-	-	-
PREP HILLSIDE REAL ESTATE LLC	62,916,110	6	1.06%	-	-	-
PROGRESS RESIDENTIAL						
BORROWER 20 LLC	39,385,682	7	0.66%	-	-	-
PRATT CEDAR HILL CORRUGATING LLC	37,554,261	8	0.63%	-	-	-
ONCOR ELECTRIC DELIVERY	36,638,704	9	0.62%	26,334,380	6	0.92%
GATES CEDAR HILL LTD	35,250,000	10	0.61%	18,000,000	9	0.63%
UPTOWN VILLAGE AT CEDAR	-	-	-	67,235,400	1	2.36%
EL AD CEDAR HILL LLC	-	-	-	49,000,000	2	1.72%
FMF CEDAR HILL LLC	-	-	-	31,176,000	3	1.09%
INLAND WESTERN DALLAS	-	-	-	29,101,640	4	1.02%
KRG CEDAR HILL PLAZA, LP	-	-	-	29,060,000	5	1.02%
J C PENNEY CO INC	-	-	-	24,691,281	7	0.87%
WALMART STORES INC	-	-	-	21,555,540	8	0.76%
AP CEDAR HILL LLC	-	-	-	14,823,000	10	0.52%
Total	\$ 603,269,607		10.18%	\$ 310,977,241		10.91%

Source: Dallas Central Appraisal District

Notes:

- (A) Total taxable value including real and personal property for tax year 2023 (fiscal year 2024) is \$5,923,145,655
- (B) Total taxable value including real and personal property for tax year 2014 (fiscal year 2015) is \$2,850,186,354

City of Cedar Hill, Texas
Property Tax Levies And Collections Last Ten Fiscal Years
(Unaudited)

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year*	Adjusted Taxes Levied Within the Fiscal Year	Collected Within the Fiscal Year	
			Amount	Percentage of Levy
2015	19,915,962	19,766,412	19,560,054	98.96%
2016	21,083,301	20,906,038	20,729,114	99.15%
2017	22,573,866	22,414,016	22,193,896	99.02%
2018	24,008,352	24,107,970	23,896,988	99.12%
2019	26,341,470	26,408,201	26,184,435	99.15%
2020	28,002,163	28,397,214	28,095,876	98.94%
2021	28,563,708	30,407,438	29,982,367	98.60%
2022	32,006,208	32,237,603	31,831,262	98.74%
2023	34,511,712	35,792,800	35,356,225	98.78%
2024	38,294,618	38,995,823	38,387,752	98.44%

* Excludes levies related to public improvement districts

Sources: Dallas county Tax Office

Note: Schedule has been updated to include taxes levied within the fiscal year and adjusted taxes levied for the prior fiscal year.

Adjusted Taxes Levied for the Prior Fiscal Year	Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy
19,633,991	49,112	19,609,166	99.87%
20,888,506	139,146	20,868,260	99.90%
22,376,895	158,323	22,352,220	99.89%
24,044,215	117,969	24,014,957	99.88%
26,351,167	127,358	26,311,793	99.85%
28,369,004	207,723	28,303,599	99.77%
30,201,083	102,137	30,084,504	99.61%
32,099,208	102,918	31,934,180	99.49%
35,792,800	-	35,356,225	98.78%
35,571,075	27,862	38,415,614	98.51%

City of Cedar Hill, Texas
Ratios of Outstanding Debt By Type Last Ten Fiscal Years
(Unaudited)

Fiscal Year	Governmental Activities				Business-Type Activities	
	General Obligation Bonds	Certificate of Obligation Bonds	Other Obligations*	Unamortized Premiums	Waterworks & Sewer System Revenue Bonds	Waterworks & Sewer System GO & CO Bonds (C)
2015	61,812,760	11,420,000	78,237,362	3,814,067	4,375,000	11,217,240
2016	63,920,760	3,080,000	82,683,592	5,389,921	-	14,264,240
2017	58,245,312	2,410,000	-	4,503,276	-	13,014,688
2018	56,111,795	5,535,000	-	3,859,905	-	14,038,205
2019	58,985,000	14,405,000	-	4,067,779	-	16,575,000
2020	62,030,000	19,240,000	-	5,090,165	-	17,780,000
2021	55,640,000	18,455,000	3,345,000	4,342,288	-	16,395,000
2022	57,095,000	25,840,000	4,040,000	5,547,269	-	17,875,000
2023	66,300,000	28,305,000	3,330,000	6,463,005	-	19,600,000
2024	59,615,000	34,290,000	3,624,900	6,484,971	-	21,120,000

*Other Obligations includes lease and subscription liabilities

Note: Detail regarding the City's outstanding debt can be found in the notes to the financial statements.

- (A) See Table 5 for property value data.
- (B) See Table 14 for population data.
- (C) Self-supporting tax-backed bonds.
- (D) See Table 14 for personal income data.

Business-Type Activities						
Other Obligations*	Unamortized Premiums (C)	Total Primary Government	Percentage of Total Personal Income (D)	Percentage of Actual Taxable Value of Property (A)	Per Capita (B)	
-	710,622	\$ 171,587,051	14%	5.86%	3,458	
-	1,043,341	170,381,854	13%	5.65%	3,346	
-	877,422	79,050,698	6%	2.45%	1,518	
-	790,045	80,334,950	6%	2.49%	1,526	
-	919,730	94,952,509	6%	2.51%	1,788	
-	1,060,209	105,200,374	7%	2.62%	2,140	
-	917,477	99,094,765	7%	2.39%	1,976	
-	1,086,246	111,483,515	7%	2.43%	2,217	
-	1,213,209	125,211,214	7%	2.38%	2,558	
205,372	1,380,179	126,720,422	7%	2.41%	2,589	

City of Cedar Hill, Texas
Ratios of Net General Bonded Debt Outstanding Last Ten Fiscal Years
(Unaudited)

Fiscal Year	General Bonded Debt Outstanding				Less Sinking Fund
	General Obligation Bonds	Certificate of Obligation Bonds	Taxable Notes	Unamortized Premium	
2015	61,812,760	11,420,000	-	3,814,067	936,921
2016	63,920,760	3,080,000	-	5,389,920	1,178,322
2017	58,245,312	2,410,000	-	4,503,278	1,104,243
2018	56,111,795	5,535,000	-	3,859,905	1,166,122
2019	58,985,000	14,405,000	-	4,067,780	1,462,017
2020	62,030,000	19,240,000	-	5,090,163	1,261,391
2021	50,640,000	18,455	3,345,000	4,342,285	1,108,484
2022	57,095,000	25,840,000	4,040,000	5,547,266	1,113,341
2023	66,300,000	28,305,000	3,330,000	6,463,005	1,574,629
2024	59,615,000	34,290,000	2,590,000	6,484,971	2,408,086

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

(A) See Table 5 for property value data.
 (B) See Table 14 for population data.

	Net General Bonded Debt	Percentage of Actual Taxable Value of Property (A)	Per Capita (B)
\$	76,109,906	2.83%	1,534
	71,212,358	2.50%	1,399
	64,054,347	2.12%	1,230
	64,340,578	1.99%	1,222
	75,995,763	2.01%	1,431
	85,098,772	2.12%	1,731
	57,237,256	1.30%	1,075
	91,408,925	1.90%	1,738
	102,823,376	1.89%	2,032
	100,571,885	1.70%	2,034

City of Cedar Hill, Texas
Direct and Overlapping Governmental Activities Debt
As of September 30, 2024
(Unaudited)

Taxing Jurisdiction	2023/2024		2023/2024	Total Debt	Estimated % Applicable	City's Overlapping Debt
	Taxable Assessed Value	Tax Rate				
City of Cedar Hill	\$ 5,923,125,372	\$ 0.64653	\$ 104,014,871	100.00%	\$ 94,350,000	
Cedar Hill ISD	5,289,475,417	1.13260	86,886,811	89.37%	77,650,743	
Dallas County	375,100,055,324	0.21572	214,675,000	1.38%	2,962,515	
Dallas County Comm. College Dist.	376,054,417,901	0.11003	375,515,000	1.38%	5,182,107	
Dallas County Hospital Dist.	386,062,501,713	0.21950	543,495,000	1.38%	7,500,231	
Desoto ISD	4,592,344,074	1.07280	105,895,072	0.28%	296,506	
Duncanville ISD	6,466,329,058	1.08280	180,145,000	1.90%	3,422,755	
Ellis County	33,034,865,202	0.25286	26,380,000	0.61%	160,918	
Midlothian ISD	9,186,970,499	1.10920	393,765,000	1.75%	6,890,888	
Total Direct and Overlapping Tax Debt					\$ 198,416,663	
Ratio of Direct and Overlapping G.O. Tax Debt to Taxable Assessed Valuation						3.35%
Per Capita Direct and Overlapping G.O.Tax Debt					\$ 3,943.72	

Source: Hilltop Securities, Inc.

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

**City of Cedar Hill, Texas
Legal Debt Margin Information
As of September 30, 2024
(Unaudited)**

As a home rule city, the City of Cedar Hill is not limited by law in the amount of debt it may issue.

Article X, Section 2 of the City of Cedar Hill charter states in part:

The City Council shall have the power and it is hereby authorized and made its duty to levy annually for general purposes and for the purpose of paying interest and providing the sinking fund on the bonded indebtedness of the City of Cedar Hill now in existence or which may hereafter be created an ad valorem tax on all real, personal or mixed property within the territorial limits of said City and upon all franchises granted by the City to any individuals or corporations of not exceeding a total of Two Dollars and Fifty cents (\$2.50) on the One Hundred Dollars (\$100.00) assessed valuation of said property. If for any cause the City Council shall fail, neglect or refuse to pass a tax ordinance for any one year, levying taxes for that year, then and in that event the tax levying ordinance last passed shall and will be considered in force and effect as the tax levying ordinance for the year which the City Council failed, neglected or refused to pass such ordinance, and the failure so to pass such ordinance for any year shall in no wise invalidate the tax collections for that year.

The tax rate at October 1, 2024 is \$0.636455 per \$100 of assessed valuation at 100% of market value. The tax rate is 25.46% of the legal limit.

City of Cedar Hill, Texas
Pledged - Revenue Coverage
Last Ten Fiscal Years
(Unaudited)

Fiscal Year	Gross Revenues (A)	Less: Operating Expenses (B)	Net Available Revenue	Average Debt Service (C)	Coverage (D)
2015	18,634,284	14,168,974	\$ 4,465,310	438,658	10.18
2016	17,333,094	15,765,558	1,567,536	-	-
2017	17,679,424	15,273,504	2,405,920	-	-
2018	18,541,621	15,688,000	2,853,621	-	-
2019	17,818,947	16,447,045	1,371,902	-	-
2020	18,392,329	17,521,852	870,477	-	-
2021	19,127,493	17,392,046	1,735,447	-	-
2022	24,020,197	19,095,461	4,924,736	-	-
2023	26,586,243	19,946,727	6,639,516	-	-
2024	29,967,084	21,059,285	8,907,799	-	-

Source: Annual Comprehensive Financial Reports

- (A) Gross revenues include all water and sewer revenues exclusive of capital recovery fees, interest on accumulated capital recovery fees, contributed capital, gain on retirement of capital assets, and interest on bond proceeds.
- (B) Direct operating expenses include all water and sewer operating expenses, less depreciation.
- (C) Average annual debt service is the average principal and interest payments due over the remaining term of all water and sewer revenue bonds. All existing Revenue Bonds were defeased in FY2016.
- (D) All existing Revenue Bonds were defeased in FY2016.

City of Cedar Hill, Texas
Demographic and Economic Statistics
Last Ten Fiscal Years
(Unaudited)

Year	Estimated Population (A)	Personal Income	Per Capita Personal Income (B)	Median Household Income (B)	Median Age (C)	Cedar Hill I.S.D. Enrollment (D)	Unemployment Rate (E)
2015	49,615	1,258,087,555	25,357	65,421	35	7,915	4.7%
2016	50,917	1,300,267,429	25,537	68,526	34	8,046	4.7%
2017	52,066	1,394,171,282	26,777	69,412	34	7,883	4.0%
2018	52,659	1,410,050,043	26,777	73,106	36	7,866	3.8%
2019	53,096	1,481,696,976	27,906	73,658	36	7,791	3.1%
2020	49,148	1,428,535,768	29,066	72,463	34	7,625	4.1%
2021	50,140	1,457,369,240	29,066	72,791	34	7,250	5.7%
2022	50,280	1,643,703,480	32,691	75,285	34	7,625	4.5%
2023	48,949	1,726,920,720	35,280	84,132	35	7,625	4.0%
2024	49,455	1,939,971,285	39,227	90,608	35	7,790	4.2%

Sources:

- (A) Available estimates are provided by Claritas (Pop-Facts® Executive Summary).
- (B) Available estimates are retrieved from
www.census.gov/quickfacts/fact/table/cedarhillcitytexas,US/PST045223.
- (C) Available estimates retrieved from
https://data.census.gov/profile/Cedar_Hill_city,_Texas?g=160XX00US4813492
- (D) Cedar Hill Independent School District
- (E) Available estimates retrieved from
<https://beta.bls.gov/dataViewer/view/timeseries/LAUCT481349200000003>

City of Cedar Hill, Texas
Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Employer	2024		Percentage of Total City Workforce	2015		Percentage of Total City Workforce
	Estimated Employees	Rank		Estimated Employees	Rank	
Wal-Mart Supercenter	358	1	1.21%	436	1	1.66%
Super Target	220	2	0.74%	180	3	0.69%
Pratt Industries Inc	211	3	0.71%	-	-	-
Western Cabinets	-	-	0.00%	125	5	0.47%
Dillard's	200	4	0.68%	125	7	0.47%
The Kroger Co	180	5	0.61%	-	-	-
Home Depot	175	6	0.59%	125	6	0.47%
Woodmont Cabinetry	173	7	0.59%	-	-	-
JC Penney Distribution Center	160	8	0.54%	425	2	1.61%
Total Highway Maintenance, LLC	130	9	0.44%	-	-	-
Central States Manufacturing	108	10	0.37%	-	-	-
JC Penney, Department Store	-	-	-	120	8	0.46%
DMI Corporation	-	-	-	150	4	0.57%
Crestview Court	-	-	-	120	9	0.47%
Babe's Chicken	-	-	-	115	10	0.44%
Total	1,915		6.48%	1,921		7.31%

Source: City surveys of employers

Notes: City of Cedar Hill and Cedar Hill I.S.D. are not included in the rankings. Total Estimated City Workforce in FY 2024 and FY 2015 is 29,546 and 26,266, respectively

City of Cedar Hill, Texas
Full-Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years
(Unaudited)

Function/Program	Full Time Equivalent Employees as of September 30									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government										
Administration	10.00	9.50	9.50	9.50	8.50	8.50	8.50	8.50	8.50	8.50
Human resources	4.00	3.00	3.00	3.80	3.50	4.00	4.00	4.00	4.00	4.00
Information technology	4.50	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.50
Finance	7.00	7.00	7.00	8.00	8.00	8.00	8.00	9.00	9.00	9.00
Economic development	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00
Tourism	1.00	1.50	1.50	1.50	2.00	2.00	2.00	2.00	2.00	1.00
Non-Departmental Government center	2.27	2.50	2.00	2.50	2.50	2.75	2.75	1.50	1.50	1.50
	2.50	3.00	3.00	3.00	3.00	3.00	3.00	3.00	4.00	4.00
Public Works										
Streets & drainage	14.25	14.40	14.40	14.40	14.40	14.00	14.00	16.00	16.00	16.00
Fleet maintenance	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Water & sewer	44.65	44.65	36.00	38.00	38.00	41.00	41.00	41.00	41.00	41.00
Public Safety										
Police	87.40	89.50	88.50	86.50	93.00	92.50	92.50	87.00	95.00	95.00
Animal control	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50
Fire	78.00	79.00	78.00	6.00	79.00	79.00	79.00	79.50	79.50	79.50
Municipal court	7.93	6.68	6.68	79.00	8.00	8.00	7.00	7.50	7.50	7.50
Code enforcement	9.00	9.00	9.00	6.88	10.00	12.00	12.00	13.00	13.00	13.00
Animal shelter	10.53	10.53	10.33	10.00	11.33	11.50	11.50	16.50	13.00	13.00
Community Services										
Parks	28.40	23.77	23.77	22.42	19.63	17.55	17.55	16.50	16.02	21.75
Community development	7.79	7.79	7.79	7.79	5.00	6.00	6.00	6.00	7.00	8.00
Recreation	11.50	11.50	8.45	9.19	9.19	5.75	5.75	5.75	5.63	5.63
Recreation center	23.00	23.80	23.80	23.80	23.80	23.00	23.00	23.58	23.50	23.50
Library	10.72	12.20	12.20	13.41	14.04	14.09	13.30	13.30	13.80	21.58
Main Street (Historic Downtown)	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Planning	4.00	4.00	4.00	4.00	4.25	4.00	4.00	4.35	4.50	4.50
Neighborhood services	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	3.00	3.00
Total City Employees	<u>378.44</u>	<u>378.52</u>	<u>365.12</u>	<u>365.89</u>	<u>373.34</u>	<u>372.84</u>	<u>372.05</u>	<u>375.18</u>	<u>383.15</u>	<u>397.96</u>

Source: Annual Budgets

Notes: FTE's are based on 2,080 hours for conversion purposes.

The Economic Development Corporation personnel are paid by the Economic Development Fund, not the General Fund.

The Water and Sewer personnel are paid by the Water & Sewer Fund, not the General Fund.

The Community Development personnel are paid by the Community Development Fund, not the General Fund.

City of Cedar Hill, Texas
Operating Indicators by Function/Program
Last Ten Fiscal Years
(Unaudited)

Functions/Program	2015	2016	2017
Public Works			
Streets & Drainage			
Number of street lights	2,632	2,616	2,616
Water & Sewer			
Number of water consumers	15,788	15,940	16,019
Number of sewer connections	14,267	14,537	14,923
Average daily water consumption (millions of gallons)	6	6	6
Maximum storage capacity (millions of gallons)	18	18	18
Public Safety			
Police			
Index crimes, by calendar year	1,528	1,653	1,618
Index crime rate per 100,000, by calendar year	3,335	3,510	3,419
Percent index crimes cleared, by calendar year	35%	30%	30%
Number of reserve police officers	3	4	4
Fire			
Calls for service - Fire & EMS	6,150	6,207	6,257
Municipal Court			
Number of cases filed	7,785	7,610	8,621
Number of cases closed	7,393	6,642	4,801
Number of cases appealed	163	143	198
Number of warrants issued	4,885	4,604	5,486
Code Enforcement			
Construction permits issued	605	584	652
Total dollar value of permits issued	\$ 58,530,567	\$ 40,449,488	\$ 50,982,675
Animal Shelter			
Number of incoming animals	6,253	6,493	5,894
Number of lost pets returned to owners	901	912	1,055
Number of animals adopted out	1,298	1,332	1,448
Number of animals euthanized	2,636	2,284	1,715
Number of animals transferred or rescued	1,131	1,796	1,914

Sources: City Departments

2018	2019	2020	2021	2022	2023	2024
2,616	2,665	2,665	2,665	2,670	2,683	2,750
16,407	16,492	16,564	16,554	16,659	16,932	17,039
14,972	14,987	14,987	14,987	15,014	15,351	15,523
5.9	5.2	5.6	5.6	6.4	6.5	6.6
18	18	18	18	18	18.0	18.0
1,463	1,350	987	876	987	997	939
3,081	2,837	2,059	1,782	1,963	1,982	1,845
29%	29%	19%	17%	21%	22%	24%
5	2	3	1	1	1	1
6,302	6,256	6,154	7,539	7,784	7,858	8,252
8,962	8,684	5,977	7,592	8,379	7,688	8,646
7,453	7,799	5,677	6,757	4,793	7,696	8,139
195	182	145	233	236	140	46
2,617	3,150	2,455	3,929	6,928	2,782	6,746
255	622	631	738	943	886	518
\$ 59,238,591	\$ 68,213,408	\$ 55,261,882	\$ 100,265,319	\$ 261,162,959	\$ 155,671,172	\$ 106,427,961
7,378	6,464	5,317	5,513	6,300	6,387	6,676
999	1,249	936	1,396	1,264	1,005	1,052
1,112	915	921	1,027	1,249	1,142	913
1,529	1,511	865	923	1,271	1,818	2,019
2,444	2,730	2,502	2,128	1,669	1,379	2,179

City of Cedar Hill, Texas
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years
(Unaudited)

Function/Program	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public Works										
Streets & Drainage										
Paved streets (miles)	218	218	218	218	218	219	219	220	222	226
Graded streets (miles)	1	1	1	1	1	1	1	1	1	1
Paved alleys (miles)	42	42	42	42	42	42	42	42	42	42
Storm sewers (miles)	77	77	77	77	77	78	78	79	81	89
Water & Sewer										
Water mains (Miles)	279	279	279	279	279	280	280	281	283	289
Storage capacity (millions of gallons)	18	18	18	18	18	18	18	18	18	18
Sanitary sewers (miles)	214	214	214	214	214	215	215	216	217	228
Public Safety										
Police										
Stations	2	2	2	2	2	2	2	2	2	2
Fire										
Stations	4	4	4	4	4	4	4	4	4	4
Animal Shelter										
Buildings	1	1	1	1	1	1	2	2	2	2
Community Services										
Parks										
Acreage	692	692	692	692	692	692	721	721	843	860
Municipal swimming pools	1	1	1	1	1	1	1	1	1	1
Lighted tennis courts	2	2	2	2	2	2	2	2	2	2
Lighted ball diamonds	23	23	23	23	23	23	23	23	23	18
Community/senior center	1	1	1	1	1	1	1	1	1	1
Recreation center	1	1	1	1	1	1	1	1	1	1
Library										
Number of libraries	1	1	1	1	1	1	1	1	1	1

Sources: City Departments