

Management Report
for
City of Saint Peter, Minnesota
December 31, 2020

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PRINCIPALS

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To the City Council and Management
City of Saint Peter, Minnesota

We have prepared this management report in conjunction with our audit of the City of Saint Peter, Minnesota's (the City) financial statements for the year ended December 31, 2020. We have organized this report into the following sections:

- Audit Summary
- Governmental Funds Overview
- Enterprise Funds Overview
- Debt Service
- Government-Wide Financial Statements
- Legislative Updates
- Accounting and Auditing Updates

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the City, management, and those who have responsibility for oversight of the financial reporting process comments resulting from our audit process and information relevant to city finances in Minnesota. Accordingly, this report is not suitable for any other purpose.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
June 25, 2021

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AUDIT SUMMARY

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the City Council, administration, or those charged with governance of the City.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA, *GOVERNMENT AUDITING STANDARDS*, AND TITLE 2 U.S. CODE OF FEDERAL REGULATIONS (CFR) PART 200, *UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS (UNIFORM GUIDANCE)*

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 as of and for the year ended December 31, 2020. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

AUDITOR'S RESPONSIBILITY FOR COMPONENT UNITS

Our responsibility is to express opinions on the City's financial statements based on our audit. We did not audit the discretely presented component units' financial statements. This includes the financial statements of the River's Edge Hospital and Clinic and the financial statements of the Housing and Redevelopment Authority. Those statements were audited by other auditors whose reports have been furnished to us. Our opinion on the basic financial statements, insofar as it relates to the amounts included for these organizations as component units of the City, is based solely on the reports of the other auditors.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINION AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2020:

- We have issued an unmodified opinion on the City's basic financial statements. Our report included a paragraph emphasizing the City's implementation of Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities* during the year ended December 31, 2020. Our opinion was not modified with respect to this matter.
- We reported no deficiencies in the City's internal control over financial reporting that we considered to be material weaknesses.
- We reported one significant deficiency related to our testing of internal controls over financial reporting:
 1. We reported that due to the small number of office staff, the City has a limited segregation of duties in several areas, which we consider a significant deficiency in internal controls.

- The results of our testing disclosed no instances of noncompliance required to be reported under *Government Auditing Standards*.
- We reported that the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements.
- The results of our tests indicate that the City has complied, in all material respects, with the types of compliance requirements that could have a direct and material effect on each of its major federal programs.
- We reported two deficiencies in the City's internal controls over compliance that we considered to be significant deficiencies with the types of compliance requirements that could have a direct and material effect on each of its major federal programs.
 1. The City did not have sufficient controls in place to ensure compliance with federal allowable activities and period of performance for its Coronavirus Relief Fund (CRF) federal program. This resulted in the City charging unallowable costs of \$39,036 to the program.
 2. The City did not have sufficient controls in place to ensure compliance with federal reporting requirements for its CRF federal program. This resulted in the City not filing all the required monthly expenditure reports by the required due date.
- We reported two findings based on our testing of the City's compliance with Minnesota laws and regulations.
 1. The City did not have sufficient collateral in place to ensure compliance with Minnesota Statutes resulting in \$359,540 of deposits in excess of Federal Deposit Insurance Corporation coverage as of December 31, 2020 that were not covered by corporate surety bonds or collateral as required by Minnesota Statutes.
 2. The City did not file their report of outstanding indebtedness to the county auditor on or before February 1 as required by Minnesota Statutes.

OTHER OBSERVATIONS AND RECOMMENDATIONS

Electronic Funds Transfers Fraud

As the use of electronic funds transfers and payment methods has become more prevalent, we have seen increases in both the incidences of fraud related to these transactions and the dollar amounts involved. Operational changes related to the COVID-19 pandemic, including greater reliance on technology and more employees working remotely, have tended to increase risk in this area. We urge cities to carefully review controls over these transactions, and consider best practices to address these risks, such as:

- Ensuring segregation of duties over these transactions by involving more than one employee in the process.
- Requiring multi-factor authentication of requests for electronic payments from new vendors or for changes in wiring instructions for existing vendors. It is recommended that changes for existing vendors be verified through trusted contact information used previously for that vendor, not as provided in the change request, to verify the accuracy of the change.
- Educate employees on the controls in place to protect the organization's financial assets and ensure management is supportive and accepting of the processes in place. Attempted fraudulent transactions are often initiated using the profile of a supervisor. Employees must be comfortable questioning unusual transactions or requests, and instructed not to circumvent internal control procedures regardless of whom they believe initiated the transaction.

- Recommended cyber security measures, such as limiting network access and requiring robust passwords that are changed regularly, should be implemented and followed by all city employees, not just those directly involved with financial transactions.
- Review insurance policies to understand the coverage provided for financial losses due to cybersecurity risks and evaluate whether they provide adequate coverage based on management's assessment of these risks.

Uniform Guidance Written Financial Management Controls

Federal Uniform Guidance requires that nonfederal entities must have and use documented financial management procedures consistent with 2CFR § 200.302 for financial transactions related to federal funds. These procedures include, but are not limited to:

1. Written cash management procedures to implement the requirements of 2CFR § 200.305, which include payments for allowable costs charged to a federal program among other things.
2. Written procedures for determining the allowability of costs in accordance with 2 CFR 200 Subpart E – Cost Principles.
3. A written comparison of expenditures with budget amounts for each federal award.
4. Written documented procurement procedures, which reflect applicable state and local laws, which are discussed in more detail below and on the next page.
5. Written subrecipient monitoring and management procedures consistent with 2CFR § 200.331-333 for disbursements of federal funds determined to be a federal subaward, which are also discussed in more detail on the next page.

While the City has previously adopted a policy requiring written documented procedures pertaining to cash management, allowable costs, and procurement for federal awards, we noted that the policy was not supported by actual written documentation of those procedures prescribed in the City's policy. We recommend that the City develop and adopt written federal grant procedures consistent with 2CFR § 200.302.

Uniform Guidance Written Controls and Micro-Purchase Threshold

Federal Uniform Guidance requires that nonfederal entities must have and use documented procurement procedures consistent with 2CFR § 200.317-320 for the acquisition of property or services required under a federal award or subaward. Effective August 31, 2020, the federal micro-purchase threshold, which is the threshold that allows for procurements without soliciting competitive price or rate quotations given certain conditions, was increased from \$3,500 to \$10,000 in the Federal Acquisition Regulations (FAR).

Effective November 12, 2020, the Uniform Guidance was also revised to allow nonfederal entities to establish a micro-purchase threshold higher than the \$10,000 threshold established in the FAR under certain circumstances. The nonfederal entity may self-certify a micro-purchase threshold up to \$50,000 if the requirements in 2CFR § 200.320(a)(1)(iv) are followed. Requirements include an **annual** self-certification and clear documentation of the justification to support the increase in the threshold. Acceptable reasons for justification must meet **one** of the following criteria:

- A qualification as a low-risk auditee, in accordance with the criteria in § 200.520 for the most recent audit,
- An annual internal institutional risk assessment to identify, mitigate, and manage financial risks, or,
- A higher threshold consistent with state law.

This flexibility would allow Minnesota local governments to increase and align their federal procurement procedures, specifically the micro-purchase threshold, with state law, which allows for procurements below \$25,000 to be made without competitive price or rate quotations.

We recommend that the City review its current federal procurement policy. If the micro-purchase threshold in your currently adopted policy is below the allowable FAR limit of \$10,000, you would need to make a one-time amendment to the policy to adopt the \$10,000 FAR limit before using it. If you prefer to increase your federal micro-purchase threshold to \$25,000 to align it with state law, in addition to amending your federal procurement policy, you would need to annually certify the higher threshold and the justification for using the higher threshold.

Uniform Guidance Written Controls and Subrecipient Monitoring

Federal Uniform Guidance requires nonfederal entities to have and use documented subrecipient monitoring and management procedures consistent with 2CFR § 200.331-333 for disbursements of federal funds determined to be a federal subaward. A subaward is an agreement between the City and an outside party for the purpose of carrying out a portion of a federal award, which creates a federal assistance relationship with the subrecipient. The Uniform Guidance requirements for pass-through entities include, but are not limited to:

- Providing the subrecipient with the best information available to describe the key identifiers and terms of the federal award and subaward;
- A written risk assessment evaluating each subrecipient's risk of noncompliance with federal statutes, regulations, and the terms and conditions of the subaward for purposes of determining the appropriate subrecipient monitoring;
- Written documentation of monitoring activities of the subrecipient as necessary to ensure that the subaward is used for authorized purposes, in compliance with federal statutes, regulations, and the terms and conditions of the subaward, and that the subaward performance goals are achieved; and
- Written procedures verifying that every subrecipient is audited as required by the Uniform Guidance Subpart F when it is expected that the subrecipient's federal awards expended during the respective fiscal year equaled or exceeded the threshold set forth in 2CFR § 200.501.

During our audit, we noted that the City had developed and adopted written federal grant procedures; however, these did not fully address procedures specific to subrecipient monitoring as it relates to federal awards. We recommend that the City review its current federal grant procedures to ensure they include and are consistent with the subrecipient requirements specified in 2CFR § 200.332.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended December 31, 2020; however, the City implemented the following governmental accounting standard during the fiscal year:

- GASB Statement No. 84, *Fiduciary Activities*, which established new criteria for identifying and reporting fiduciary activities.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Depreciation** – Management's estimates of depreciation expense are based on the estimated useful lives of the assets.
- **Self-Insurance Reserves** – Management's estimates of costs for unreported claims are based on the past history of claims reported.
- **Compensated Absences** – Management's estimate is based on current rates of pay and sick leave balances.
- **Value of Property Held for Resale** – Management's estimates of these assets are based on net realizable value (lower of cost or acquisition value).
- **Total Other Post-Employment Benefits (OPEB) and Net Pension Liability** – The City has recorded liabilities and activity for OPEB and pension benefits. These obligations are calculated using actuarial methodologies described in GASB Statement Nos. 68 and 75. These actuarial calculations include significant assumptions, including projected changes, healthcare insurance costs, investment returns, retirement ages, proportionate share, and employee turnover.
- **Allowance for Doubtful Accounts** – Management's estimate of the allowance for doubtful accounts is based on historical water and sewer revenues, historical loss levels, and an analysis of the collectability of individual accounts.

We evaluated the key factors and assumptions used by management to develop these accounting estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures included in the notes to the basic financial statements related to OPEB and pension benefits are particularly sensitive due to the materiality of the liabilities, and the large and complex estimates involved in determining the disclosures.

The financial statement disclosures are neutral, consistent, and clear.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter June 25, 2021.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no misstatements detected as a result of audit procedures that were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the management's discussion and analysis (MD&A) and the pension and OPEB-related required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplemental information accompanying the financial statements, and the separately issued Schedule of Expenditures of Federal Awards, which are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and other information section, which accompany the financial statements, but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

GOVERNMENTAL FUNDS OVERVIEW

This section of the report provides you with an overview of the financial trends and activities of the City's governmental funds, which includes the General, special revenue, debt service, and capital project funds. These funds are used to account for the basic services the City provides to all of its citizens, which are financed primarily with property taxes. The governmental fund information in the City's financial statements focuses on budgetary compliance and the sufficiency of each governmental fund's current assets to finance its current liabilities.

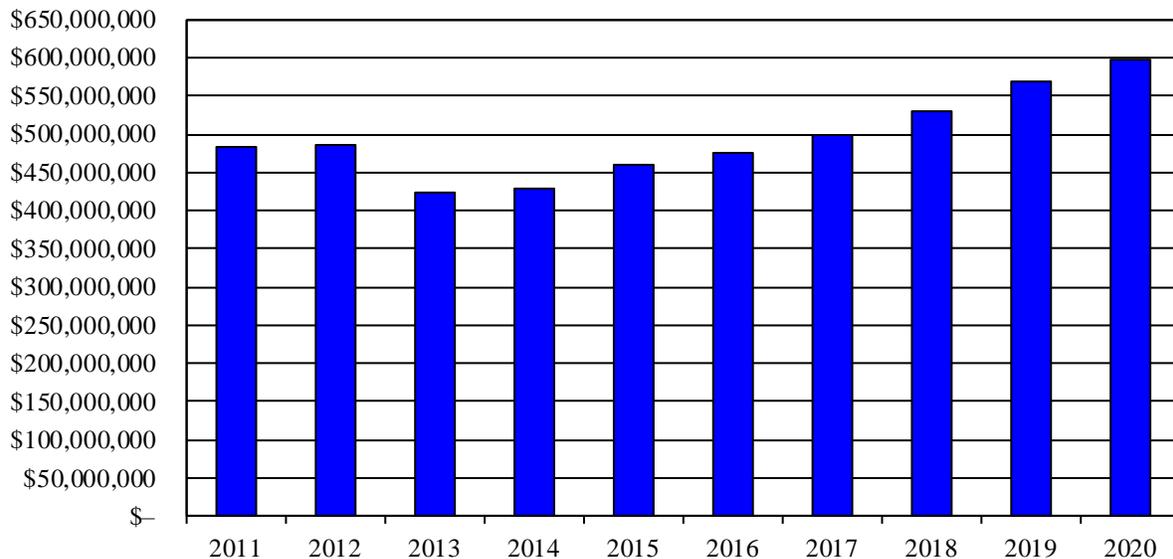
PROPERTY TAXES

Minnesota cities rely heavily on local property tax levies to support their governmental fund activities. For the 2019 fiscal year, local ad valorem property tax levies provided 40.8 percent of the total governmental fund revenues for cities over 2,500 in population, and 37.6 percent for cities under 2,500 in population. Total property taxes levied by all Minnesota cities for taxes payable in 2020 increased 6.1 percent from the prior year.

The total tax capacity value of property in Minnesota cities increased about 6.5 percent for the 2020 levy year. The tax capacity values used for levying property taxes are based on the assessed market values for the previous fiscal year (e.g., tax capacity values for taxes levied in 2020 were based on assessed market values as of January 1, 2019), so the trend of change in these tax capacity values lags somewhat behind the housing market and economy in general.

The City's taxable market value increased 7.1 percent for taxes payable in 2019 and increased 5.1 percent for taxes payable in 2020. The following graph shows the City's changes in taxable market value over the past 10 years:

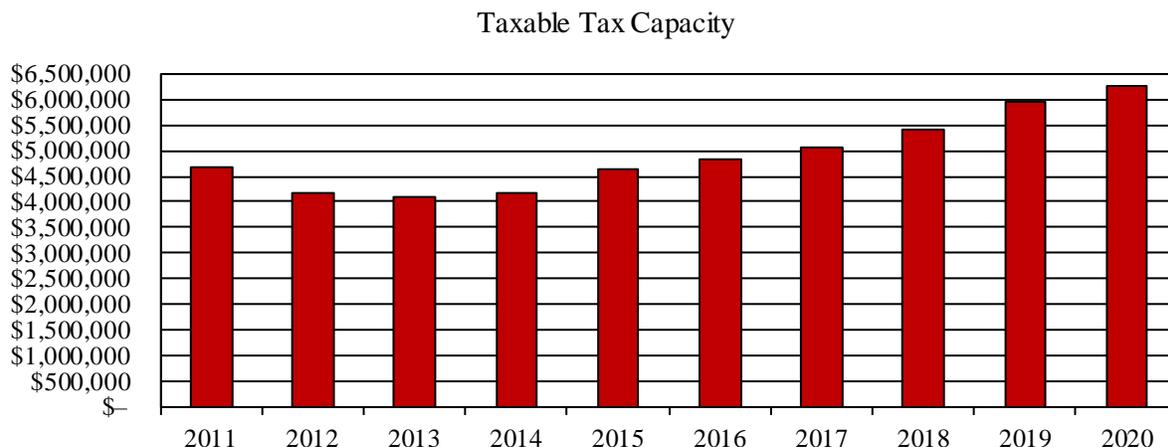
Taxable Market Value



The data in this graph does not include the drop in market value as a result of the legislative changes to the Market Value Homestead Credit (MVHC) program in fiscal 2012.

Tax capacity is considered the actual base available for taxation. It is calculated by applying the state’s property classification system to each property’s market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city’s total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of its tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City’s tax capacity increased 9.4 percent and 5.1 percent for taxes payable in 2019 and 2020, respectively.

The following graph shows the City’s change in tax capacities over the past 10 years:



Some of the increase in the taxable tax capacity in 2015 is related to the decertification of tax increment districts by the City.

The significant drop in taxable tax capacity in fiscal 2012 is the result of the legislative change to the MVHC program.

The following table presents the average tax rates applied to city residents for each of the last three levy years:

Rates Expressed as a Percentage of Net Tax Capacity			
	City of Saint Peter		
	2018	2019	2020
Average tax rate			
City	50.0	50.1	51.6
County	55.2	54.0	55.1
School	38.2	38.1	35.9
Special taxing	0.5	0.5	0.5
Total	143.9	142.7	143.1

The City’s portion of the tax rate increased in fiscal 2020 related to the City’s increased tax levy.

GOVERNMENTAL FUNDS REVENUE

The following table presents the per capita revenue of the City's governmental funds for the past three years, along with state-wide averages.

We have included the most recent comparative state-wide averages available from the Office of the State Auditor to provide a benchmark for interpreting the City's data. The amounts received from the typical major sources of governmental fund revenue will naturally vary between cities based on factors such as a city's stage of development, location, size and density of its population, property values, services it provides, and other attributes. It will also differ from year-to-year due to the effect of inflation and changes in its operation. Also, certain data in these tables may be classified differently than how they appear in the City's financial statements in order to be more comparable to the state-wide information, particularly in separating capital expenditures from current expenditures.

We have designed this section of our management report using per capita data in order to better identify unique or unusual trends and activities of the City. We intend for this type of comparative and trend information to complement, rather than duplicate, information in the MD&A. An inherent difficulty in presenting per capita information is the accuracy of the population count, which for most years is based on estimates.

Governmental Funds Revenue per Capita						
With State-Wide Averages by Population Class						
Year Population	State-Wide			City of Saint Peter		
	December 31, 2019			2018	2019	2020
	2,500–10,000	10,000–20,000	20,000–100,000	11,967	12,033	12,033
Property taxes	\$ 514	\$ 489	\$ 512	\$ 231	\$ 252	\$ 270
Tax increments	30	28	44	64	57	66
Franchise and other taxes	45	50	50	11	11	10
Special assessments	54	38	53	12	7	4
Licenses and permits	40	35	51	69	13	14
Intergovernmental revenues	342	297	201	325	337	417
Charges for services	135	108	115	72	35	32
Other	89	78	79	84	109	87
Total revenue	\$ 1,249	\$ 1,123	\$ 1,105	\$ 868	\$ 821	\$ 900

The City's lower than average tax revenue is primarily the result of the City relying on enterprise fund activities to finance the City's activities. This is due to the large amount of nontaxable property within the City.

In 2020, governmental funds revenue per capita increased \$79 per capita. The largest increases were in intergovernmental revenues and property taxes, due to the federal CRF the City received in the current year and an increase in the property tax levy. Other revenue declined \$22 per capita, mainly from one-time capital project related funding received in the prior year.

It is important to note that this table does not include operating transfers, which are used by the City to support governmental fund activities. This information is not included in the table as the comparable information is not available.

GOVERNMENTAL FUNDS EXPENDITURES

The expenditures of governmental funds will also vary from state-wide averages and from year-to-year, based on the City's circumstances. Expenditures are classified into three types as follows:

- **Current** – These are typically the general operating type expenditures occurring on an annual basis, and are primarily funded by general sources, such as taxes and intergovernmental revenues.
- **Capital Outlay and Construction** – These expenditures do not occur on a consistent basis, more typically fluctuating significantly from year-to-year. Many of these expenditures are project-oriented, and are often funded by specific sources that have benefited from the expenditure, such as special assessment improvement projects.
- **Debt Service** – Although the expenditures for debt service may be relatively consistent over the term of the respective debt, the funding source is the important factor. Some debt may be repaid through specific sources, such as special assessments or redevelopment funding, while other debt may be repaid with general property taxes.

The City's expenditures per capita of its governmental funds for the past three years, together with state-wide averages, are presented in the following table:

Governmental Funds Expenditures per Capita With State-Wide Averages by Population Class							
Year	State-Wide			City of Saint Peter			
	December 31, 2019			2018	2019	2020	
	2,500–10,000	10,000–20,000	20,000–100,000	11,967	12,033	12,033	
Population							
Current							
General government	\$ 152	\$ 128	\$ 107	\$ 115	\$ 119	\$ 132	
Public safety	300	282	306	254	267	273	
Street maintenance and lighting	146	149	119	117	120	112	
Parks and recreation	103	124	106	153	157	155	
All other	74	75	97	40	49	121	
Total current	775	758	735	679	712	793	
Capital outlay and construction	438	376	355	100	236	119	
Debt service							
Principal	168	182	88	119	127	110	
Interest and fiscal charges	43	41	28	23	29	22	
Total debt service	211	223	116	142	156	132	
Total expenditures	<u>\$ 1,424</u>	<u>\$ 1,357</u>	<u>\$ 1,206</u>	<u>\$ 921</u>	<u>\$ 1,104</u>	<u>\$ 1,044</u>	

The City's governmental funds current per capita expenditures increased by \$81 per capita in fiscal 2020. All other increased the most by \$72 per capita from the previous year, due to the City converting economic development loans into forgivable grants with COVID-19 related federal funding. Capital outlay and construction expenditures decreased by \$117 per capita from the previous year, as this category changes each year based on the timing of projects in the City. Debt service decreased \$24 per capita consistent with scheduled debt payments.

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2020, presented both by fund balance classification and by fund:

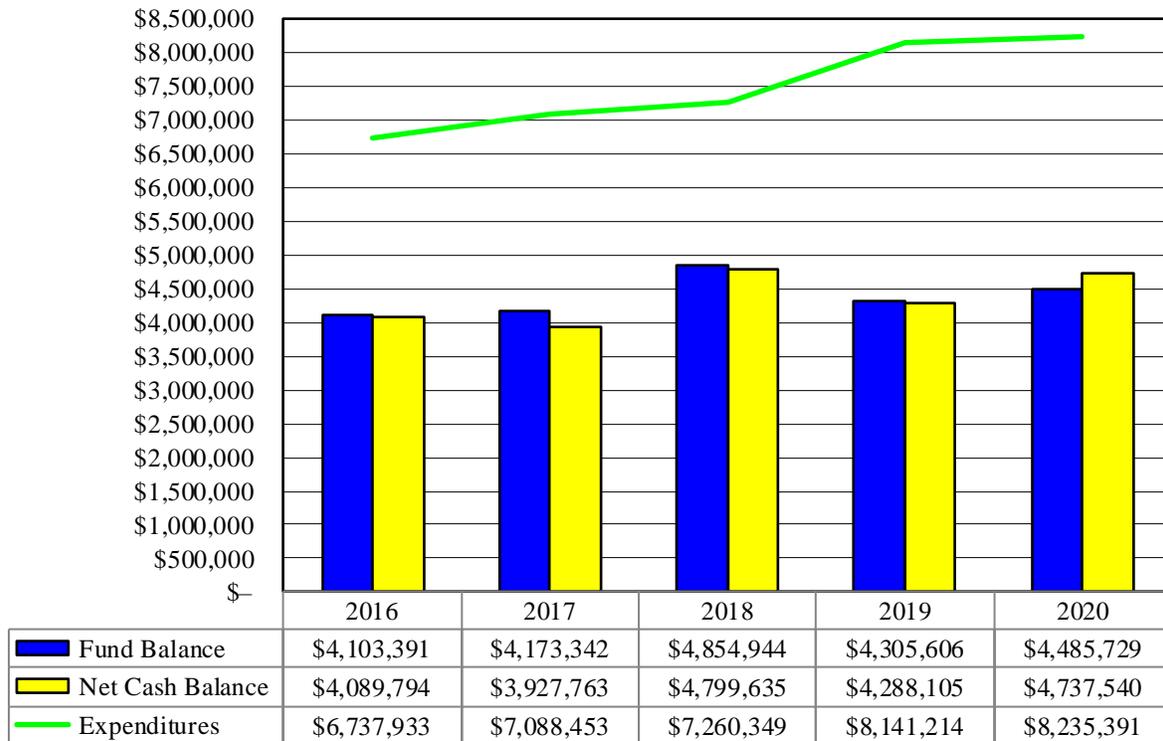
Governmental Funds Change in Fund Balance			
	Fund Balance as of December 31,		Change
	<u>2019</u>	<u>2020</u>	
Fund balances of governmental funds			
Total by classification			
Nonspendable	\$ 15,023	\$ 854	\$ (14,169)
Restricted	9,016,144	5,999,792	(3,016,352)
Committed	665,003	747,429	82,426
Assigned	506,391	221,433	(284,958)
Unassigned	<u>3,135,072</u>	<u>3,247,005</u>	<u>111,933</u>
Total governmental funds	<u>\$ 13,337,633</u>	<u>\$ 10,216,513</u>	<u>\$ (3,121,120)</u>
Total by fund			
General	\$ 4,305,606	\$ 4,485,729	\$ 180,123
Capital Projects – Traverse Green TIF District	458,197	370,814	(87,383)
Nonmajor	<u>8,573,830</u>	<u>5,359,970</u>	<u>(3,213,860)</u>
Total governmental funds	<u>\$ 13,337,633</u>	<u>\$ 10,216,513</u>	<u>\$ (3,121,120)</u>

In total, the fund balances of the City's governmental funds decreased by \$3,121,120, including the change in accounting principle during the year ended December 31, 2020. The decrease in the restricted fund balance and the fund balance in nonmajor funds was due to the issuance of refunding bonds in 2019 that refunded in early 2020.

GENERAL FUND

The City's General Fund accounts for the financial activity of the basic services provided to the community. The primary services included within this fund are the administration of the municipal operation, police and fire protection, building inspection, street and highway maintenance, parks and recreation, and economic development. The graph below illustrates the change in the General Fund financial position over the last five years. We have also included a line representing annual expenditures to reflect the change in the size of the General Fund operation over the same period.

General Fund Financial Position
Year Ended December 31,



The City's General Fund cash and investments balance increased in the current year as a result of the increase to fund balance. The total fund balance at December 31, 2020 was \$4,485,729, an increase of \$180,123 including the change in accounting principle, which was more than the budgeted decrease of \$429,571.

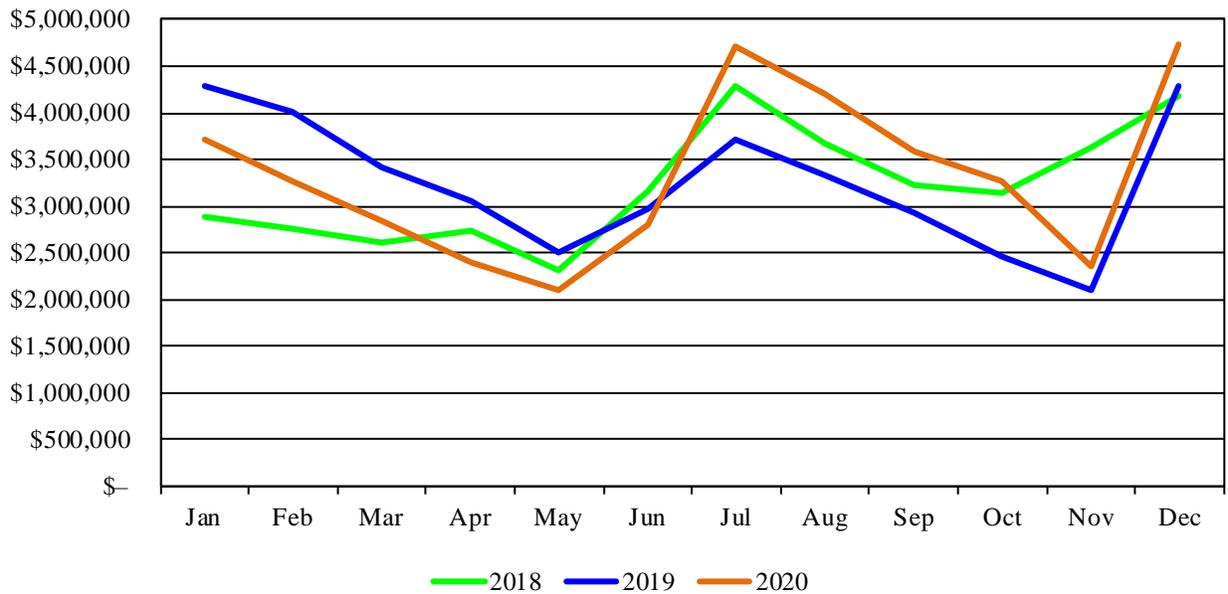
As the graph illustrates, the City has generally been able to maintain healthy cash and fund balance levels as the volume of financial activity has grown. This is an important factor because a government, like any organization, requires a certain amount of equity to operate. A healthy financial position allows the City to avoid volatility in tax rates; helps minimize the impact of state funding changes; allows for the adequate and consistent funding of services, repairs, and unexpected costs; and is a factor in determining the City's bond rating and resulting interest costs. Maintaining an adequate fund balance has become increasingly important given the fluctuations in state funding for cities in recent years.

The City Council has formally adopted a fund balance policy regarding the fund balance for the General Fund. The policy establishes that the City will strive to maintain an unassigned fund balance in the General Fund in the range of 35.0–50.0 percent of the following year's budgeted expenditures. At December 31, 2020, the unassigned fund balance of the General Fund was 47.3 percent of the subsequent year's budgeted expenditures.

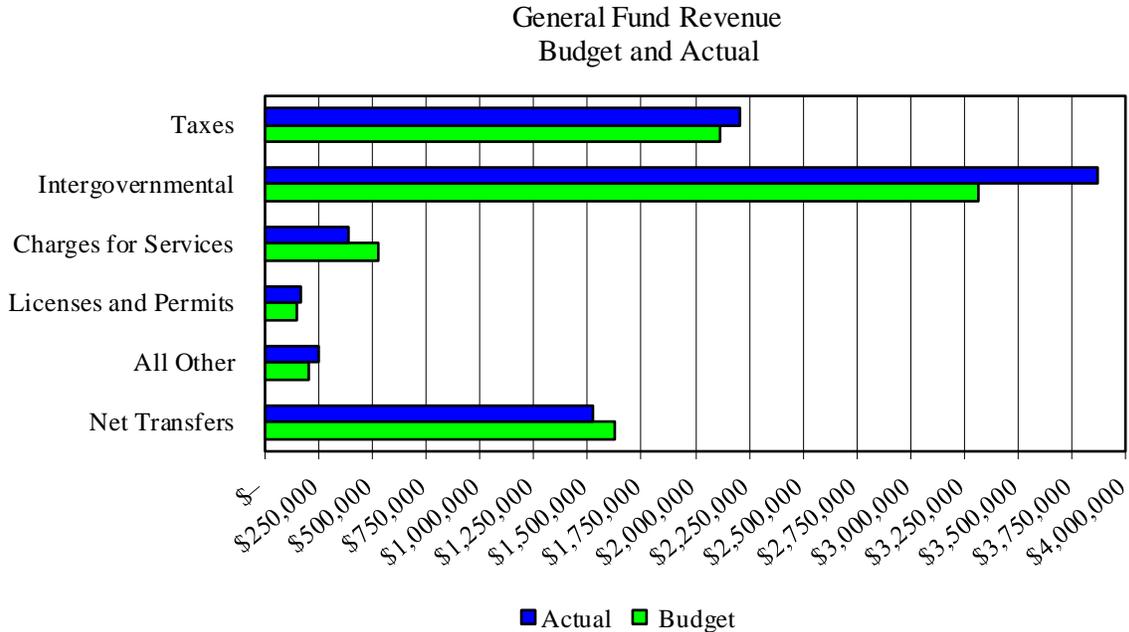
A trend that is typical to Minnesota local governments, especially the General Fund of cities, is the unusual cash flow experienced throughout the year. The City's General Fund cash disbursements are made fairly evenly during the year other than the impact of seasonal services, such as snowplowing, street maintenance, and park activities. Cash receipts of the General Fund are quite a different story. Taxes and state aids comprise almost 88.3 percent of the fund's total annual revenue. Approximately half of these revenues are received by the City in July and the rest in December. Consequently, the City needs to have adequate cash reserves to finance its everyday operations between these payments.

The following graph illustrates the monthly cash flow of the General Fund in recent years (excluding interfund borrowing). Adequate fund balances in the General Fund have provided for positive month-end balances for all three years presented.

General Fund Cash and Investment Flow
Month-End Balances

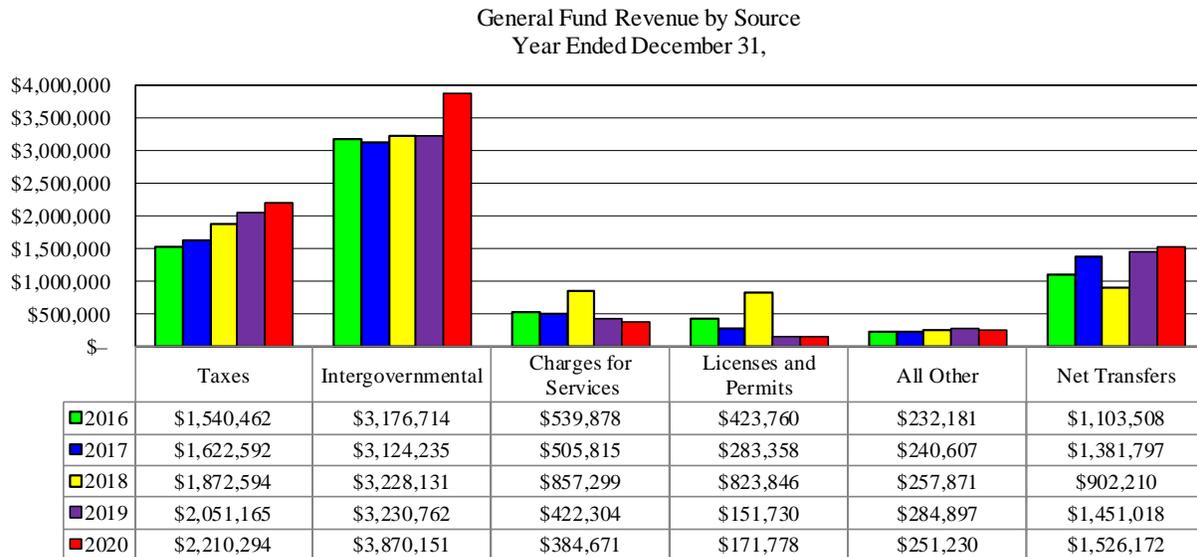


The following graph reflects the City's General Fund revenues and net transfers, budget and actual, for 2020:



Total General Fund revenues and net transfers in 2020 were \$8,414,296, which was \$471,230 more than the final budget. Intergovernmental exceeded budgeted amounts by \$554,527, due to the City receiving CRF funding in the current year. Taxes exceeded budgeted amounts by \$91,854, due to better than projected collections. Charges for services was under budget by \$147,359, due to the COVID-19 pandemic. Net transfers were also under budget by \$101,928.

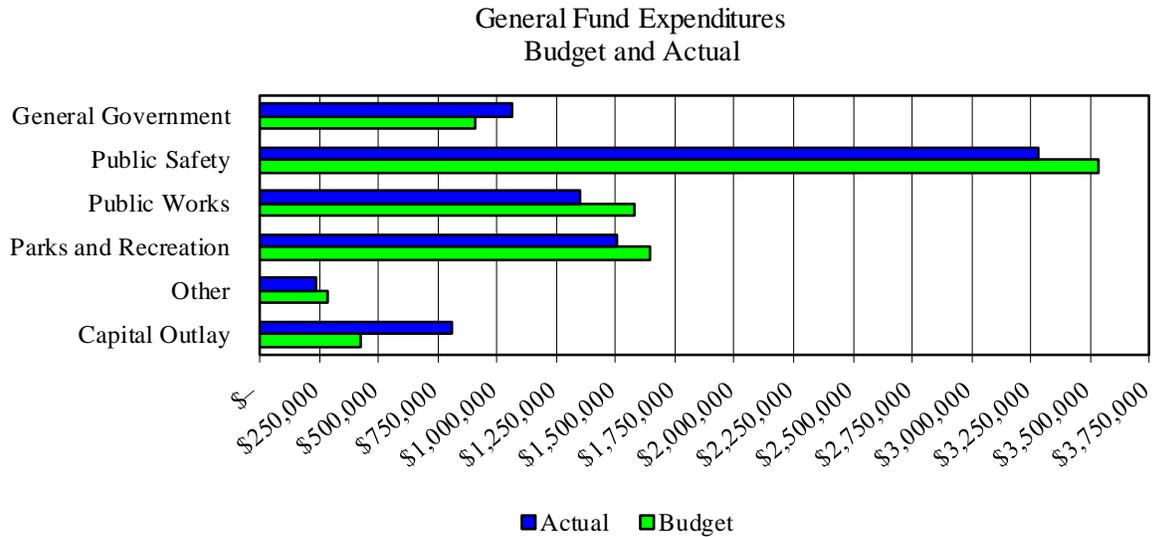
The following graph presents the City's General Fund revenue sources for the last five years:



Revenues and net transfers for the year ended December 31, 2020 increased by \$822,420. Intergovernmental increased, due to the City receiving CRF in the current year. Tax increases relate to an increase in the tax levy in the current year. The increase in net transfers was anticipated in the City's budget for the year.

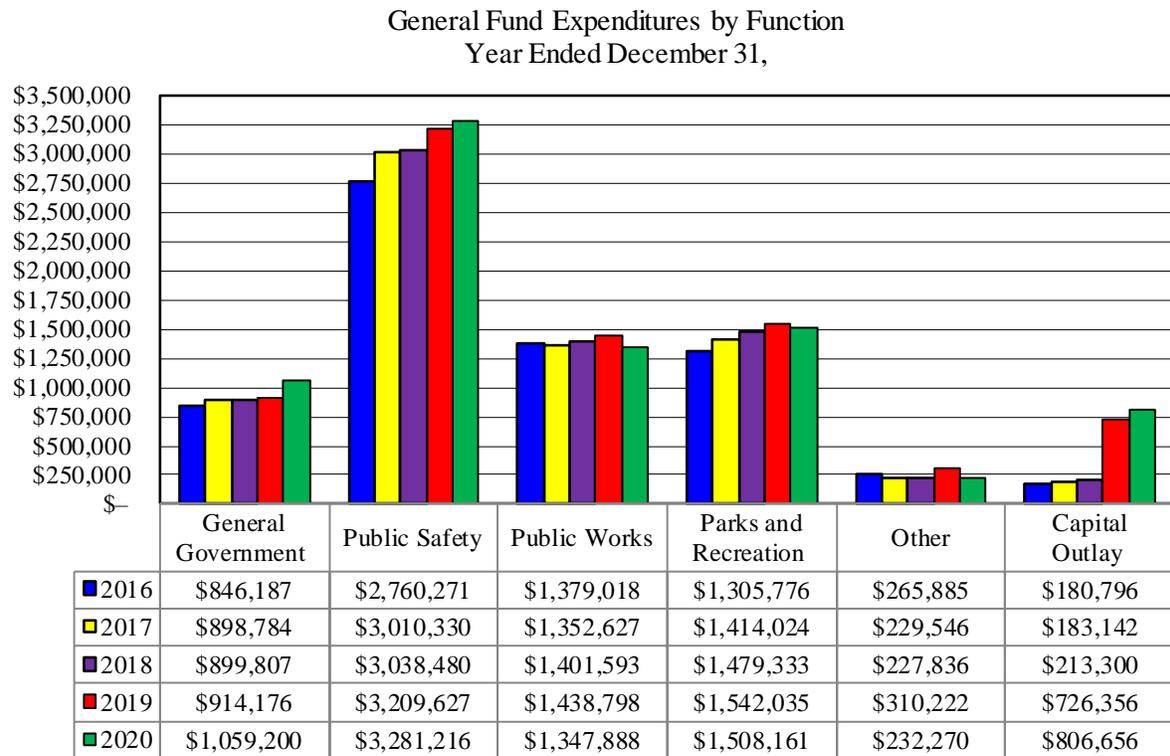
Due to the large amount of tax-exempt property in the City, the City has historically relied heavily on intergovernmental revenue (mainly state aid) and transfers from its enterprise funds to help support General Fund operations.

The following graph provides the components of the City’s General Fund spending for 2020 compared to budget:



Total General Fund expenditures for 2020 were \$8,235,391, which was \$137,246 less than budget. Public safety was under budget by \$252,520, due to decreased spending on fire department equipment in 2020. Public works was under budget by \$230,719, due to decreased spending on wages and materials. Capital outlay was over budget by \$381,580, due to the City taking on construction projects that were not originally anticipated in the budget.

The following graph presents the components of the City’s General Fund spending for the past five years:



In 2020, total General Fund expenditures increased by \$94,177. The largest increase was in general government, which increased \$145,024, due to cost of living adjustment increases and severance payouts. Public works decreased \$90,910, due to less spending on wages. Capital outlay increased \$80,300, due to an increase in construction projects undertaken in 2020.

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ENTERPRISE FUNDS OVERVIEW

The City maintains a number of enterprise funds to account for services the City provides that are financed primarily through fees charged to those utilizing the service. This section of the report provides you with an overview of the financial trends and activities of the City's enterprise funds.

The enterprise funds comprise a considerable portion of the City's activities. These funds help to defray overhead and administrative costs and provide additional support to general government operations by way of annual transfers. We understand the City is proactive in reviewing these activities on an ongoing basis and we want to reiterate the importance of continually monitoring these operations. Over the years, we have emphasized to our city clients the importance of these utility operations being self-sustaining, preventing additional burdens on general governmental funds. This would include the accumulation of net position for future capital improvements and to provide a cushion in the event of a negative trend in operations.

ENTERPRISE FUNDS FINANCIAL POSITION

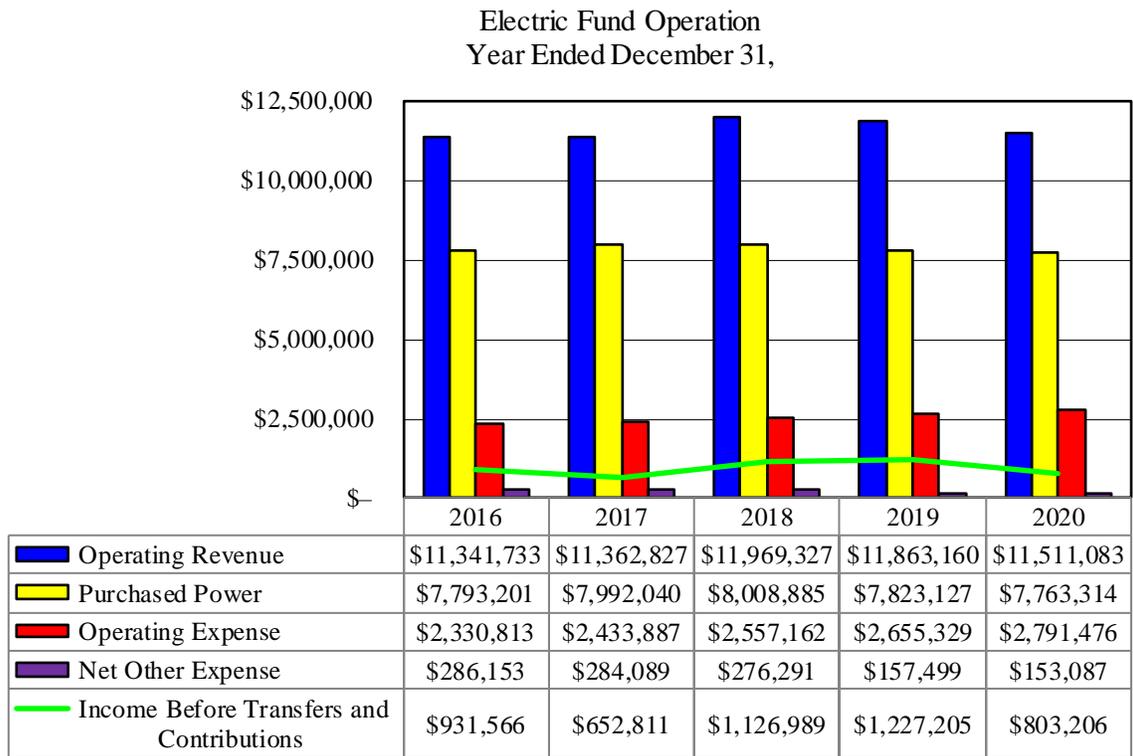
The following table summarizes the changes in the financial position of the City's enterprise funds during the years ended December 31, 2019 and 2020, presented both by classification and by fund:

Enterprise Funds Change in Financial Position			
	Net Position as of December 31,		Change
	2019	2020	
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	\$ 51,458,362	\$ 51,901,045	\$ 442,683
Restricted for debt service	656,477	656,477	-
Restricted for capital replacement	831,825	894,015	62,190
Unrestricted	2,925,270	2,476,863	(448,407)
	<u>\$ 55,871,934</u>	<u>\$ 55,928,400</u>	<u>\$ 56,466</u>
Total enterprise funds			
Total by fund			
Electric	\$ 16,789,318	\$ 16,709,250	\$ (80,068)
Water	9,608,041	9,615,271	7,230
Environmental Services	71,182	(2,899)	(74,081)
Wastewater	21,067,153	21,515,097	447,944
Storm Water	5,619,831	5,414,470	(205,361)
Telecommunications Conduit	163,092	151,058	(12,034)
Medical Office Building	2,553,317	2,526,153	(27,164)
	<u>\$ 55,871,934</u>	<u>\$ 55,928,400</u>	<u>\$ 56,466</u>
Total enterprise funds			

In total, net position of the City's enterprise funds increased by \$56,466 during the year ended December 31, 2020. The financial results of these most significant funds are further described on the following pages.

ELECTRIC FUND

The following graph presents five years of comparative data for the City's Electric Fund:

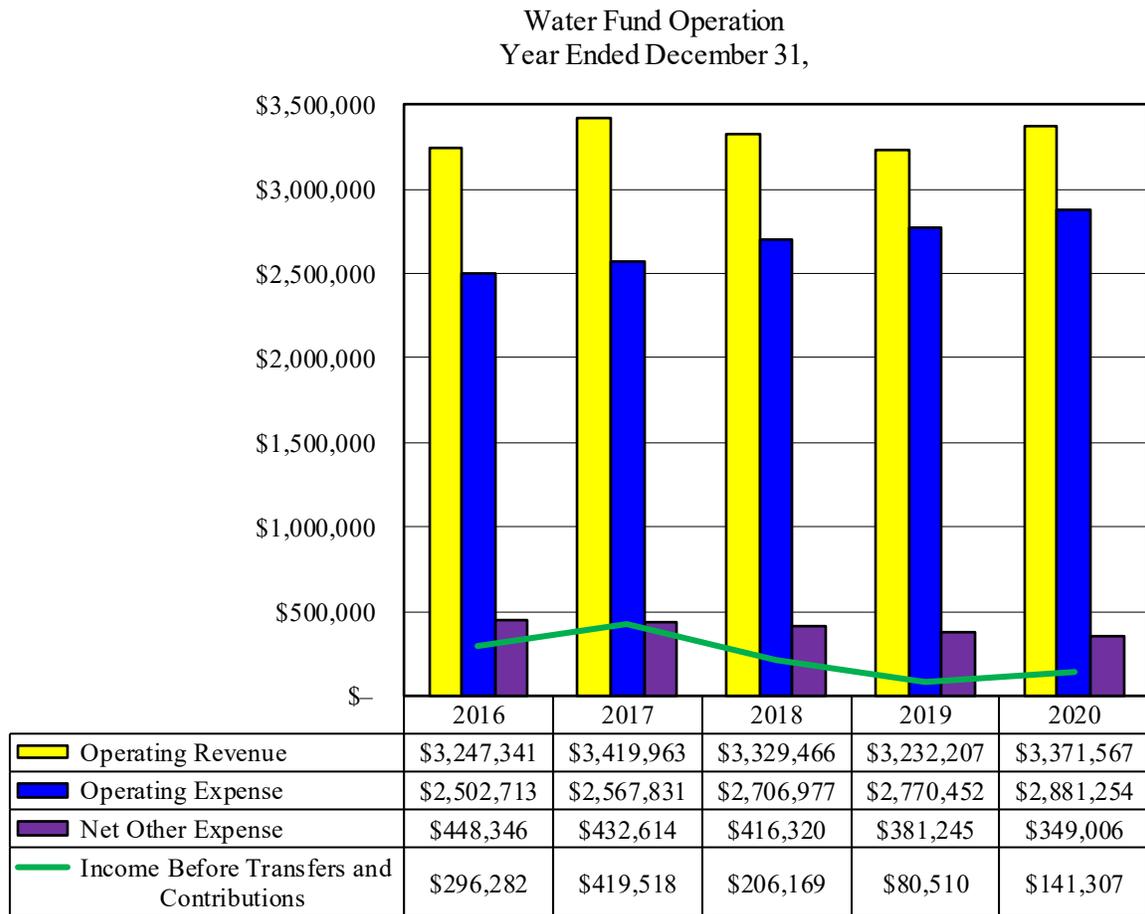


At December 31, 2020, the Electric Fund had a total net position of \$16,709,250, of which \$656,477 was restricted for debt service; \$13,705,548 was the net investment in capital assets; and \$2,347,225 was unrestricted.

Electric Fund operating revenue was \$11,511,083 for 2020, a decrease of \$352,077 (3.0 percent), due to a decrease in refunds from Southern Minnesota Municipal Power Agency in the current year. Operating expenses (excluding purchased power) increased by \$136,147 (5.1 percent) in 2020, mainly due to an increase in personal services expenses.

WATER FUND

The following graph presents selected data for the City's Water Fund for the past five years:



At December 31, 2020, the Water Fund had a total net position of \$9,615,271, of which \$9,741,445 was the net investment in capital assets and a negative \$126,174 was unrestricted.

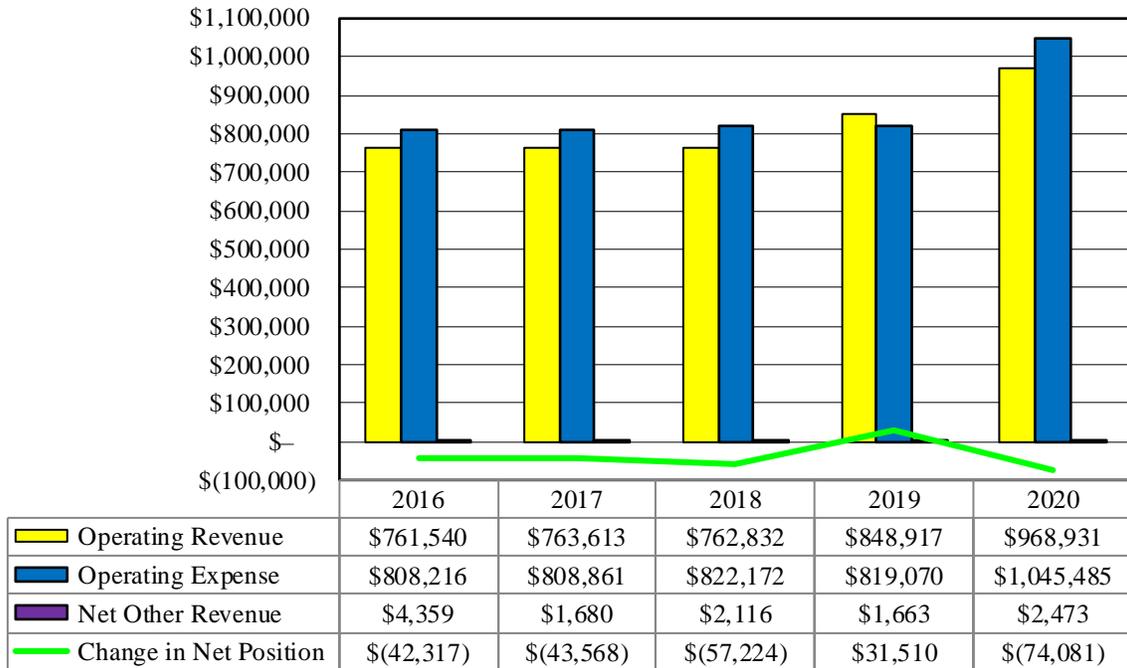
Water Fund operating revenue was \$3,371,567 for 2020, an increase of \$139,360, or 4.3 percent, which was primarily the result of an increase in consumption. Operating expenses increased by \$110,802, or 4.0 percent, mainly due to an increase in depreciation on infrastructure recently placed into service, and an increase in personal services.

Although this fund is in a positive financial position, we suggest that the City continue to review the water rates on an annual basis. Water rates are generally designed to cover operating costs and provide an accumulation of resources for significant repairs and replacements, and an operating cushion for potential negative years in financial operations.

ENVIRONMENTAL SERVICES FUND

The following graph presents selected data for the City's Environmental Services Fund for the past five years:

Environmental Services Fund
Year Ended December 31,

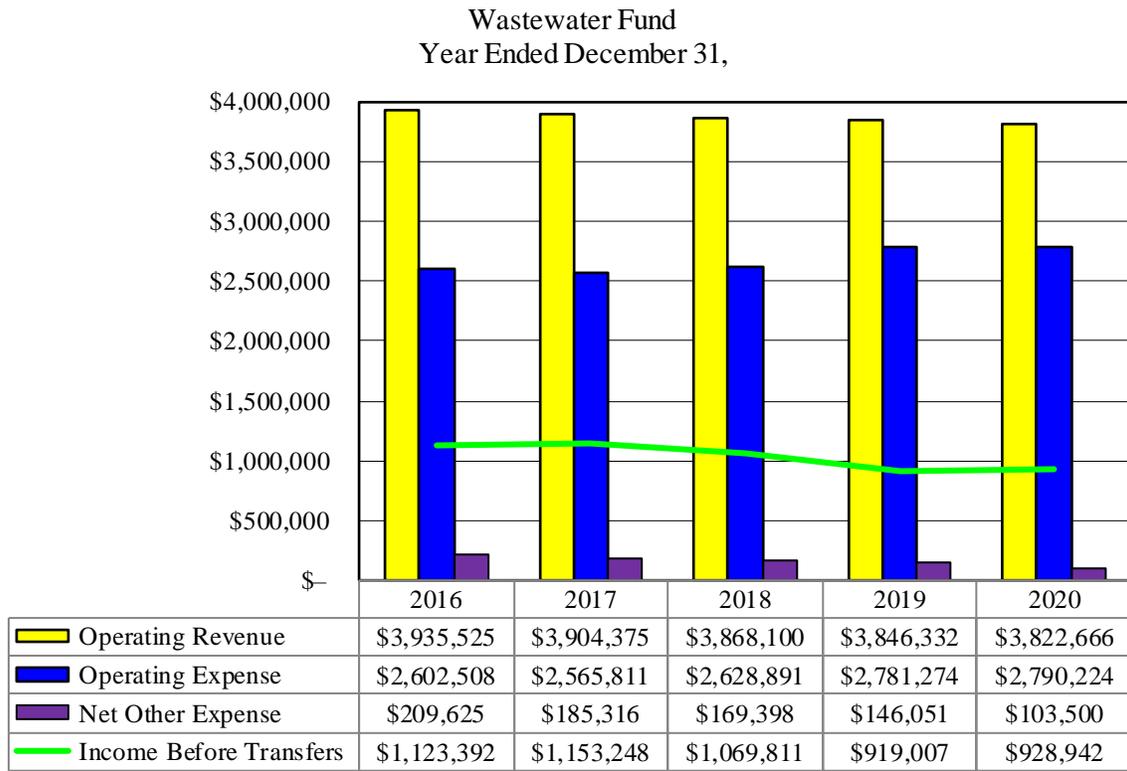


At December 31, 2020, the Environmental Services Fund had a total net position deficit (\$2,899), of which \$179,380 was the net investment in capital assets and negative \$182,279 was unrestricted.

Environmental Services Fund operating revenue was \$968,931 for 2020, an increase of \$120,014 (14.1 percent), due to an increase in rates. Operating expenses increased by \$226,415 (27.6 percent) in 2020, mainly due to increased personnel service expenses.

WASTEWATER FUND

The following graph presents selected data for the City's Wastewater Fund for the past five years:

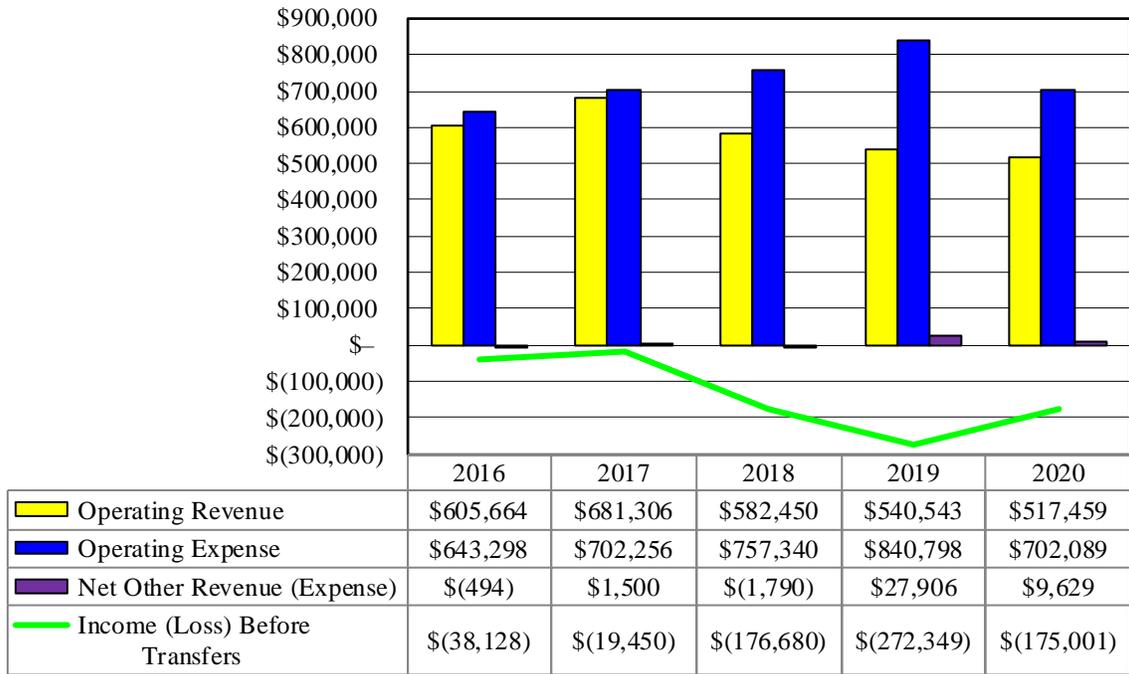


At December 31, 2020, the Wastewater Fund had a total net position of \$21,515,097, of which \$20,373,622 was the net investment in capital assets; \$894,015 was restricted; and \$247,460 was unrestricted.

STORM WATER FUND

The following graph presents selected data for the City’s Storm Water Fund for the past five years:

Storm Water Fund
Year Ended December 31,



At December 31, 2020, the Storm Water Fund had a total net position of \$5,414,470, of which \$5,279,855 was the net investment in capital assets and \$134,615 is considered unrestricted.

Storm Water Fund operating revenue was \$517,459 for 2020, a decrease of \$23,084, or 4.3 percent, mainly due to less erosion control permits in the current year. Operating expenses decreased \$138,709, or 16.5 percent, mainly due to less personal services and repairs and maintenance expenses in the current year.

DEBT SERVICE

The following table shows outstanding debt per capita for the City's governmental activities and comparable state-wide averages:

Outstanding Debt per Capita Governmental Activities With State-Wide Comparable Information					
Bond Type	State-Wide as of December 31,		City of Saint Peter as of December 31,		
	2018	2019	2018	2019	2020
General obligation	\$ 543	\$ 596	\$ 129	\$ 221	\$ 213
Tax increment	81	68	358	369	268
Special assessment	423	410	-	-	-
General obligation revenue	390	396	295	499	232
Revenue	207	182	-	-	-
Other	1	1	-	-	-
Governmental activities total	<u>\$ 1,645</u>	<u>\$ 1,653</u>	<u>\$ 782</u>	<u>\$ 1,089</u>	<u>\$ 713</u>

The following table shows outstanding debt per capita for the City's enterprise funds and comparable state-wide averages:

Outstanding Debt per Capita Enterprise Funds With State-Wide Comparable Information					
Fund	State-Wide as of December 31,		City of Saint Peter as of December 31,		
	2018	2019	2018	2019	2020
Electric	\$ 508	\$ 447	\$ 652	\$ 601	\$ 580
Water	182	183	1,274	1,158	1,050
Wastewater	190	184	550	442	336
Storm water	25	26	4	2	-
Total enterprise funds	<u>\$ 905</u>	<u>\$ 840</u>	<u>\$ 2,480</u>	<u>\$ 2,203</u>	<u>\$ 1,966</u>
Government-wide totals	<u>\$ 2,550</u>	<u>\$ 2,493</u>	<u>\$ 3,262</u>	<u>\$ 3,292</u>	<u>\$ 2,679</u>

As seen in the table above, the City has more outstanding debt per capita than the average Minnesota city. This higher than average debt balance is mostly related to balances within the Water and Wastewater Funds, which are related to recent capital improvements in these funds.

A portion of the decline in outstanding debt per capita in the current year relates to payments of refunded debt totaling \$3,565,000 in fiscal 2020.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

In addition to fund-based information, the current reporting model for governmental entities also requires the inclusion of two government-wide financial statements designed to present a clear picture of the City as a single, unified entity. These government-wide financial statements provide information on the total cost of delivering services, including capital assets and long-term liabilities.

STATEMENT OF NET POSITION

The Statement of Net Position essentially tells you what your city owns and owes at a given point in time, the last day of the fiscal year. Theoretically, net position represents the resources the City has leftover to use for providing services after its debts are settled. However, those resources are not always in spendable form, or there may be restrictions on how some of those resources can be used. Therefore, net position is divided into three components: net investment in capital assets, restricted, and unrestricted.

The following table presents the components of the City's net position as of December 31, 2019 and 2020, for governmental activities and business-type activities:

	As of December 31,		Change
	2019	2020	
Net position			
Governmental activities			
Net investment in capital assets	\$ 31,258,410	\$ 31,135,441	\$ (122,969)
Restricted	4,798,205	6,501,925	1,703,720
Unrestricted	154,979	98,314	(56,665)
Total governmental activities	<u>36,211,594</u>	<u>37,735,680</u>	1,524,086
Business-type activities			
Net investment in capital assets	51,458,362	51,901,045	442,683
Restricted	1,488,302	1,550,492	62,190
Unrestricted	2,925,270	2,476,863	(448,407)
Total business-type activities	<u>55,871,934</u>	<u>55,928,400</u>	56,466
Total net position	<u>\$ 92,083,528</u>	<u>\$ 93,664,080</u>	<u>\$ 1,580,552</u>

Much of the City's net position is restricted by virtue of external restrictions (statutory reserves) or by the nature of the fund it is in. Further, a significant portion of net position has been identified as invested in capital assets, net of related debt, which leaves the balance unrestricted.

The increase in the restricted balance in governmental activities is a combination of a number of items, including increased amounts in restricted for debt service, capital projects, revolving loans, and other purposes. The changes in the business-type activities relate to the result of current year operations, including principal payments on debt, transfers out to governmental funds, and capital asset purchases.

STATEMENT OF ACTIVITIES

The Statement of Activities tracks the City's yearly revenues and expenses, as well as any other transactions that increase or reduce total net positions. These amounts represent the full cost of providing services. The Statement of Activities provides a more comprehensive measure than just the amount of cash that changed hands, as reflected in the fund-based financial statements. This statement includes the cost of supplies used, depreciation of long-lived capital assets, and other accrual-based expenses.

The following table presents the change in the net position of the City for the years ended December 31, 2019 and 2020:

	2019	2020		Net Difference
	Net Difference	Expenses	Program Revenues	
Net (expense) revenue				
Governmental activities				
General government	\$ (877,354)	\$ 1,614,081	\$ 493,586	\$ (1,120,495)
Public safety	(2,822,486)	3,312,952	707,827	(2,605,125)
Public works	(2,495,826)	2,674,338	163,708	(2,510,630)
Parks and recreation	(2,038,019)	2,212,105	73,875	(2,138,230)
Economic development	(311,940)	1,453,622	1,052,836	(400,786)
Interest and fiscal charges	(351,543)	229,655	–	(229,655)
Business-type activities				
Electric	1,188,809	10,743,100	11,513,110	770,010
Water	74,029	3,242,169	3,372,332	130,163
Environmental services	30,235	1,045,485	969,412	(76,073)
Wastewater	901,389	2,916,732	3,823,587	906,855
Storm water	(281,262)	702,168	517,962	(184,206)
Telecommunications conduit	(12,076)	14,264	2,189	(12,075)
Medical office building	(17,121)	317,909	290,514	(27,395)
	(7,013,165)	<u>\$ 30,478,580</u>	<u>\$ 22,980,938</u>	(7,497,642)
General revenues				
Taxes	3,861,069			4,173,244
Unrestricted grants and contributions	3,673,429			4,159,642
Investment earnings	225,595			163,814
Other revenues	110,978			389,618
Total general revenues	<u>7,871,071</u>			<u>8,886,318</u>
Change in net position	857,906			1,388,676
Net position – beginning, as previously reported	90,973,730			92,083,528
Change in accounting principle	251,892			191,876
Net position – beginning, as restated	<u>91,225,622</u>			<u>92,275,404</u>
Net position – ending	<u>\$ 92,083,528</u>			<u>\$ 93,664,080</u>

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as property taxes and unrestricted grants. It also shows if the City's business-type activities are generating sufficient program revenues (service charges and program-specific grants) to cover expenses. This is critical given the current downward pressures on the general revenue sources.

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LEGISLATIVE UPDATES

The 2020 legislative session, coming in the second half of the state's fiscal biennium, was expected to be a typical short session focused primarily on making relatively minor modifications to the biennial budget. Given a projected budget surplus of \$1.5 billion going into the session, consideration of a substantial capital investment and bonding bill was also a potential focus.

The start of the legislative session in February was followed by a series of significant events that changed the course of the session, including a world-wide health pandemic, the death of George Floyd while in police custody and the ensuing protests and unrest, and a hotly contested national election. On March 13, 2020, the Governor issued an executive order declaring a peacetime emergency, giving his administration the ability to quickly impose restrictions and measures aimed at mitigating the COVID-19 outbreak. By early May, the state's budget outlook had changed from a robust surplus to a projected deficit of \$2.4 billion. The legislative session ultimately encompassed an unprecedented seven special sessions, more than double the previous state record of three, with the final special session in mid-December.

In the end, a \$1.87 billion omnibus bonding bill was passed that included \$1.36 billion in general obligation state bonding for capital improvements, \$31.0 million in supplemental General Fund budget spending, and provisions for tax relief and economic assistance. The session also yielded a new Police Accountability Act, and a \$217.0 million economic relief package to help businesses negatively impacted by the pandemic. The following is a brief summary of legislative changes from the 2020 session or previous legislative sessions potentially impacting Minnesota cities.

Coronavirus Aid, Relief, and Economic Security (CARES) Act – The CARES Act provided federal economic relief to protect the American people from the public health and economic impacts of COVID-19. Minnesota received approximately \$2.2 billion in funding under the CARES Act.

When the first legislative special session ended without an agreement on the distribution of approximately \$841.5 million of federal Coronavirus Relief Fund (CRF) funding earmarked for Minnesota local governments, the Governor distributed the funds by executive order based on the framework of the legislative agreement debated during the first special session. This resulted in \$350.4 million being distributed directly to Minnesota cities with populations equal to or greater than 200. The funds were authorized for use for unbudgeted costs related to the COVID-19 pandemic, but not to replace lost revenues. In accordance with CARES Act provisions, the CRF funding was available to cover costs that:

- 1) were necessary expenditures incurred due to the public health emergency related to COVID-19;
- 2) were not accounted for in the entity's budget most recently approved as of March 27, 2020; and
- 3) were incurred during the period from March 1, 2020 through December 31, 2020 (the availability period end date was revised by the state to November 15, 2020 for Minnesota cities).

Emergency Small Business Assistance Program – The Legislature created a program to appropriate \$60.0 million of federal CRF funding to make grants available through the Minnesota Department of Employment and Economic Development for eligible small businesses impacted by COVID-19. Small businesses employing up to 50 full-time employees are eligible to receive grants of up to \$10,000. The allocation is split between the metro area and greater Minnesota, with specific allocations for businesses owned by minorities, veterans, and women. \$18.0 million of the allocation is earmarked for businesses with 6 or less employees.

Workers' Compensation Claims – COVID-19 Presumption – The Legislature adopted several new provisions to state unemployment statutes related to COVID-19, including a presumption that an employee who contracts COVID-19 has an "occupational disease" arising out of, and in the course of, employment if the employee works in one of the specified occupations and has a confirmed case of COVID-19. Covered occupations include nurses, healthcare workers, and workers required to provide childcare for first responders and healthcare workers under Executive Orders 20-02 and 20-19. The COVID-19 presumption provision sunsets on May 1, 2021.

Bonding Bill – The 2020 bonding bill provided financing for approximately \$1.36 billion of projects. Some of the more significant appropriations for local infrastructure included: \$105 million in undesignated grants for local road improvement and bridge replacement; \$100 million for water infrastructure and point source implementation grants; \$25 million for state match of federal grants for public facilities improvements, \$20 million for natural resource asset preservation, \$17 million for flood control mitigation, \$15 million for the Local Government Roads Wetlands Replacement Program; \$5 million for Metropolitan Council inflow and infiltration grants; and \$5 million for metropolitan regional parks and trails. The bill also included funding for a number of state initiatives, including: \$300 million in trunk highway bonds for the improvement of the state trunk highway system; \$145 million in appropriation bonds to fund the infrastructure and capital needs of the Minnesota Housing Finance Agency, Minnesota Pollution Control Agency, and Minnesota Public Television; \$30 million for state agency projects aimed at promoting racial equity, \$29.5 million for the state Emergency Operations Center; and \$16 million for the Minnesota Housing Finance Agency.

The bill provides authority for eligible local governments to own and operate childcare facilities, and permits local governments to enter into management agreements with licensed childcare providers to operate in publicly-owned facilities. It also makes cities, counties, school districts, and joint powers boards located outside of the seven-county metro area eligible to apply for grants through the Greater Minnesota Childcare Facility Capital Grant Program.

The bill also included a provision extending the equal pay certificate of compliance requirement to contracts by any public entity, including political subdivisions, using state general obligation bond proceeds for all or part of a capital project. Local governments will be responsible for requiring that bids include proper certification on applicable projects, which applies to projects for goods or services valued at more than \$1 million utilizing appropriated bond proceeds on or after January 1, 2022.

Elections – A number of measures were passed to help ensure the safe and secure conduct of the 2020 state primary and general elections, including; allowing for the processing of absentee ballots to begin 14 days prior to the date of the election, extending the period during which absentee ballots could be processed for 2 days following the election, accepting electronic filings for affidavits of candidacy or nominating petitions, and specifying that municipalities were to use schools as polling places only when no other public or private location was reasonably available. Funds from the federal Help America Vote Act were made available for modernizing, securing, and improving election facilities, a portion of which was made available for grants to local governments to fund activities prescribed by this program.

Minors Operating Lawn Care Equipment – Effective May 28, 2020, Minnesota Statutes lowered the employment age for operating lawn care equipment to age 16. Minors aged 16 and 17 must be trained in the safe operation of the equipment and wear appropriate personal protective equipment when operating the lawn care equipment. The exception under this statute applies only to minors directly employed by golf courses, resorts, rental property owners, or municipalities to perform lawn care on golf courses, resort grounds, rental property, or municipal grounds.

Open Meeting Law Exception – The interactive television provision of the Minnesota Open Meeting Law was amended to allow for participation in meetings by interactive electronic means, such as Skype or Zoom, without requiring that an elected official be advised to do so by a healthcare professional for personal or family medical reasons. This allowance is available only when a national security or peacetime emergency has been declared and may be used up to 60 days after the emergency declaration has been lifted. Whenever public meetings are held via interactive electronic means of this type, votes must be conducted by roll call and be recorded in the minutes.

Expanded Authority for Electronic Signatures During COVID-19 – Effective May 17, 2020, cities are allowed to accept certain documents, signatures, or filings electronically, by mail, or facsimile during the COVID-19 pandemic, including; planning and zoning applications and permits; land use documents; documents requiring the signature of licensed architects, engineers, land surveyors, geoscientists, or interior designers; applications for birth or death certificates; or recording notary commissions. This accommodation expires January 16, 2021, or 60 days following the termination of the peacetime public health emergency.

Solid Waste Recycling Exemption – The requirement that not more than 15 percent of mixed municipal solid waste received by recycling or composting facilities be disposed of, rather than recycled or composted, is suspended as long as the need for the exception is triggered by operational changes implemented to address the COVID-19 pandemic.

Pension Changes – Effective January 1, 2021, the maximum lump-sum pension amount for volunteer firefighters is increased from \$10,000 to \$15,000 per year of service. Municipalities are permitted to split state fire aid received between its career firefighters and its affiliated volunteer firefighters, but only if the amount allocated to the career firefighters is approved by the membership of the volunteer firefighter relief association. Any aid allocated to career firefighters must be used to pay the Public Employees Retirement Association (PERA) employer contributions on their behalf within 18 months of the transfer or be returned to the relief association.

Police Accountability Act – The Legislature passed the Police Accountability Act, which enacted a number of changes to laws governing police conduct, training, and oversight. Among the more significant changes adopted were:

- Defined and authorized “public safety peer counseling” and “critical incident stress management,” and classifies information shared in these settings as private data.
- Established an Independent Use of Force Investigations Unit within the Bureau of Criminal Apprehension to investigate all officer-involved deaths in the state, as well as criminal sexual assault allegations against peace officers, effective August 1, 2020.
- Authorized statutory or home rule charter cities to offer incentives to encourage a person hired as a peace officer to be a resident of the city.
- Limited the use of certain restraint methods by peace officer unless the use of deadly force is authorized in a given situation.
- Established and modified provisions related to law enforcement use of deadly force.
- Defined and prohibited “warrior-style” training for peace officers.
- Established a 15-member “Ensuring Police Excellence and Improving Community Relations Advisory Council” under the Police Officer Standards and Training (POST) Board, to assist the POST Board in maintaining policies and regulating peace officers in a manner that ensures the protection of civil and human rights.
- Established a duty for peace officers to intercede when another officer is using excessive force and report incidents of excessive force to supervisors.

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ACCOUNTING AND AUDITING UPDATES

The following is a summary of Governmental Accounting Standards Board (GASB) standards expected to be implemented in the next few years. Due to the COVID-19 pandemic, the GASB has delayed the original implementation dates of these and other standards as described below.

GASB Statement No. 87, *Leases*

A lease is a contract that transfers control of the right to use another entity's nonfinancial asset as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. Any contract that meets this definition should be accounted for under the leases guidance, unless specifically excluded in this statement.

Governments enter into leases for many types of assets. Under the previous guidance, leases were classified as either capital or operating depending on whether the lease met any of the four tests. In many cases, the previous guidance resulted in reporting lease transactions differently than similar nonlease financing transactions.

The goal of this statement is to better meet the information needs of users by improving accounting and financial reporting for leases by governments. It establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. This statement increases the usefulness of financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

Under this statement, a lessee is required to recognize a lease liability and an intangible right to use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

To reduce the cost of implementation, this statement includes an exception for short-term leases, defined as a lease that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised. Lessees and lessors should recognize short-term lease payments as outflows of resources or inflows of resources, respectively, based on the payment provisions of the lease contract. The requirements of this statement are effective for reporting periods beginning after June 15, 2021.

GASB Statement No. 91, *Conduit Debt Obligations*

The primary objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.

A conduit debt obligation is defined as a debt instrument having all of the following characteristics:

- There are at least three parties involved: (1) an issuer, (2) a third party obligor, and (3) a debt holder or a debt trustee.
- The issuer and the third party obligor are not within the same financial reporting entity.
- The debt obligation is not a parity bond of the issuer, nor is it cross-collateralized with other debt of the issuer.
- The third party obligor or its agent, not the issuer, ultimately receives the proceeds from the debt issuance.
- The third party obligor, not the issuer, is primarily obligated for the payment of all amounts associated with the debt obligation (debt service payments).

This statement also addresses arrangements, often characterized as leases, that are associated with conduit debt obligations. In those arrangements, capital assets are constructed or acquired with the proceeds of a conduit debt obligation and used by third party obligors in the course of their activities.

This statement requires issuers to disclose general information about their conduit debt obligations, organized by type of commitment, including the aggregate outstanding principal amount of the issuers' conduit debt obligations and a description of each type of commitment. Issuers that recognize liabilities related to supporting the debt service of conduit debt obligations also should disclose information about the amount recognized and how the liabilities changed during the reporting period.

The requirements of this statement are effective for reporting periods beginning after December 15, 2021. Earlier application is encouraged.

GASB Statement No. 92, *Omnibus 2020*

The objectives of this statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This statement addresses a variety of topics and includes specific provisions about the following:

- The effective date of Statement No. 87, *Leases*, and Implementation Guide No. 2019-3, *Leases*, for interim financial reports
- Reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit other post-employment benefit (OPEB) plan
- The applicability of Statements No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*, as amended, and No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, as amended, to reporting assets accumulated for post-employment benefits
- The applicability of certain requirements of Statement No. 84, *Fiduciary Activities*, to post-employment benefit arrangements
- Measurement of liabilities (and assets, if any) related to asset retirement obligations in a government acquisition
- Reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers
- Reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature
- Terminology used to refer to derivative instruments

The requirements of this statement are effective for fiscal years beginning after June 15, 2021. Earlier application is encouraged.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*

This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended.

An SBITA is defined as a contract that conveys control of the right to use another party's (an SBITA vendor's) information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. Under this statement, a government generally should recognize a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability.

This statement provides an exception for short-term SBITAs with a maximum possible term under the SBITA contract of 12 months, including any options to extend, regardless of their probability of being exercised. Subscription payments for short-term SBITAs should be recognized as outflows of resources.

This statement requires a government to disclose descriptive information about its SBITAs other than short-term SBITAs, such as the amount of the subscription asset, accumulated amortization, other payments not included in the measurement of a subscription liability, principal and interest requirements for the subscription liability, and other essential information.

The requirements of this statement are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter.

GASB Statement No. 97, Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans—an Amendment of GASB Statement No. 14 and No. 84, and a Supersession of GASB Statement No. 32

The primary objectives of this statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution OPEB plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans.

The requirements of this statement that (1) exempt primary governments that perform the duties that a government board typically performs from treating the absence of a governing board the same as the appointment of a voting majority of a governing board in determining whether they are financially accountable for defined contribution pension plans, defined contribution OPEB plans, or other employee benefit plans, and (2) limit the applicability of the financial burden criterion in paragraph 7 of Statement 84 to defined benefit pension plans and defined benefit OPEB plans that are administered through trusts that meet the criteria in paragraph 3 of Statement 67 or paragraph 3 of Statement 74, respectively, are effective immediately.

The requirements of this statement that are related to the accounting and financial reporting for Section 457 plans are effective for fiscal years beginning after June 15, 2021. For purposes of determining whether a primary government is financially accountable for a potential component unit, the requirements of this statement that provide that for all other arrangements, the absence of a governing board be treated the same as the appointment of a voting majority of a governing board if the primary government performs the duties that a governing board typically would perform, are effective for reporting periods beginning after June 15, 2021. Earlier application of those requirements is encouraged and permitted by requirement as specified within this statement.