

CITY OF WHITE HOUSE
Board of Mayor and Aldermen
Study Session
Agenda
December 19, 2024
6:00 p.m.

1. Call to Order by the Mayor
2. Roll Call
3. Adoption of the Agenda
4. Public Comment
5. New Business
 - a. Review the annual audit financial reports for FYE 2024
6. Adjournment

CITY OF WHITE HOUSE, TENNESSEE
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2024

PREPARED BY:
FINANCE DEPARTMENT

CITY OF WHITE HOUSE, TENNESSEE
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2024
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INTRODUCTORY SECTION



City of White House, Tennessee

Finance Department

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Phone (615) 672-4350 · Fax (615) 672-2939

“Valuing our Heritage while Protecting our Future”

[OPEN DATE], 2024

The Honorable Mayor, City Aldermen, and Citizens of the City of White House, Tennessee:

The Annual Comprehensive Financial Report of the City of White House, Tennessee (the “City” or “City of White House”) for the fiscal year ending June 30, 2024 is hereby submitted as required by state statutes. These statutes require that all general-purpose local governments publish a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial report of the City of White House for the fiscal year ended June 30, 2024.

This report consists of management’s representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City’s financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City’s financial statements have been audited by KraftCPAs PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of White House for the fiscal year ended June 30, 2024, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified (“clean”) opinion that the City of White House’s financial statements for the fiscal year ended June 30, 2024, are fairly presented in conformity with GAAP. The independent auditor’s report is presented as the first component of the financial section of this report.

The City was required to undergo a single audit for the year ended June 30, 2024 as prescribed by the Comptroller General of the United States; and Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of White House's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of White House is in middle Tennessee in both Robertson and Sumner Counties, approximately 22 miles north of Nashville. Since the mid-1990's Middle Tennessee has been the top growth area of the state, and one of the top growth areas in the country. The City of White House currently occupies a land area of 11.2 square miles and has a resident population according to the 2020 U.S. Census of 12,982. The City of White House is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation into the officially designated urban growth area, when deemed appropriate and when requested by landowners from a long-term planning perspective.

The area that is now White House was purchased around 1828 by Richard Stone Wilks, a settler from Virginia. A trail running from Louisville, Kentucky to Nashville, Tennessee, originally created by Native Americans, cut through the area. This trail became known as the Louisville & Nashville turnpike during the mid-19th century. In 1835 the U.S. Postal Service documented the town name as White House. The town had become known as the stop along the turnpike that had a white, two-story house that people could lodge, eat, and change out horses thus the name White House caught on.

White House was incorporated on January 30, 1971 pursuant to the uniform Mayor-Aldermanic Charter, Title 6, Chapters 1-4. The governing body of the City is the Board of Mayor and Aldermen. This Board consists of a Mayor, elected at large and four (4) Aldermen elected by each of four (4) wards. The Mayor and each Alderman serve four-year terms of office. Non-partisan general election of officers of the City of White House, Robertson and Sumner Counties, Tennessee, are held on the first Tuesday after the first Monday in November in every even numbered year. All terms of officers of the board of mayor and aldermen elected or re-elected commence their term of office and are sworn in at the regular meeting of the board of mayor and aldermen in January of the calendar year following the year in which said official is elected or re-elected.

The Mayor, who is the Chief Executive Officer of the City, is the presiding officer of the board of mayor and aldermen. The board of mayor and aldermen is responsible, among other things, for passing ordinances and resolutions, adopting the budget, appointing committees, and appointing a City Administrator, who is the Chief Administrative Officer of the City. The City Administrator among other things is responsible for carrying out the policies and ordinances of the board of mayor and aldermen, for overseeing the day-to-day operations of the government, and for appointing the heads of the various departments.

The City provides a wide range of services characteristic of similar jurisdictions in the State, including public safety (police and fire rescue), street maintenance, parks, library, public improvements, planning, codes enforcement, cemetery and general administrative services. The City has three business-type activities. These services are Wastewater treatment and collection, Sanitation, and Stormwater. Water is provided by the White House Utility District. Electric power is provided by CEMC Cumberland Electric Membership Corporation. Natural Gas is provided by Piedmont Gas Company. Broadband services are offered by CEMC, Comcast, and AT&T.

The annual budget serves as the foundation for the City of White House's financial planning and control. In December of each year the Board of Mayor and Alderman approve a budget calendar that has been prepared by the Finance Director. The budget preparation process begins in January when city department heads meet to share with each other their department capital needs capital equipment, including fleet; maintenance requirements; technology; and, proposed new or expanded work programs that include the need for additional personnel. A matrix scoring system is used to evaluate the importance of each proposal. Proposals are then ranked collectively.

Six-year Capital Improvements are submitted by each department to the City Administrator in February. A budget retreat occurs in March with the Board of Mayor and Alderman. Department heads give presentations as to their department needs. The Board ranks projects as to their priority. Salary projections are placed into the draft budget in early April. In late April the City Administrator and Finance Director prepare the draft budget. In early May the draft budget is presented to the Board of Mayor and Alderman in a study session. The first reading of the budget ordinance occurs at the regular Board of Mayor and Alderman meeting in May. At the regular Board of Mayor and Alderman meeting in June a public hearing is held followed by passage of the final budget on second reading of the ordinance. All funds are appropriated annually.

Amendments may be made to the original appropriations ordinance at any time during a current fiscal year. Except for emergency expenditures, however, increased appropriations may be made only after the city administrator has stated in writing that sufficient unappropriated revenue will be available to cover the additional expenditures.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of White House operates.

Local economy. The City of White House has seen a boom in population growth, economic progress, community/industrial development, and suburban office space. Industries from all over the world are interested in our small-town atmosphere, flat topography and convenient transportation hub to reach critical areas throughout the United States. White House is centrally located and is within 30 minutes of the Greater Nashville corridor and within a one-day drive of two thirds of the United States.

The City's official population has steadily increased from 739 in 1971; to 2,225 in 1980, to 2,987 in 1990, to 7,220 in 2000, to 10,255 in 2010, and to 12,980 in 2020. The census figures reflect a strong but manageable rate of growth (roughly 2.0% annually) from 1971 to 2020. The past four years have seen significantly higher growth. The city issued 1,663 single family permits. This is an average of 415 for each of the past four years. Two apartment complexes added 428 apartment homes in 2024.

Future job growth over the next ten years is predicted to be 51.4%, which is higher than the US average of 33.5%. The Income Tax Rate for White House is 0.0%. The US average is 4.6%. The median household income in White House in 2023 was \$87,018 a year. The median household income in the US was \$80,610. White House has an unemployment rate of 2.7%. The US average is 4.3%.

Over the last decade, companies have been actively pursuing White House such as Woodgrain Manufacturing, Tate Ornamental, Advanex USA, ReTool, Terex, Foster Supply, Express Oil, McInerney Industrial, Stutzwire, SRM Concrete, and ProAmpac. In the last 15 years, major retailers like Walmart, Kroger Companies, Tractor Supply, Dollar General, Dollar Tree, Walgreens, AutoZone, O'Reilly's Auto, Advance Auto, Shoe Department, Firestone, and Caliber Collision have located in White House. This year a new shopping center is under construction anchored by a Publix.

Long-term financial planning. The Six-Year Capital Improvements Program (CIP) is an essential component of the City's budget process and allows for broader understanding and deliberation on the essential long-term capital needs of a growing city. The program is annually reviewed, updated, and presented to the Board of Mayor and Aldermen.

Funding for the CIP program is generally balanced among local sources (pay-as-you-go), inter-governmental funding and the issuance of General Obligation and Sewer Revenue Bonds. Highlights of the FY 2025 - 2030 CIP include:

- Recreation Center
- SR41/US31W and SR258 Pedestrian Safety Improvements
- Wastewater Southern Force Main
- Soccer Complex Expansion
- Sage Road widening from Cardinal Drive to US31W.
- North Palmers Chapel Road widening from Tyree Springs Road to the City greenway overpass
- Intersection improvement at SR76 and Pleasant Grove Road to include traffic signalization and turn lanes
- Calista Road widening from Indian Ridge Blvd to Bill Moss Road
- Intersection improvement at US31W and Marlin Road to include traffic signalization and turn lanes
- Intersection improvement at SR76 and Union Road to include rerouting of Union Road to connect with Pleasant Grove Road.
- Fire Engine

Major Trends - significant challenges, issues and changes that the City will face in the near future include the following:

- **Local Revenue Growth Trends.** Nashville is in the top 20 fastest growing metro areas in the United States. As Nashville and surrounding areas grow in population, our revenue growth stream is projected to increase. Workforce challenges as businesses and industries compete for talent.
- **Local Housing Market.** City White House is one of the most desirable places in northern Middle Tennessee in which to live. Within the last 4 years, the City has issued 1,663 building permits. The City has approved and yet to be built 2,643 additional single-family homes and 863 multi-family units. Our projection is that these will be built out over the next 5 to 8 years growing our community to over 29,000 residents.
- **Demands on Infrastructure.** As White House moves closer to build out of available land within the city limits, attention must be given to ensuring that our infrastructure is sufficient to serve the community at build out. While traffic continues to be the primary infrastructure concern for most residents, it is also the one infrastructure issue least controlled by the city. With an interstate highway bisecting the city from north to south and all of our major arterial roads being state highways, we do not have control of improvement decisions and funding for the most heavily traveled routes through town. In addition, the strong pace of development in our surrounding area means that traffic growth through White House will continue even after build out within White House itself. Finally, simply widening roads, adding interstate exits, etc. as a strategy to address traffic problems is not financially sustainable for either the city or the state. Thus, incremental capacity and traffic signal technology improvements will be the focus of transportation funding in the years to come while the Nashville region strives to reach a consensus on a plan for regional mass transit in the future. Besides transportation, policies related to the long-term capacity of the wastewater utility infrastructure will face challenges in the next few years. Efforts to continue expansion of the city's wastewater collection and treatment systems are underway.

Relevant financial policies. The City's fund balance policy states that the City will strive to maintain a fund balance of at least thirty percent (30%) of operating revenues. Such fund balance shall serve cash flow needs, protect against unforeseen emergencies and enhance the credit worthiness of the City. The City exceeded this fiscal policy objective by ending FY 2024 with a fund balance for the general fund of \$8,841,499, or 70% of FY 2024 general fund operating revenues.

Awards and Acknowledgements

Awards. The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of White House for its annual comprehensive financial report for the fiscal year ended June 30, 2023. This was the second consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

Acknowledgments. The efforts of the members of the Finance Department office staff and the cooperation of each of the City's departments were essential in the preparation of this report.

Also, the City is indebted to the staff of KraftCPAs PLLC for its valuable guidance and assistance. Credit also must be given to the Mayor and the Board of Commissioners for their unfailing support for maintaining the highest standards of professionalism in the management of the City of White House's finances.

Respectfully submitted,

Gerald Herman
City Administrator

Jason Barnes
Finance Director

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Government Finance Officers Association

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

Presented to

**City of White House
Tennessee**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

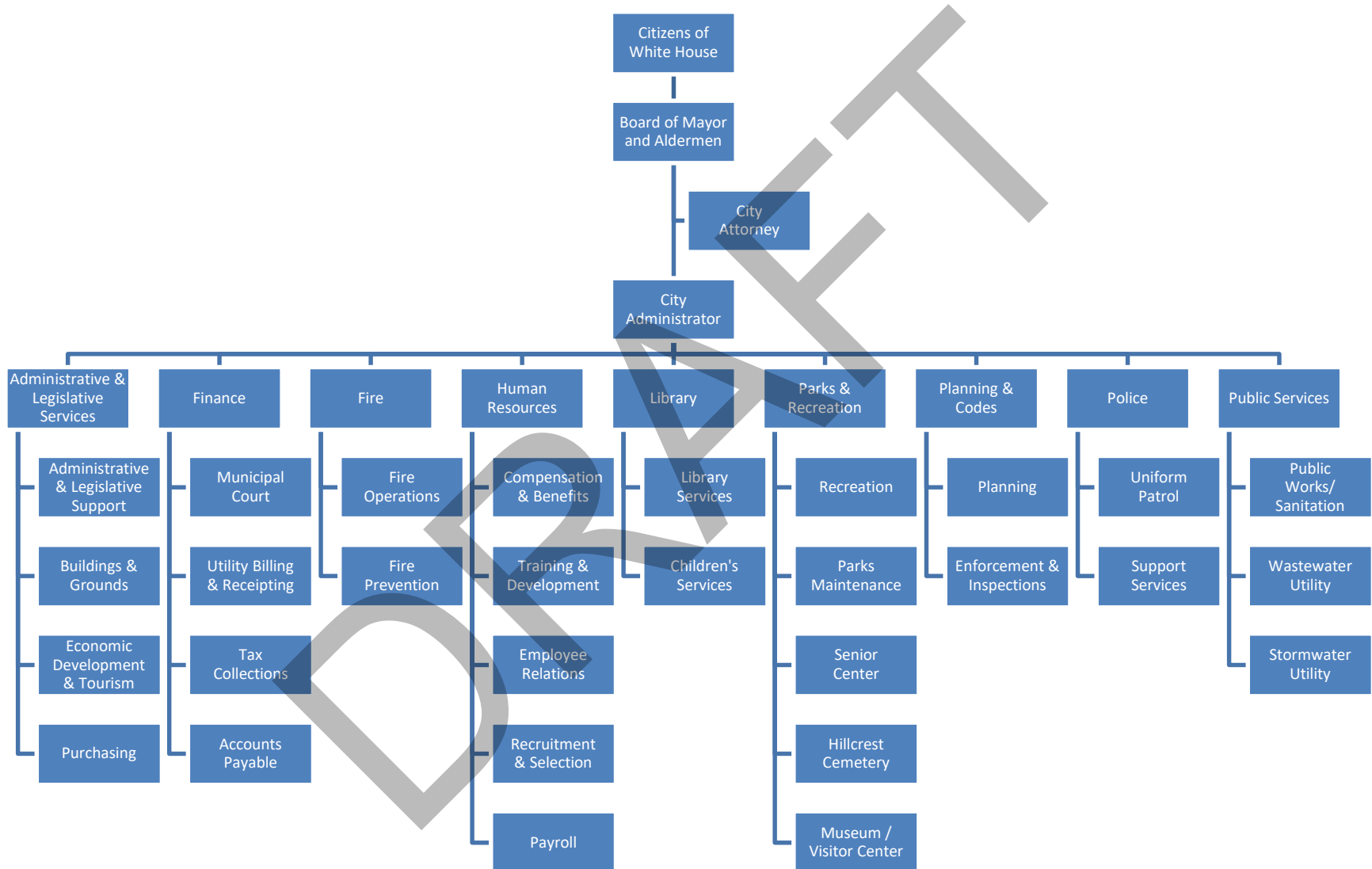
Christopher P. Morill

Executive Director/CEO

City of White House

Organizational Chart

June 30, 2024



CITY OF WHITE HOUSE, TENNESSEE

DIRECTORY OF OFFICIALS

JUNE 30, 2024

Mayor	John Corbitt
Alderman	Sam Matthews
Alderman	Jana Spicer
Alderman	Linda Silver
Alderman	Michael Wall
City Administrator	Gerald Herman
City Attorney	Valerie Webb
City Judge	Joseph Zanger
City Recorder	Derek Watson
Chief of Fire Department	Patrick McLaughlin
Chief of Police Department	Pat Brady
Director of Finance	Jason Barnes, CMFO
Director of Human Resources	Amanda Brewton
Director of Library	Elizabeth Kozlowski
Director of Parks and Recreation	Kevin Whittaker
Director of Planning and Codes	Ceagus Clark
Director of Public Services	Isaiah Manfredi
Director of Wastewater	Travis Garmon

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FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Board of Mayor and Aldermen
City of White House, Tennessee

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of White House, Tennessee (the "City") as of and for the year ended June 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, each major fund, and the aggregate remaining fund information of the City of White House, Tennessee, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof and the budgetary comparison for the General Fund and 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) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Accounting Standards*). 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 twelve 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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City'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 on pages 5 through 11, and the schedules of changes in net pension liability (asset) and related ratios, contributions based on participation in the public employee pension plan of TCRS changes in total other post-employment benefit liability and related ratios on pages 58 through 60 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 GAAS, 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 nonmajor fund financial statements on pages 61 through 65, the budgetary comparison schedules on pages 66 through 75, the schedules on pages 76 through 80, schedule of changes in long-term debt by individual issue, schedules of long-term debt on pages 81 through 83 as required by the State of Tennessee *Audit Manual* and schedule of expenditures of federal and state awards on pages 84 to 85, as required by Title 2 *U.S. Code of Federal Regulation* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) 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 GAAS. In our opinion, the combining and individual nonmajor fund financial statements and other schedules on pages 61 through 85 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 report. The other information comprises the introductory section, other schedules on pages 86 and 87 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.

OTHER REPORTING REQUIRED BY GOVERNMENT AUDITING STANDARDS

In accordance with *Government Auditing Standards*, we have also issued our report dated [OPEN DATE], 2024 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

Nashville, Tennessee
[OPEN DATE], 2024

CITY OF WHITE HOUSE, TENNESSEE

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the City of White House, Tennessee's financial performance provides an overview of the City's financial activities for the fiscal year ended June 30, 2024. Please read it in conjunction with the City's financial statements, which begin on page 12.

FINANCIAL HIGHLIGHTS

The City governmental activities' assets and deferred outflows exceeded the liabilities and deferred inflows in 2024 by \$55,453,000 (net position). Of this amount, \$7,590,000 (unrestricted net position) may be used to meet the governmental activities' ongoing obligations. This represents an increase in governmental activities' net position of \$10,808,000. The City business-type activities' assets and deferred outflows exceeded the liabilities and deferred inflows in 2024 by \$45,096,000 (net position). Of this amount, \$11,673,000 (unrestricted net position) may be used to meet the business-type activities' ongoing obligations. This represents an increase in business-type activities' net position of \$4,925,000.

USING THIS ANNUAL COMPREHENSIVE FINANCIAL REPORT

This annual comprehensive financial report consists of a series of financial statements. The statement of net position and the statement of activities provide information about the activities of the City of White House, Tennessee as a whole and present a longer-term view of the City's finances. Fund financial statements start on page 14. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.

REPORTING THE CITY AS A WHOLE

For an analysis of the City's financial operation as a whole, we must examine the statement of net position and the statement of activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting method used by most companies in the private sector. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. In reviewing these financial statements, we must ask, "Is the City of White House as a whole financially better or worse as a result of this year's activities?"

One way to answer this question of the City's financial position and stability is to review the City's statements of net position (the difference between assets and liabilities) and the changes in net position over time. Tables 1 and 2 of this discussion and analysis offer this information in a comparative format, which provides an excellent opportunity to evaluate the City's financial health.

In reviewing these statements, you will also need to consider other non-financial factors, such as changes in the City's property and sales tax base and the condition of the City's infrastructure facilities and equipment.

Table 1
Net Position
(in Thousands)

	Governmental Activities		Business-type Activities		Total Primary Government		
	2024	2023	2024	2023	2024	2023	Change
Current and other assets	\$ 25,300	\$ 19,733	\$ 13,065	\$ 14,011	\$ 38,365	\$ 33,744	\$ 4,621
Capital assets *	71,282	51,673	56,956	48,011	128,238	99,684	28,554
Total assets	96,582	71,406	70,021	62,022	166,603	133,428	33,175
Deferred outflows of resources	2,753	2,669	577	550	3,330	3,219	111
Long-term liabilities	31,808	19,556	22,985	22,070	54,793	41,626	13,167
Other liabilities	5,074	3,728	2,398	3,475	7,472	7,203	269
Total liabilities	36,882	23,284	25,383	25,545	62,265	48,829	13,436
Deferred inflows of resources	7,000	6,146	119	138	7,119	6,284	835
Net position:							
Net investment in capital assets *	40,908	33,413	33,423	21,911	74,331	55,324	19,007
Restricted	6,955	4,714	-	-	6,955	4,714	2,241
Unrestricted	7,590	6,518	11,673	14,978	19,263	21,496	(2,233)
Total net position *	\$ 55,453	\$ 44,645	\$ 45,096	\$ 36,889	\$ 100,549	\$ 81,534	\$ 19,015

* Prior period adjustments were posted to opening net position as of July 1, 2023. The 2023 numbers have not been adjusted to reflect these changes. Please see Note 12 in the financial statements for more details.

The significant elements and causes for the changes in the City's governmental activities total assets in 2024 were: (1) Capital assets, net increased by \$19,609,000; (2) Current and other assets increased by \$5,567,000. This includes additions of \$21,489,000 and depreciation expense of \$1,880,000. Major capital asset events affecting governmental activities during the current fiscal year included the following:

- Recreation Center construction continued for an addition of \$11,701,000
- Soccer Complex Parking Lot construction for an addition of \$2,552,000
- Sage Road (Madeline Way to Cardinal Dr) widening construction completed for an addition of \$1,672,000
- The Parks Subdivision Phase 2 roads accepted for an addition of \$1,205,000

The significant aspects of the increase in the City's business-type activities total assets in 2024 were: (1) current and other assets decreased by \$946,000; (2) capital assets increased by \$8,945,000. The net increase in capital assets is the result of a decrease in buildings and improvements of \$42,000, an increase in machinery and equipment of \$6,302,000, an increase in utility plant in service of \$2,328,000, and increase in infrastructure of \$1,538,000, an increase in construction in progress of \$1,957,000, and depreciation expense of \$3,138,000. Major capital asset events affecting business-type activities during the current fiscal year included the following:

- 18" Southern Force Main construction continued for an addition of \$3,317,000
- WWTP expansion continued for an addition of \$3,017,000
- Grinder Pumps purchased for an addition of \$544,000
- Box Culverts project construction for an addition of \$500,000

As shown in Table 1, total liabilities of the City's governmental activities increased by \$13,598,000 or 58.4% to \$36,882,000 in 2024 from \$23,284,000 in 2023. The significant elements and causes for the changes in the City's governmental activities liabilities in 2024 were: (1) long-term liabilities increased by \$12,252,000, and (2) other liabilities increased by \$1,346,000.

Table 1 also shows total liabilities of the City's business-type activities decreased by \$162,000 or -0.6% to \$25,383,000 in 2024 from \$25,545,000 in 2023. The most significant aspects of the change in the City's business-type activities liabilities in 2024 were the increase in long-term liabilities of \$915,000 net of the decrease of other liabilities in the amount of \$1,077,000.

Therefore, total net position of the City's governmental activities increased to \$55,453,000 in 2024 from \$44,645,000 in 2023 representing an increase of \$10,808,000 or 24.2%. The total net position of the City's business-type activities increased to \$45,096,000 in 2024 from \$40,171,000 in 2023, representing an increase of \$4,925,000 or 12.3%.

The significant elements and causes for the increase in the City's governmental activities net position are: (1) net investment in capital assets increased by \$7,495,000; (2) restricted net position increased by \$2,241,000; and (3) unrestricted net position increased by \$1,072,000. The impact fee rates increased significantly as well as contributed property (other revenue) were the primary reasons for the change in fund balance.

The increase in the City's business-type activities net position was due to: (1) net investment in capital assets increased by \$8,230,000; minus (2) unrestricted net position decrease of \$3,305,000.

Table 2 illustrates the changes in net position. As stated earlier, the changes in net position over time provide an excellent opportunity to evaluate the financial health of the City. Revenues for the City's governmental activities increased to \$25,256,000 in 2024 from \$18,080,000 in 2023, representing an increase of \$7,176,000 or 39.7%. Revenues for the City's business-type activities increased to \$12,060,000 in 2024 from \$11,719,000 in 2023, representing a increase of \$341,000 or 2.9%.

The change in revenues of the City's governmental activities for 2024 as compared to 2023 was primarily due to increases in other revenues, impact fees, and intergovernmental revenues. The change in revenues of the City's business-type activities was primarily due to increases in charges for services and interest and investment earnings along with decreases in capital grants and contributions and other revenues.

Table 2 shows that program expenditures for the City's governmental activities increased to \$14,577,000 in 2024 from \$13,189,000 in 2023, representing an increase of \$1,388,000 or 10.5%. Program expenses for the City's business-type activities increased to \$7,006,000 in 2024 from \$5,606,000 in 2023, representing an increase of \$1,400,000 or 25.0%.

The increase in program expenditures for the City's governmental activities was primarily due to increased costs in public safety. The increase in program expenses for the City's business-type activities was primarily due to increased costs in the Wastewater Department.

The increase in the net position of the City's governmental activities in 2024 was \$10,808,000, as compared to the increase in net position in 2023 of \$5,072,000. This \$5,736,000 increase is primarily due to the increase in revenues exceeding the increase in program expenditures.

Table 2
Changes in Net Position
(in Thousands)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
REVENUES						
Program revenues:						
Charges for services	\$ 1,319	\$ 1,154	\$ 8,205	\$ 7,328	\$ 9,524	\$ 8,482
Operating grants and contributions	582	509	-	-	582	509
Capital grants and contributions	5,230	56	1,508	1,566	6,738	1,622
General revenues:						
Property taxes	5,749	5,417	-	-	5,749	5,417
Park sales tax	1,169	1,063	-	-	1,169	1,063
Impact fees	2,646	1,178	-	-	2,646	1,178
Intergovernmental revenues	7,662	7,230	-	-	7,662	7,230
Interest and investment earnings	698	327	539	357	1,237	684
Other revenues	201	1,146	1,809	2,468	2,010	3,614
Total revenues	25,256	18,080	12,061	11,719	37,317	29,799
PROGRAM EXPENDITURES:						
General government	3,401	3,355	-	-	3,401	3,355
Public safety	6,058	5,399	-	-	6,058	5,399
Streets	1,051	842	-	-	1,051	842
Cemetery and maintenance	19	37	-	-	19	37
Library	799	728	-	-	799	728
Parks and recreation	2,063	1,862	-	-	2,063	1,862
Planning and zoning	502	492	-	-	502	492
Miscellaneous	2	3	-	-	2	3
Interest and issuance costs on long-term debt	682	471	-	-	682	471
Wastewater department	-	-	4,866	3,898	4,866	3,898
Sanitation department	-	-	1,332	1,081	1,332	1,081
Stormwater department	-	-	808	627	808	627
Total expenses	14,577	13,189	7,006	5,606	21,583	18,795
Excess before transfers	10,679	4,891	5,055	6,113	15,734	11,004
Transfers	129	181	(129)	(181)	-	-
CHANGE IN NET POSITION	10,808	5,072	4,926	5,932	15,734	11,004
NET POSITION, BEGINNING OF YEAR*	44,645	39,573	40,170	30,957	84,815	70,530
NET POSITION, END OF YEAR	\$ 55,453	\$ 44,645	\$ 45,096	\$ 36,889	\$ 100,549	\$ 81,534

* Prior period adjustments were posted to opening net position as of July 1, 2023. The 2023 numbers have not been adjusted to reflect these changes. Please see Note 12 in the financial statements for more details.

BUDGETARY HIGHLIGHTS

The City's fiscal operating year is the 12-month period beginning each July 1. An annual operating budget is submitted to the Board of Mayor and Aldermen prior to the commencement of the related fiscal year, and a budget ordinance for the year is subsequently adopted. Any revisions or amendments require Board action. All annual appropriations that are not expended lapse at fiscal year-end. The budgetary appropriations constitute maximum expenditure authorizations during the fiscal year and cannot legally be exceeded unless subsequently amended by the Board of Mayor and Aldermen.

Some of the significant components of the City's budget for the General Fund for the year ended June 30, 2024 are as follows:

- The original budgeted revenue totaled \$30,356,000.
- Final budgeted revenues for the period were the same as the original budgeted revenues totals. Final actual revenues for the period amounted to \$26,818,000. The primary reason for the difference of actual to budget performance was that debt proceeds were lower than anticipated.
- The original budgeted expenditures for the period totaled \$34,222,000.
- Final budgeted expenditures for the period were \$34,261,000. Final actual expenditures for the period totaled \$25,569,000. The primary reason for the difference of actual to budget performance was due to capital projects that did not incur the anticipated expenditures during the budget year.

CAPITAL ASSETS

Table 3 provides a comparative view of the capital assets of the governmental and business-type activities in six major categories: land, buildings and improvements, machinery and equipment, utility plant in service, infrastructure and construction in progress. Also noted are the amounts of accumulated depreciation applicable to these capital assets. For more detailed information on capital asset activity, refer to Note 4 - Capital Assets, pages 35-36.

Table 3
Capital Assets at Year-End
(in Thousands)

	Governmental Activities		Business-type Activities		Total Primary Government		
	2024	2023	2024	2023	2024	2023	Change
Land	\$ 11,528	\$ 11,528	\$ 793	\$ 793	\$ 12,321	\$ 12,321	\$ -
Buildings and improvements	27,283	27,124	2,881	2,923	30,164	30,047	117
Machinery and equipment*	7,347	6,577	13,242	6,940	20,589	13,517	7,072
Utility plant in service	-	-	27,839	25,511	27,839	25,511	2,328
Infrastructure	27,812	21,140	8,936	7,398	36,748	28,538	8,210
Construction in progress	19,989	6,101	25,853	23,896	45,842	29,997	15,845
Total capital assets	93,959	72,470	79,544	67,461	173,503	139,931	33,572
Accumulated depreciation*	(22,677)	(20,797)	(22,588)	(19,450)	(45,265)	(40,247)	(5,018)
Net capital assets	\$ 71,282	\$ 51,673	\$ 56,956	\$ 48,011	\$ 128,238	\$ 99,684	\$ 28,554

* Prior period adjustments were posted to opening net position as of July 1, 2023. The 2023 numbers have not been adjusted to reflect these changes. Please see Note 12 in the financial statements for more details.

Governmental Activities

In June 2023, the City's governmental activities had \$51,673,000 (net of accumulated depreciation) invested in a broad range of capital assets, including police and fire equipment, municipal buildings, park facilities, roads, and various other capital assets.

In June 2024, capital assets were \$71,282,000 (net of accumulated depreciation), representing a net increase of \$19,609,000 or 37.9%. The increase in capital assets was comprised of four significant components: building and improvements increase of \$159,000; machinery and equipment increase of \$770,000; infrastructure increase of \$6,672,000; and construction in progress increase of \$13,888,000. Capital asset additions in 2024 consisted primarily of Recreation Center construction, Soccer Complex Parking lot construction, Sage Road (Madeline Way to Cardinal Dr) widening construction, and The Parks Subdivision Phase 2 roads accepted.

Business-type Activities

In June 2023, the City's business-type activities, consisting of the Wastewater, Sanitation and Stormwater Departments, had \$48,011,000 (net of accumulated depreciation) invested in land, machinery, and equipment (which is the largest component of the Sanitation and Stormwater Department's capital assets) and utility plant in service which is by far the most significant component of the Wastewater Department's capital assets.

In June 2024, capital assets were \$56,956,000 (net of accumulated depreciation), representing a net increase of \$8,945,000 or 18.6%. The net increase included depreciation of \$3,138,000; net of the following: a decrease in buildings and improvements of \$42,000; an increase in machinery & equipment of \$6,302,000; an increase in utility plant in service of \$2,328,000; an increase in infrastructure of \$1,538,000; and an increase in construction in progress of \$1,957,000.

DEBT ADMINISTRATION

Table 4 provides a comparative view of the various types of long-term debt utilized by the City's governmental and business-type activities in 2024 and 2023: (For more detailed information on long-term debt activity, refer to Note 5 - Long-term Debt and Other Obligations Payable, pages 37-42.)

Table 4
Outstanding Debt at Year-End
(in Thousands)

	Governmental Activities		Business-type Activities		Total Primary Government		
	2024	2023	2024	2023	2024	2023	Change
General obligation bonds	\$ 3,415	\$ 3,750	\$ -	\$ 140	\$ 3,415	\$ 3,890	\$ (475)
Total general obligation bonds	3,415	3,750	-	140	3,415	3,890	(475)
Local Government Loan Program bond	26,139	13,554	-	-	26,139	13,554	12,585
Capital outlay notes	1,008	1,162	-	-	1,008	1,162	(154)
State wastewater facility revolving loan	-	-	23,534	22,678	23,534	22,678	856
Total notes from direct borrowings and direct placements	27,147	14,716	23,534	22,678	50,681	37,394	13,287
Total bonds and loans payable	30,562	18,466	23,534	22,818	54,096	41,284	12,812
Premium on bonds	102	114	-	-	102	114	(12)
Total long-term debt	\$ 30,664	\$ 18,580	\$ 23,534	\$ 22,818	\$ 54,198	\$ 41,398	\$ 12,800

Governmental Activities

At the end of the current fiscal year, the City's governmental activities had outstanding long-term debt of \$30,664,000. The prior year long-term debt amounted to \$18,580,000; consequently, long-term debt increased during the year by \$12,084,000 or 65.0%.

Business-type Activities

At the end of the current fiscal year, the City's business-type activities had outstanding long-term debt of \$23,534,000 related entirely to the Wastewater Department. The prior year long-term debt amounted to \$22,818,000; consequently, long-term debt increased during the year by \$716,000 or 3.1%.

The Wastewater Department has outstanding Notes Payable to the State of Tennessee, Revolving Loan Fund due in monthly installments through fiscal year 2043. These are all direct obligations of the City and are backed by the full faith and credit of the City and secured by a lien upon and pledge of the net revenues of the Wastewater system. In addition, the City has pledged to levy and collect additional taxes, to the extent necessary, to meet the debt service obligations under these agreements. In addition, the City has pledged to assign its state shared taxes to the State of Tennessee to secure the payment of the City's obligations to the State Revolving Loan Fund. The amount due as of June 30, 2024 on the business-type obligations totaled \$23,534,000.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The following economic factors currently affect the City of White House and were considered in developing the 2024-2025 fiscal year budget:

- Wastewater rates increased 3% effective August 1, 2024.
- Refuse collection fee rates have not changed since July 1, 2023.
- Stormwater utility fee rates have not changed since July 1, 2017.
- The City property tax rate for the 2024 tax year (2025 fiscal year) changed due to the reappraisal process and increased to fund debt service payments of new debt issued in August 2024 for several road improvement projects to \$0.8961 per \$100 for both Robertson County and Sumner County (approximate project costs of \$10.7 million).
- During the current fiscal year, the unassigned fund balance in the general fund was \$8,841,499. The City budgeted for this balance to increase by \$3,348,498 during the 2024-2025 fiscal year.

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City of White House's finances and to show the City's accountability for the money it receives. If you have any questions about this report or need any additional financial information, please contact the Finance Director at the City of White House, 105D College Street, White House, Tennessee 37188, or (615) 672-4350.

DRAFT

BASIC FINANCIAL STATEMENTS

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF NET POSITION

JUNE 30, 2024

	<u>Governmental</u> <u>Activities</u>	<u>Business-Type</u> <u>Activities</u>	<u>Total</u>
ASSETS			
Cash and cash equivalents	\$ 15,852,259	\$ 10,562,948	\$ 26,415,207
Receivables, net	9,227,853	172,226	9,400,079
Unbilled receivables	-	1,478,221	1,478,221
Grants receivable	-	671,981	671,981
Inventories	-	105,094	105,094
Other current assets	220,069	74,053	294,122
Capital assets:			
Land and construction in progress	31,518,146	26,645,371	58,163,517
Other capital assets, net	39,764,117	30,310,743	70,074,860
TOTAL ASSETS	96,582,444	70,020,637	166,603,081
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charges on advance refunding	290,004	-	290,004
Deferred outflows related to pensions	2,088,528	487,658	2,576,186
Deferred outflows related to other post-employment benefits	374,210	89,486	463,696
TOTAL DEFERRED OUTFLOWS OF RESOURCES	2,752,742	577,144	3,329,886
LIABILITIES			
Accounts payable	2,280,878	764,504	3,045,382
Accrued liabilities	313,010	245,501	558,511
Accrued interest	37,655	13,238	50,893
Current maturities of long-term debt	2,030,500	1,306,822	3,337,322
Compensated absences, current	333,650	68,148	401,798
Other post-employment benefits, current	78,756	-	78,756
Noncurrent liabilities:			
Compensated absences, net of current	23,475	8,419	31,894
Debt due in more than one year	28,633,913	22,226,784	50,860,697
Net pension liability	2,020,981	460,865	2,481,846
Other post-employment benefits, net of current	1,129,264	288,875	1,418,139
TOTAL LIABILITIES	36,882,082	25,383,156	62,265,238
DEFERRED INFLOWS OF RESOURCES			
Assessed and unlevied property taxes	6,572,000	-	6,572,000
Deferred inflows related to pensions	2,413	17,513	19,926
Deferred inflows related to other post-employment benefits	425,907	101,847	527,754
TOTAL DEFERRED INFLOWS OF RESOURCES	7,000,320	119,360	7,119,680
NET POSITION			
Net investment in capital assets	40,907,854	33,422,508	74,330,362
Restricted for:			
Debt service	1,612,441	-	1,612,441
Cemetery	271,919	-	271,919
Parks and recreation	1,226,009	-	1,226,009
Public safety	2,317,691	-	2,317,691
Public works	1,286,201	-	1,286,201
Other	240,646	-	240,646
Unrestricted	7,590,023	11,672,757	19,262,780
TOTAL NET POSITION	\$ 55,452,784	\$ 45,095,265	\$ 100,548,049

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2024

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
GOVERNMENTAL ACTIVITIES:							
General government	\$ 3,400,647	\$ 456,936	\$ 69,186	\$ 86,238	\$ (2,788,287)	\$ -	\$ (2,788,287)
Public safety	6,058,466	6,538	28,800	-	(6,023,128)	-	(6,023,128)
Public works	1,051,174	-	477,777	3,867,338	3,293,941	-	3,293,941
Library	799,025	4,163	3,833	-	(791,029)	-	(791,029)
Parks and recreation	2,063,361	157,297	2,500	1,276,203	(627,361)	-	(627,361)
Planning and zoning	501,906	653,484	-	-	151,578	-	151,578
Cemetery and maintenance	18,557	40,463	-	-	21,906	-	21,906
Miscellaneous	1,843	-	-	-	(1,843)	-	(1,843)
Interest and other debt service	681,784	-	-	-	(681,784)	-	(681,784)
	14,576,763	1,318,881	582,096	5,229,779	(7,446,007)	-	(7,446,007)
BUSINESS-TYPE ACTIVITIES:							
Wastewater Department	4,866,253	5,434,099	-	1,507,315	-	2,075,161	2,075,161
Solid Waste Department	1,331,813	1,644,024	-	-	-	312,211	312,211
Stormwater Department	807,726	1,126,534	-	-	-	318,808	318,808
	7,005,792	8,204,657	-	1,507,315	-	2,706,180	2,706,180
TOTAL GOVERNMENT	\$ 21,582,555	\$ 9,523,538	\$ 582,096	\$ 6,737,094	(7,446,007)	2,706,180	(4,739,827)
GENERAL REVENUES AND TRANSFERS							
General revenues:							
Property taxes					5,748,566	-	5,748,566
Intergovernmental revenues					7,661,767	-	7,661,767
Impact fees					2,645,788	-	2,645,788
Park sales tax					1,169,051	-	1,169,051
Interest and investment earnings					697,955	539,038	1,236,993
Other revenue					201,311	1,808,668	2,009,979
Transfers					128,817	(128,817)	-
TOTAL GENERAL REVENUES AND TRANSFERS					18,253,255	2,218,889	20,472,144
CHANGE IN NET POSITION					10,807,248	4,925,069	15,732,317
NET POSITION - BEGINNING OF YEAR, AS RESTATED					44,645,536	40,170,196	84,815,732
NET POSITION - END OF YEAR					\$ 55,452,784	\$ 45,095,265	\$ 100,548,049

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

BALANCE SHEET

GOVERNMENTAL FUNDS

JUNE 30, 2024

	General Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 10,438,109	\$ 1,146,632	\$ 4,109,062	\$ 15,693,803
Receivables:				
Property taxes	5,684,475	1,069,000	-	6,753,475
Grants	68,535	-	180,519	249,054
Other taxes	719,355	465,809	1,040,160	2,225,324
Prepays	220,069	-	-	220,069
Due from other funds	-	-	888,498	888,498
	<u>17,130,543</u>	<u>2,681,441</u>	<u>6,218,239</u>	<u>26,030,223</u>
TOTAL ASSETS				
LIABILITIES				
Accounts payable	\$ 1,412,186	\$ -	\$ 875,773	\$ 2,287,959
Accrued liabilities	319,146	-	-	319,146
Due to other funds	888,498	-	-	888,498
	<u>2,619,830</u>	<u>-</u>	<u>875,773</u>	<u>3,495,603</u>
TOTAL LIABILITIES				
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	5,669,214	1,069,000	-	6,738,214
	<u>5,669,214</u>	<u>1,069,000</u>	<u>-</u>	<u>6,738,214</u>
FUND BALANCE				
Restricted	-	1,612,441	5,342,466	6,954,907
Unassigned	8,841,499	-	-	8,841,499
	<u>8,841,499</u>	<u>1,612,441</u>	<u>5,342,466</u>	<u>15,796,406</u>
TOTAL FUND BALANCES				
	<u>8,841,499</u>	<u>1,612,441</u>	<u>5,342,466</u>	<u>15,796,406</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 17,130,543</u>	<u>\$ 2,681,441</u>	<u>\$ 6,218,239</u>	<u>\$ 26,030,223</u>

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

RECONCILIATION OF BALANCE SHEET TO STATEMENT OF
NET POSITION OF GOVERNMENTAL ACTIVITIES

JUNE 30, 2024

TOTAL GOVERNMENTAL FUND BALANCES	\$ 15,796,406
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds Balance Sheet	71,282,263
Long-term liabilities for compensated absences are not due and payable in the current period and therefore are not reported in the governmental funds Balance Sheet	(357,125)
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the governmental funds Balance Sheet:	
Bonds and notes payable	(30,561,999)
Less: deferred charges on advance refundings	290,004
Add: bond premium	(102,414)
In the Statement of Activities, interest is accrued on outstanding debt, whereas in governmental funds, interest expenditures are reported when due	(37,655)
Net pension liability in governmental activities is not due and payable in the current period and therefore is not reported in the governmental funds Balance Sheet	(2,020,981)
Employer pension contributions made since the measurement date are deferred outflows of resources in governmental activities but have been expensed in governmental funds Balance Sheet	510,440
Deferred inflows and outflows of resources that are not due and payable in the current period and therefore are not reported in the governmental funds Balance Sheet:	
Deferred outflows related to pensions	1,578,088
Deferred inflows related to pensions	(2,413)
Deferred outflows related to other post-employment benefits	374,210
Deferred inflows related to other post-employment benefits	(425,907)
Net other post-employment benefit liability in governmental activities is not due and payable in the current period and therefore is not reported in the governmental funds Balance Sheet	(1,208,020)
Certain deferred inflows relating to property taxes in the governmental fund statements is recognized as revenue in the government-wide Statement of Net Position	166,214
Internal service fund is used for charging the costs of certain activities to other funds. The assets and liabilities of the internal service fund are included in governmental activities in the Statement of Net Position	<u>171,673</u>
NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 55,452,784</u>

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	General Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES				
Taxes	\$ 5,742,365	\$ -	\$ 1,169,051	\$ 6,911,416
Intergovernmental revenues	5,072,764	2,694,303	1,870,479	9,637,546
Charges for services	206,913	-	40,463	247,376
Licenses and permits	953,036	-	2,645,788	3,598,824
Fines and forfeitures	80,639	-	6,538	87,177
Interest revenue	363,048	81,777	253,130	697,955
Miscellaneous	197,926	-	3,435	201,361
TOTAL REVENUES	<u>12,616,691</u>	<u>2,776,080</u>	<u>5,988,884</u>	<u>21,381,655</u>
EXPENDITURES				
Current operations:				
General government	3,663,163	-	127,363	3,790,526
Public safety	5,976,421	-	71,386	6,047,807
Public works	891,140	-	1,101,667	1,992,807
Cemetery and maintenance	-	-	29,592	29,592
Library	670,336	-	-	670,336
Parks and recreation	13,797,836	-	2,570,147	16,367,983
Planning and zoning	569,898	-	-	569,898
Miscellaneous	-	1,843	-	1,843
Debt service				
Principal	-	1,812,000	164,000	1,976,000
Interest	-	584,517	61,923	646,440
TOTAL EXPENDITURES	<u>25,568,794</u>	<u>2,398,360</u>	<u>4,126,078</u>	<u>32,093,232</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(12,952,103)</u>	<u>377,720</u>	<u>1,862,806</u>	<u>(10,711,577)</u>
OTHER FINANCING SOURCES				
Bonds issued	14,072,000	-	-	14,072,000
Transfer out	128,817	-	-	128,817
TOTAL OTHER FINANCING SOURCES	<u>14,200,817</u>	<u>-</u>	<u>-</u>	<u>14,200,817</u>
NET CHANGE IN FUND BALANCES	1,248,714	377,720	1,862,806	3,489,240
FUND BALANCES - BEGINNING OF YEAR	<u>7,592,785</u>	<u>1,234,721</u>	<u>3,479,660</u>	<u>12,307,166</u>
FUND BALANCES - END OF YEAR	<u>\$ 8,841,499</u>	<u>\$ 1,612,441</u>	<u>\$ 5,342,466</u>	<u>\$ 15,796,406</u>

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

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

FOR THE YEAR ENDED JUNE 30, 2024

NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS	\$ 3,489,240
Amounts reported for governmental activities in the Statement of Activities are different from amounts reported for governmental funds in the Statement of Revenues, Expenditures and Changes in Fund Balances because:	
Governmental funds report capital outlays as expenditures. However, the cost of those assets is capitalized and allocated over their estimated useful lives and reported as depreciation expense for governmental activities:	
Acquisition of capital assets	17,636,366
Contributions of assets by developers	3,867,338
Depreciation expense	(1,894,530)
Repayment of bond principal is an expenditure in the governmental funds, but reduces long-term liabilities for governmental activities	1,976,000
Proceeds from new debt is reported as other financing sources (uses) in governmental fund statements but increase long-term liabilities in the government-wide statements:	
Issuance of bonds	(14,072,000)
Governmental funds report the effects of bond premiums when debt is issued, whereas these amounts are deferred and amortized over the life of the bonds with deferred charges as a result of advance refunding:	
Amortization of bond premiums	11,500
Amortization of deferred charges	(29,960)
Interest is accrued on the outstanding bonds in the Statement of Activities, whereas in the governmental funds, an interest expenditure is reported when due:	
Accrued interest on debt obligations at June 30, 2024	(37,655)
Accrued interest on debt obligations at June 30, 2023	20,771
Payments to the pension after the measurement date are treated as a deferred outflow of resources in the Statement of Net Position, whereas in the governmental funds, expenses are reported when due	510,440
Expenses reported for governmental activities do not require the use of current financial resources and are not reported as expenditures in the governmental funds:	
Changes in compensated absences	(51,041)
Actuarially determined pension expense	(627,917)
Net recognized differences in other post-employment benefit expense	(10,722)
Delinquent property taxes do not provide current financial resources and are not reported as revenues for governmental funds	6,201
The net revenue (expense) of the internal service fund is reported with governmental activities.	13,217
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 10,807,248</u>

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL

GENERAL FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Taxes	\$ 5,724,000	\$ 5,724,000	\$ 5,742,365	\$ 18,365
Intergovernmental revenues	5,612,415	5,612,415	5,072,764	(539,651)
Charges for services	162,150	162,150	206,913	44,763
Licenses and permits	567,500	567,500	953,036	385,536
Fines and forfeitures	42,000	42,000	80,639	38,639
Interest revenue	49,000	49,000	363,048	314,048
Miscellaneous	1,414,000	1,414,000	197,926	(1,216,074)
TOTAL REVENUES	<u>13,571,065</u>	<u>13,571,065</u>	<u>12,616,691</u>	<u>(954,374)</u>
EXPENDITURES				
Current operations:				
General government	6,024,536	6,023,536	3,663,163	2,360,373
Public safety	6,666,635	6,666,635	5,976,421	690,214
Public works	1,047,107	1,087,107	891,140	195,967
Library	686,885	686,885	670,336	16,549
Parks and recreation	19,162,936	19,162,936	13,797,836	5,365,100
Planning and zoning	633,802	633,802	569,898	63,904
TOTAL EXPENDITURES	<u>34,221,901</u>	<u>34,260,901</u>	<u>25,568,794</u>	<u>8,692,107</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(20,650,836)</u>	<u>(20,689,836)</u>	<u>(12,952,103)</u>	<u>7,737,733</u>
OTHER FINANCING SOURCES				
Bonds issued	15,470,000	15,470,000	14,072,000	(1,398,000)
Capital outlay note issued	1,200,000	1,200,000	-	(1,200,000)
Transfers	115,000	115,000	128,817	13,817
NET CHANGE IN FUND BALANCE	<u>\$ (3,865,836)</u>	<u>\$ (3,904,836)</u>	<u>1,248,714</u>	<u>\$ 5,153,550</u>
FUND BALANCE - BEGINNING OF YEAR			<u>7,592,785</u>	
FUND BALANCE - END OF YEAR			<u>\$ 8,841,499</u>	

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

JUNE 30, 2024

	Business-Type Activities - Enterprise Funds			Governmental Activity - Internal Service Fund Dental Care Fund
	Wastewater Fund	Nonmajor Enterprise Funds	Total	
ASSETS				
Cash and cash equivalents	\$ 8,601,683	\$ 1,961,265	\$ 10,562,948	\$ 174,879
Accounts receivable, net	108,305	63,921	172,226	-
Grants receivable	671,981	-	671,981	-
Unbilled receivables	996,533	481,688	1,478,221	-
Inventories	105,094	-	105,094	-
Other current assets	57,604	16,449	74,053	-
Total current assets	10,541,200	2,523,323	13,064,523	174,879
Capital assets, net	54,636,413	2,319,701	56,956,114	-
TOTAL ASSETS	65,177,613	4,843,024	70,020,637	174,879
DEFERRED OUTFLOW OF RESOURCES				
Deferred outflows related to pensions	314,107	173,551	487,658	-
Deferred outflows related to other post-employment benefits	56,945	32,541	89,486	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	371,052	206,092	577,144	-
LIABILITIES				
Current liabilities				
Accounts payable	744,368	20,136	764,504	3,206
Accrued liabilities	222,075	23,426	245,501	-
Accrued interest	13,238	-	13,238	-
Compensated absences	46,200	21,948	68,148	-
Current maturities of long-term debt	1,306,822	-	1,306,822	-
Total current liabilities	2,332,703	65,510	2,398,213	3,206
Long-term liabilities				
Long-term debt, less current maturities	22,226,784	-	22,226,784	-
Compensated absences, less current	4,938	3,481	8,419	-
Other post-employment benefits liability	183,830	105,045	288,875	-
Net pension liability	300,175	160,690	460,865	-
Total long-term liabilities	22,715,727	269,216	22,984,943	-
TOTAL LIABILITIES	25,048,430	334,726	25,383,156	3,206
DEFERRED INFLOW OF RESOURCES				
Deferred inflows related to pensions	8,889	8,624	17,513	-
Deferred inflows related to other post-employment benefits	64,812	37,035	101,847	-
TOTAL DEFERRED INFLOWS OF RESOURCES	73,701	45,659	119,360	-
NET POSITION				
Net investment in capital assets	31,102,807	2,319,701	33,422,508	-
Unrestricted	9,323,727	2,349,030	11,672,757	171,673
TOTAL NET POSITION	\$ 40,426,534	\$ 4,668,731	\$ 45,095,265	\$ 171,673

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

PROPRIETARY FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental Activity - Internal Service Fund Dental Care Fund</u>
	<u>Wastewater Fund</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>	
OPERATING REVENUES				
Charges for services	\$ 5,434,099	\$ 2,770,558	\$ 8,204,657	\$ 81,784
Licenses and permits	1,726,147	33,900	1,760,047	-
Other operating revenues	21,838	26,783	48,621	-
TOTAL REVENUES	<u>7,182,084</u>	<u>2,831,241</u>	<u>10,013,325</u>	<u>81,784</u>
OPERATING EXPENSES				
Personnel services	1,350,256	709,609	2,059,865	-
Supplies	294,605	94,163	388,768	-
Utilities	313,499	5,440	318,939	-
Other operating expenses	727,937	1,221,279	1,949,216	10,543
Depreciation	1,947,920	109,048	2,056,968	-
Claims, net of insurance proceeds	-	-	-	66,861
TOTAL EXPENSES	<u>4,634,217</u>	<u>2,139,539</u>	<u>6,773,756</u>	<u>77,404</u>
OPERATING INCOME	<u>2,547,867</u>	<u>691,702</u>	<u>3,239,569</u>	<u>4,380</u>
NONOPERATING REVENUES (EXPENSES)				
Interest income	450,288	88,750	539,038	8,837
Interest expense	(232,036)	-	(232,036)	-
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>218,252</u>	<u>88,750</u>	<u>307,002</u>	<u>8,837</u>
INCOME BEFORE CAPITAL GRANTS AND TRANSFERS	<u>2,766,119</u>	<u>780,452</u>	<u>3,546,571</u>	<u>13,217</u>
Capital grants	1,507,315	-	1,507,315	-
Transfers out, net	(128,817)	-	(128,817)	-
CHANGE IN NET POSITION	<u>4,144,617</u>	<u>780,452</u>	<u>4,925,069</u>	<u>13,217</u>
NET POSITION - BEGINNING OF YEAR, AS RESTATED	<u>36,281,917</u>	<u>3,888,279</u>	<u>40,170,196</u>	<u>158,456</u>
NET POSITION - END OF YEAR	<u>\$ 40,426,534</u>	<u>\$ 4,668,731</u>	<u>\$ 45,095,265</u>	<u>\$ 171,673</u>

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental</u>
	<u>Wastewater</u>	<u>Nonmajor</u>		<u>Activity -</u>
	<u>Fund</u>	<u>Enterprise</u>	<u>Total</u>	<u>Internal Service</u>
		<u>Funds</u>		<u>Fund</u>
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 7,080,657	\$ 2,771,870	\$ 9,852,527	\$ -
Receipts from internal services provided	-	-	-	81,784
Payments to suppliers	(1,392,562)	(1,312,903)	(2,705,465)	-
Payments to or on behalf of employees	(1,316,811)	(688,834)	(2,005,645)	-
Claims paid, net of insurance recoveries	-	-	-	(65,828)
Premiums paid	-	-	-	(10,543)
	<u>4,371,284</u>	<u>770,133</u>	<u>5,141,417</u>	<u>5,413</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES				
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers to other funds	(128,817)	-	(128,817)	-
	<u>(128,817)</u>	<u>-</u>	<u>(128,817)</u>	<u>-</u>
NET CASH USED IN NONCAPITAL FINANCING ACTIVITIES				
	<u>(128,817)</u>	<u>-</u>	<u>(128,817)</u>	<u>-</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of capital assets	(7,173,012)	(547,487)	(7,720,499)	-
Proceeds from revolving fund loan debt	4,035,113	-	4,035,113	-
Payments on long-term debt	(1,332,998)	-	(1,332,998)	-
Interest paid	(247,411)	-	(247,411)	-
	<u>(4,718,308)</u>	<u>(547,487)</u>	<u>(5,265,795)</u>	<u>-</u>
NET CASH USED IN CAPITAL AND RELATED ACTIVITIES				
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	450,288	88,750	539,038	8,837
	<u>450,288</u>	<u>88,750</u>	<u>539,038</u>	<u>8,837</u>
NET CASH PROVIDED BY INVESTING ACTIVITIES				
NET CHANGE IN CASH AND CASH EQUIVALENTS	(25,553)	311,396	285,843	14,250
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	8,627,236	1,649,869	10,277,105	160,629
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 8,601,683</u>	<u>\$ 1,961,265</u>	<u>\$ 10,562,948</u>	<u>\$ 174,879</u>

(Continued on following page)

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

STATEMENT OF CASH FLOWS (CONTINUED)

PROPRIETARY FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental Activity - Internal Service Fund</u>
	<u>Wastewater Fund</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>	
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES				
Operating income	\$ 2,547,867	\$ 691,702	\$ 3,239,569	\$ 4,380
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	1,947,920	109,048	2,056,968	-
Net pension adjustment	15,677	9,498	25,175	-
Net other post-employment benefit adjustments	1,632	932	2,564	-
Changes in operating assets and liabilities				
Receivables, net	(3,883)	(18,707)	(22,590)	-
Unbilled receivables	(97,544)	(40,664)	(138,208)	-
Inventories	4,901	-	4,901	-
Other current assets	(5,812)	(76)	(5,888)	-
Accounts payable	(86,160)	8,055	(78,105)	1,033
Accrued liabilities	46,686	10,345	57,031	-
TOTAL ADJUSTMENTS	<u>1,823,417</u>	<u>78,431</u>	<u>1,901,848</u>	<u>1,033</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 4,371,284</u>	<u>\$ 770,133</u>	<u>\$ 5,141,417</u>	<u>\$ 5,413</u>

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of White House, Tennessee (“City”) was incorporated January 30, 1971, under Section 6-101 through 6-134, *Tennessee Code Annotated*. The City provides public safety, public works, sanitation, recreation, planning and zoning, wastewater and stormwater services to residents and businesses of the City. The City is governed by a mayor and four aldermen.

The accounting and reporting policies of the City in its basic financial statements conform to U.S. generally accepted accounting principles applicable to state and local governments, as promulgated by the Governmental Accounting Standards Board (“GASB”).

Reporting Entity

The City’s basic financial statements include the accounts of all City operations. The criteria for including organizations as component units within the City’s reporting entity, include whether:

- The organization is legally separate (can sue and be sued in their own name)
- The City holds the corporate powers of the organization
- The City appoints a voting majority of the organization’s board
- The City is able to impose its will on the organization
- The organization has the potential to impose a financial benefit/burden on the City
- There is a fiscal dependency by the organization on the City

Based on the aforementioned criteria, management has determined the City has no component units.

The City’s Board of Mayor and Aldermen is responsible for appointing the members of the White House Industrial Development Corporation Board (the “Corporation”) of White House, Tennessee. The Corporation provides industrial development bonds for private enterprises after approval by the City’s Board. The bonds do not constitute debt of the City and are secured solely by revenues received from the commercial organizations on whose behalf the bonds are issued. The City’s accountability for this organization does not extend beyond making the appointments.

Basic Financial Statements

Government-wide financial statements

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

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basic Financial Statements (continued)

Government-wide financial statements (continued)

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 given 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 instead as general revenues.

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds. Separate statements for each fund category - governmental and proprietary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The *debt service fund* is used to account for the accumulation of resources that are restricted, committed, or assigned for the payment of principal and interest on long-term obligations of governmental funds.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basic Financial Statements (continued)

Fund financial statements (continued)

Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The special revenue funds of the City consist of the Parks Sales Tax Fund, Hillcrest Cemetery Fund, Police Drug Fund, Parks Impact Fee Fund, Police Impact Fee Fund, Fire Impact Fee Fund, Road Impact Fee Fund, Economic Development Fund and State Street Aid Fund. Each of these funds is considered a nonmajor fund.

The City reports the following enterprise fund as a major fund:

The *Wastewater Fund*, which accounts for the operation of the City's wastewater service.

The City reports the following enterprise funds as nonmajor funds:

The *Solid Waste Fund*, which accounts for solid waste collection services.

The *Stormwater Fund*, which accounts for costs associated with stormwater management.

Additionally, the government reports the following fund types:

An *internal service* fund - the Dental Care Fund is used to report self-funded dental insurance provided to employees of the City.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basic Financial Statements (continued)

Fund financial statements (continued)

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

Measurement Focus and Basis of Accounting

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. 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.

The 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 government 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, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting

Property taxes, sales taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, or fines imposed by a given function or segment, 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 nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's water, sewer and stormwater enterprise funds are charges to customers for sales and services. The City also recognizes as operating revenues the portion of tap fees intended to recover the cost of connecting new customers to the system.

Governmental Fund Balance Classification

In the governmental fund financial statements, the City has established and will maintain reservations of fund balance, as described below. This policy shall only apply to the City's governmental funds. Fund balance shall be composed of the following fund types:

- *Non-spendable* fund balances are amounts that cannot be spent because they are either in a (a) non-spendable form, including items not expected to be converted to cash (i.e. inventories, prepaid amounts, long-term portion of loans and notes receivable and property acquired for resale), or (b) legally or contractually required to be maintained intact (i.e. the principal of a permanent fund).
- *Restricted* fund balances are amounts that can only be used for specific purposes pursuant to constraints imposed by external parties such as creditors or grantors or by law through constitutional provisions or enabling legislation.
- *Committed* fund balances are amounts that can only be used for specific purposes pursuant to constraints imposed by formal legislative action of the Board of Mayor and Alderman and cannot be used for any other purpose unless the Board of Mayor and Alderman remove or change these commitments by taking the same action it employed to impose the commitment.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental Fund Balance Classification (continued)

- *Assigned* fund balances are amounts intended to be used for specific purposes as designated by management of the City.
- *Unassigned* fund balance is the residual classification for the General Fund and negative fund balances in other governmental funds.

Authority to assign certain amounts is granted by the Board of Mayor and Alderman in the annual budget ordinance. When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance are available, the City considers restricted amounts to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balance amounts are available, the City considers committed fund balance to have been spent first, followed by assigned, then unassigned.

Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid investments purchased with maturities of 90 days or less from the date of acquisition.

Receivables

In the government-wide financial statements, receivables consist of all revenues earned at year-end and not yet received. Receivable balances for the governmental activities include intergovernmental revenues of \$2,225,324 and grants of \$249,054. Receivable balances for the business-type activities consist of billed charges to wastewater, sanitation and stormwater. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. There was no allowance for uncollectible accounts at June 30, 2024 for the business-type activities.

Unbilled revenues for the Wastewater Fund, Solid Waste Fund and Stormwater Fund represent the estimated receivable amount for services provided that have not been billed to customers at the balance sheet date. The amounts are a result of a timing difference between the end of the financial statement cycle (month end) and the billing cycle (two months delayed for wastewater, solid waste and stormwater).

Internal Balances

Any residual receivable or payable balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories

Inventories in the proprietary funds statement of net position consist of materials and supplies used in the operation of wastewater services. Materials and supplies are stated at cost or net realizable value determined by the first-in, first-out (FIFO) method.

Capital Assets

The accounting treatment for property, plant and equipment and infrastructure assets (e.g. roads, bridges, sidewalks and similar items) (capital assets) depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements. In the government-wide financial statements, capital assets used in governmental activities with a cost over \$5,000 and a useful life of three (3) years or more are capitalized at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Capital assets in the proprietary funds with a cost over \$5,000 and a useful life of three (3) years or more are capitalized at the original cost of construction or acquisition, which includes the cost of contracted services, direct labor, materials and overhead items. Maintenance and repairs, including the renewal of minor items of plant, are charged to the appropriate maintenance or other expense accounts. Depreciation of capital assets is computed and recorded in the statement of activities with accumulated depreciation reflected in the statement of net position.

Depreciation is provided over the assets' estimated useful lives using the straight-line method. The cost of assets under capital leases are depreciated (amortized) over the lesser of the terms of the related leases or the estimated useful lives of the leased assets. Amortization of assets under capital leases is included in depreciation expense. The range of estimated useful lives by type of asset is as follows:

<u>Governmental activities:</u>	<u>Depreciable Life</u>
Buildings and improvements	5 - 40 years
Infrastructure assets	15 - 50 years
Machinery and equipment	3 - 20 years
<u>Business-type activities:</u>	<u>Depreciable Life</u>
Buildings and improvements	5 - 40 years
Infrastructure assets	15 - 50 years
Machinery and equipment	3 - 20 years
Wastewater plant	5 - 50 years

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (continued)

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital expenditures of the governmental fund upon acquisition. Capital assets used in the proprietary fund operations are accounted for the same as in the government-wide statements.

Deferred Outflows of Resources

Deferred outflows of resources arise when resources are used pertaining to a future reporting period and will not be recognized as an outflow of resource (expense/expenditure) until then. Deferred outflows at June 30, 2024 consist of deferred charges on advance refunding of debt and certain amounts related to pensions and other post-employment benefits ("OPEB").

Compensated Absences

The City's policies permit police and fire department employees to accumulate earned, but unused vacation leave up to a maximum of 210 and 264 hours, respectively. Other employees may accumulate up to a maximum of 200 hours. Employees are paid their unused vacation hours upon termination provided the employees provide a two-week notice. At regular retirement, employees that have unused accrued sick hours will be reported to Tennessee Consolidated Retirement System ("TCRS") for consideration of retirement credits. The liability for compensated absences is recorded as a long-term obligation in the government-wide statements for government and business-type activities. The current portion of the compensated absences is estimated based on historical trends. In the fund financial statements, governmental funds report only the compensated absence liability payable from expendable available financial resources. For governmental and business-type activities, compensated absences are generally liquidated by the fund in which the employees' time is charged, typically General Fund for governmental activities and Wastewater Fund, Solid Waste Fund or Stormwater Fund for business-type activities.

Long-Term Obligations

The City reports long-term debt and other long-term obligations in the applicable activities in the government-wide financial statements and the proprietary fund financial statements. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources, deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the City's participation in the Public Employee Retirement Plan of TCRS, and additions to/deductions from the City's fiduciary net position have been determined on the same basis as they are reported by the TCRS for the Public Employee Retirement Plan. For this purpose, benefits (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms of the Public Employee Retirement Plan of TCRS. Investments are reported at fair value. Current period expense for pension contributions is recorded in the individual fund where the employee's salary is recorded.

Other Post-Employment Benefits

The City provides OPEB benefits to eligible retirees. The City pays a portion of eligible retiree current year premiums based on length of service but does not fund the plan for future retirements. The balance shown as a liability for OPEB represents the actuarially determined total liability representing the present value of projected benefit payments to be provided to current, active and inactive employees past periods of service.

Deferred Inflows of Resources

Deferred inflows of resources arise when assets are recognized before revenue recognition criteria have been satisfied. The *unavailable revenue* reported in the balance sheet, which arises under a modified accrual basis of accounting, represents amounts that are deferred and recognized as an inflow of resources in the periods that the amounts become available. The *assessed and unlevied property taxes* reported in the statement of net position, arise from imposed nonexchange revenues (property taxes) which are assessed prior to the end of the fiscal year but levied in the subsequent year. Differences between expected and actual experience and changes in assumptions related to pensions and OPEB and difference between projected and actual pension plan investment are also included in deferred inflows.

Property Taxes

Property taxes include amounts levied against all real property and tangible personal property used in businesses located in the City. Property taxes are levied (based on the assessed valuation as of January 1) and become due and payable from October 1 through the end of February of each year. Taxes not paid by March 1 of the following year are considered delinquent. The lien for taxes levied each year attaches on the first day of January and continues until such taxes and any penalties, interest or other charges accruing thereon are paid. Assessed values are established by the State of Tennessee at the following rates of appraised value:

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (continued)

Real property:	
Public utility property	55%
Industrial and commercial property	40%
Residential property	25%
Farming and agricultural property	25%
Personal property:	
Public utility property	55%
Industrial and commercial property	30%

A revaluation of all property is required to be completed every five years for Sumner County, Tennessee and every six years for Robertson County, Tennessee. The last revaluation was completed in 2024 for Sumner County and 2023 for Robertson County. The City's tax rate applicable to 2024 was \$0.8961 and \$0.8961 for Robertson County and Sumner County on each \$100 of tax valuation, respectively.

In the government-wide and governmental funds financial statements, property taxes for which there is an enforceable legal claim as of June 30, 2024, but which were levied to finance fiscal year 2024 operations, have been recorded as deferred inflows. In the governmental funds financial statements, receivables that will not be collected within the available period have also been reported as deferred inflows.

The government-wide financial statements report property taxes receivable of \$6,753,475. Of this receivable amount, \$6,572,000 represents the estimated net realizable 2024 property taxes. This amount is included in the deferred inflows of resources since they are not available until a future period.

Subscription-Based Information Technology Arrangements (SBITAs)

A SBITA is a contract that conveys control of the right to use another party's 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. The City would recognize a right-to-use subscription asset (an intangible asset) and a corresponding subscription liability. The subscription liability is initially measured at the present value of subscription payments expected to be made during the subscription term. Future subscription payments are discounted using the interest rate the SBITA vendor charges the government, which may be implicit, or the government's incremental borrowing rate if the interest rate is not readily determinable. The City would recognize amortization of the discount on the subscription liability as an outflow of resources in subsequent financial reporting periods. The City does not have any material SBITAs and therefore, no corresponding asset or liability is recorded in the financial statements.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimates

Estimates used in the preparation of financial statements require management to make assumptions that affect the reported amounts of assets, deferred outflows, liabilities and deferred inflows and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Events Occurring After Reporting Date

The City has evaluated events and transactions that occurred between June 30, 2024 and [OPEN DATE], 2024, the date the financial statements were available to be issued, for possible recognition or disclosure in the financial statements.

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Control

The City's fiscal operating year is the 12-month period beginning each July 1. An annual operating budget is submitted to the Board of Mayor and Aldermen prior to the commencement of the related fiscal year, and a budget resolution for the year is subsequently adopted. Any revisions or amendments require Board action. All annual appropriations not expended lapse at fiscal year-end. The budgetary appropriations constitute maximum expenditure authorizations during the fiscal year and cannot legally be exceeded unless subsequently amended by the Board of Mayor and Aldermen. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the function level for the General Fund and the fund level for all other funds.

Excess Expenditures

For the year ended June 30, 2024, expenditures did not exceed appropriations in any fund.

Interfund Transactions

Interfund receivables and payables are attributable to obligations for transfers between funds. The actual cash transfer had not been made at June 30, 2024. These interfund amounts were liquidated subsequent to year end.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

Interfund Transactions (continued)

Interfund transfers for the year ended June 30, 2024 are attributable to a correction of impact and building permit fees and consist of the following:

	Due to:				
	Governmental Funds				
	Parks Impact Fee Fund	Police Impact Fee Fund	Fire Impact Fee Fund	Roads Impact Fee Fund	Totals
<u>Due from:</u>					
General Fund	\$ 196,967	\$ 213,254	\$ 137,660	\$ 340,617	\$ 888,498

The Wastewater Fund made payments totaling \$128,817 to the General Fund during the current year for payments in lieu of tax which have been reported as a transfer between the general fund and the Wastewater Fund.

NOTE 3 - DEPOSITS AND INVESTMENTS

The City is authorized by state statute to invest idle funds in obligations of the U.S. Government and nonconvertible debt securities of the Federal Home Loan Bank, Federal National Mortgage Association, Federal Farm Credit Bank, and Federal Home Loan Mortgage Corporation and other obligations that are guaranteed as to principal and interest by the U.S. Government or any of its agencies, providing that such securities are rated in the highest category by at least two nationally recognized rating services. The City is also authorized to invest in secured certificates of deposit and other evidences of deposit at state and federal chartered banks and savings and loan associations if those deposits are insured or otherwise collateralized. Finally, the City may invest in the local government investment pool established by Title 9, Chapter 4, Part 7 of *Tennessee Code Annotated*.

Additionally, the state statutes require the City's investments to have a final maturity date not to exceed 48 months, unless the state director of local finance approves an investment maturity in excess of 48 months. The City has no formal policies that further restrict credit risk and interest rate risk beyond the requirements of state statutes. Also, the City has no formal policy regarding the management of custodial risk and no formal policy to limit the amount the City may invest in any one issuer.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 3 - DEPOSITS AND INVESTMENTS (CONTINUED)

At June 30, 2024, all deposits were insured or collateralized, as required by state statute. At June 30, 2024, the City's cash included amounts in the Tennessee Local Government Investment Pool ("LGIP") (a cash equivalent), an unrated external investment pool that operates in a manner consistent with the Security and Exchange Commission's Rule 2a-7 of the Investment Company Act of 1940. The City's amounts included in the Tennessee Local Government Investment Pool are reported at the fair value of its position in the Pool, which approximates the value of the Pool shares at amortized cost. For purposes of disclosing interest rate risk on the deposits held by LGIP, interest rate risk is based on the dollar weighted days to maturity forty-eight days. The Pool does not have a credit rating. The City's investment in the Tennessee Local Government Investment Pool totaled \$24,448,804 at June 30, 2024.

NOTE 4 - CAPITAL ASSETS

Capital assets activity for governmental activities for the year was as follows:

Governmental Activities	Balance July 1, 2023	Additions	Retirements	Transfers	Balance June 30, 2024
<u>Capital assets not being depreciated:</u>					
Land	\$ 11,528,440	\$ -	\$ -	\$ -	\$ 11,528,440
Construction in progress	6,100,637	15,831,206	-	(1,942,137)	19,989,706
Total capital assets not being depreciated	17,629,077	15,831,206	-	(1,942,137)	31,518,146
<u>Capital assets being depreciated:</u>					
Buildings and improvements	27,123,951	139,275	-	20,000	27,283,226
Machinery and equipment	6,576,754	683,291	(13,479)	100,503	7,347,069
Infrastructure assets	21,140,014	4,849,932	-	1,821,634	27,811,580
Total capital assets being depreciated	54,840,719	5,672,498	(13,479)	1,942,137	62,441,875
<u>Less accumulated depreciation:</u>					
Buildings, improvements, machinery and equipment	(13,129,776)	(1,094,569)	13,479	-	(14,210,866)
Infrastructure assets	(7,666,931)	(799,961)	-	-	(8,466,892)
Total accumulated depreciation	(20,796,707)	(1,894,530)	13,479	-	(22,677,758)
Governmental activities capital assets, net	<u>\$ 51,673,089</u>	<u>\$ 19,609,174</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 71,282,263</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 4 - CAPITAL ASSETS (CONTINUED)

Depreciation was charged to governmental activities as follows:

General government	\$ 464,330
Public safety	401,172
Public works	298,147
Cemetery and maintenance	9,325
Library	142,124
Parks and recreation	560,295
Planning and zoning	19,137
	<u>\$ 1,894,530</u>

Capital assets activity for business-type activities for the year was as follows:

Business-Type Activities	Balance July 1, 2023 (RESTATED)	Additions	Retirements	Transfers	Balance June 30, 2024
<u>Capital assets not being depreciated:</u>					
Land	\$ 792,760	\$ -	\$ -	\$ -	\$ 792,760
Construction in progress	23,895,530	3,948,480	-	(1,991,399)	25,852,611
Total capital assets not being depreciated	<u>24,688,290</u>	<u>3,948,480</u>	<u>-</u>	<u>(1,991,399)</u>	<u>26,645,371</u>
<u>Capital assets being depreciated:</u>					
Wastewater plant	25,511,352	1,971,086	-	356,977	27,839,415
Building and improvements	2,923,323	-	-	(42,695)	2,880,628
Machinery and equipment	11,302,136	1,786,934	-	153,123	13,242,193
Infrastructure assets	7,398,183	13,999	-	1,523,994	8,936,176
Total capital assets being depreciated	<u>47,134,994</u>	<u>3,772,019</u>	<u>-</u>	<u>1,991,399</u>	<u>52,898,412</u>
<u>Less accumulated depreciation:</u>					
Wastewater plant	(13,518,023)	(686,013)	-	-	(14,204,036)
Building and improvements	(601,332)	(95,301)	-	-	(696,633)
Machinery and equipment	(3,866,265)	(887,281)	-	-	(4,753,546)
Infrastructure assets	(2,545,081)	(388,373)	-	-	(2,933,454)
Total accumulated depreciation	<u>(20,530,701)</u>	<u>(2,056,968)</u>	<u>-</u>	<u>-</u>	<u>(22,587,669)</u>
Business-type activities capital assets, net	<u>\$ 51,292,583</u>	<u>\$ 5,663,531</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,956,114</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 4 - CAPITAL ASSETS (CONTINUED)

Depreciation was charged to the following funds within business-type activities:

Wastewater	\$ 1,947,920
Solid Waste	19,437
Stormwater	<u>89,611</u>
	<u>\$ 2,056,968</u>

Construction in progress in both governmental and business type activities consist of multiple projects to improve buildings, sidewalks and roads and are estimated to be completed over the course of the next several years. Total commitments on these projects as of June 30, 2024 are approximately \$24,100,000 (see Note 10).

NOTE 5 - LONG-TERM DEBT AND OTHER OBLIGATIONS PAYABLE

The City's long-term debt is segregated between the amounts to be repaid from governmental activities and amounts to be repaid from business-type activities.

The Debt Service Fund and Parks Sales Tax Fund have been used to liquidate governmental activities long-term debt.

The following table summarizes the changes in the City's governmental activities long-term liabilities for the year:

Governmental Activities	Balance July 1, 2023	Increases	Decreases	Balance June 30, 2024	Amounts Due Within One Year
General Obligation Refunding Bonds	\$ 3,750,000	\$ -	\$ (335,000)	\$ 3,415,000	\$ 330,000
Total general obligation bonds	<u>3,750,000</u>	<u>-</u>	<u>(335,000)</u>	<u>3,415,000</u>	<u>330,000</u>
Capital Outlay Note	1,162,000	-	(154,000)	1,008,000	157,000
Local Government Loan Program Bond	<u>13,553,999</u>	<u>14,072,000</u>	<u>(1,487,000)</u>	<u>26,138,999</u>	<u>1,532,000</u>
Total notes from direct borrowings and direct placements	<u>14,715,999</u>	<u>14,072,000</u>	<u>(1,641,000)</u>	<u>27,146,999</u>	<u>1,689,000</u>
Total long-term debt before premiums	18,465,999	14,072,000	(1,976,000)	30,561,999	2,019,000
Plus: unamortized premium on bonds	<u>113,914</u>	<u>-</u>	<u>(11,500)</u>	<u>102,414</u>	<u>11,500</u>
Total long-term debt	<u>\$ 18,579,913</u>	<u>\$ 14,072,000</u>	<u>\$ (1,987,500)</u>	<u>\$ 30,664,413</u>	<u>\$ 2,030,500</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 5 - LONG-TERM DEBT AND OTHER OBLIGATIONS PAYABLE (CONTINUED)

Governmental Activities	Balance July 1, 2023	Increases	Decreases	Balance June 30, 2024	Amounts Due Within One Year
Accrued compensated absences	\$ 306,084	\$ 51,041	\$ -	\$ 357,125	\$ 333,650
Net pension liability	1,715,226	305,755	-	2,020,981	-
OPEB liability	<u>1,196,019</u>	<u>12,001</u>	<u>-</u>	<u>1,208,020</u>	<u>78,756</u>
Total other obligations payable	<u>\$ 3,217,329</u>	<u>\$ 368,797</u>	<u>\$ -</u>	<u>\$ 3,586,126</u>	<u>\$ 412,406</u>

Following is a summary of changes in business-type activity long-term debt for the year:

Business-Type Activities	Balance July 1, 2023	Increases	Decreases	Balance June 30, 2024	Amounts Due Within One Year
General Obligation Refunding Bonds	\$ 140,000	\$ -	\$ (140,000)	\$ -	\$ -
Total general obligation bonds	<u>140,000</u>	<u>-</u>	<u>(140,000)</u>	<u>-</u>	<u>-</u>
Notes payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund	<u>22,678,401</u>	<u>1,970,470</u>	<u>(1,115,265)</u>	<u>23,533,606</u>	<u>1,306,822</u>
Total notes from direct placement	<u>22,678,401</u>	<u>1,970,470</u>	<u>(1,115,265)</u>	<u>23,533,606</u>	<u>1,306,822</u>
Total long-term debt before premiums	22,818,401	1,970,470	(1,255,265)	23,533,606	1,306,822
Plus: unamortized premium on bonds	<u>395</u>	<u>-</u>	<u>(395)</u>	<u>-</u>	<u>-</u>
Total long-term debt	<u>\$ 22,818,796</u>	<u>\$ 1,970,470</u>	<u>\$ (1,255,660)</u>	<u>\$ 23,533,606</u>	<u>\$ 1,306,822</u>
Accrued compensated absences	\$ 65,481	\$ 11,086	\$ -	\$ 76,567	\$ 68,148
Net pension liability	387,562	73,303	-	460,865	-
OPEB liability	<u>286,004</u>	<u>2,871</u>	<u>-</u>	<u>288,875</u>	<u>-</u>
Total other obligations payable	<u>\$ 739,047</u>	<u>\$ 87,260</u>	<u>\$ -</u>	<u>\$ 826,307</u>	<u>\$ 68,148</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 5 - LONG-TERM DEBT AND OTHER OBLIGATIONS PAYABLE (CONTINUED)

Details of the City's long-term liabilities are as follows:

Governmental Activities:

General Obligation Refunding Bonds, Series 2015, due in varying installments through June 2028, at fixed interest rates ranging from 2.00% to 2.45%; interest payable semiannually on December 1 and June 1 and principal payable annually on June 1 of each year. \$ 870,000

General Obligation Refunding Bonds, Series 2020, due in varying installments through June 2043, at fixed interest rates ranging from 1.70% to 3.00%; interest payable semiannually on December 1 and June 1 and principal payable annually on June 1 of each year. 2,545,000

Total general obligation bonds 3,415,000

General Obligation Water Line Capital Outlay Note, Series 2020, due in varying installments through June 2030, at a fixed rate of 2.55%; interest payable semiannually on December 1 and June 1 and principal payable annually on June 1 of each year. 1,008,000

Local Government Loan Program Bond, Series 2020, City of White House Community Event Center Loan, due in varying installments through August 2038, at a fixed rate of 2.75%; interest payable semiannually on December 1 and June 1 and principal payable annually on June 1 of each year. 9,249,999

Local Government Loan Program Bond, Series 2020, City of White House Loan, due in varying installments through June 2035, at a fixed rate of 2.71%; interest payable semiannually on December 1 and June 1 and principal payable annually on June 1 of each year. 2,121,000

Local Government Loan Program Bond, Series 2023, City of White House Municipal Complex Loan, issued a \$24,000,000 bond, due in varying installments through June 2038, at a fixed rate of 3.29%; interest payable semiannually on December 1 and June 1 and principal payable annually on June 1 of each year. At June 30, 2024, there was still \$8,366,000 available to draw. 14,768,000

Total notes from direct borrowings and direct placements 27,146,999

Total long-term debt before premiums 30,561,999

Plus: unamortized premium on bonds 102,414

Total long-term debt \$ 30,664,413

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 5 - LONG-TERM DEBT AND OTHER OBLIGATIONS PAYABLE (CONTINUED)

Business-type Activities:

Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in monthly installments of \$2,970, including interest at 1.77%, through May 2031.	\$ 231,884
Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in monthly installments of \$1,790, including interest at 1.74%, through April 2032.	156,080
Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in equal monthly installments of \$16,687, including interest at 1.0%, through December 2034.	1,977,280
Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in equal monthly installments of \$1,783, including interest at 1.00%, through March 2036.	234,668
Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in equal monthly installments of \$7,256, including interest at 0.75%, through September 2033.	1,008,186
Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in equal monthly installments of \$3,757, including interest at 1.11%, through October 2036.	514,080
Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in equal monthly installments of \$57,571, including interest at 0.91%, through June 2039.	7,820,510
Note Payable to State of Tennessee, Wastewater Facility Revolving Loan Fund, due in equal monthly installments of \$3,866, including interest at 1.09%, through June 2041.	<u>11,590,918</u>
Notes from direct placements	<u>23,533,606</u>
Total long-term debt	<u>\$ 23,533,606</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 5 - LONG-TERM DEBT AND OTHER OBLIGATIONS PAYABLE (CONTINUED)

The principal and related interest on the General Obligation Refunding Bonds, Series 2015 and the General Obligation Refunding Bonds, Series 2020 are direct obligations of the City and are backed by the full faith and credit of the City. Also, the City pledges to levy and collect additional taxes, to the extent necessary, to meet the debt service obligations as they become due.

The General Obligation Water Line Capital Outlay Note, Series 2020 are backed by the full faith and credit of the City. Also, the City pledges to levy and collect additional taxes, to the extent necessary, to meet the debt service obligations as they become due.

The Local Government Loan Program Bond, Series 2020 and Local Government Loan Program, Services 2022 are backed by the full faith and credit of the City. Also, the City pledges to levy and collect additional taxes, to the extent necessary, to meet the debt service obligations as they become due.

Debt Service Requirements

The annual debt service requirements to maturity, including principal and interest, for governmental activities long-term debt are as follows:

Year Ended June 30,	General Obligation Bonds		Notes from Direct Borrowings and Direct Placements		Total Principal	Total Interest	Total Principal and Interest
	Principal	Interest	Principal	Interest			
2025	\$ 330,000	\$ 80,275	\$ 1,689,000	\$ 823,425	\$ 2,019,000	\$ 903,700	\$ 2,922,700
2026	330,000	72,513	1,741,000	772,521	2,071,000	845,034	2,916,034
2027	325,000	64,373	1,793,000	720,042	2,118,000	784,415	2,902,415
2028	325,000	56,020	1,847,000	665,975	2,172,000	721,995	2,893,995
2029	120,000	47,425	1,902,000	610,266	2,022,000	657,691	2,679,691
2030-2034	645,000	190,990	9,647,000	2,183,131	10,292,000	2,374,121	12,666,121
2035-2039	705,000	126,300	7,825,000	699,216	8,530,000	825,516	9,355,516
2040-2043	635,000	39,970	702,999	19,333	1,337,999	59,303	1,397,302
	<u>\$ 3,415,000</u>	<u>\$ 677,866</u>	<u>\$ 27,146,999</u>	<u>\$ 6,493,909</u>	<u>\$ 30,561,999</u>	<u>\$ 7,171,775</u>	<u>\$ 37,733,774</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 5 - LONG-TERM DEBT AND OTHER OBLIGATIONS PAYABLE (CONTINUED)

The annual debt service requirements to maturity, including principal and interest, for business-type activities long-term debt are as follows:

Year Ended June 30,	Notes from Direct Borrowings and Direct Placements		Total
	Principal	Interest	
2025	\$ 1,306,822	\$ 226,927	\$ 1,533,749
2026	1,319,965	213,784	1,533,749
2027	1,333,274	200,474	1,533,748
2028	1,346,726	187,022	1,533,748
2029	1,360,308	173,441	1,533,749
2030-2034	6,850,333	662,354	7,512,687
2035-2039	5,716,230	349,700	6,065,930
2040-2044	4,299,948	87,671	4,387,619
	<u>\$ 23,533,606</u>	<u>\$ 2,101,373</u>	<u>\$ 25,634,979</u>

Debt Issuance

On August 5, 2024, the City issued a \$10,790,000 Public Facility Bond, Series 2024 (White House Project) for the construction and improvements of roads, streets, bridges and highways, acquisition of all property, real and personal, appurtenant thereto and to pay all legal, fiscal, administrative, architectural, and engineering costs. The bond has a fixed interest rate of 3.83% with estimated maturity of June 30, 2037.

NOTE 6 - DEFERRED COMPENSATION PLAN

Effective August 1, 2016, the City joined the Tennessee State Employees Deferred Compensation Plan and Trust 457(b) and the State of Tennessee Deferred Compensation Plan II 401(k) plans administered by the Treasury Department. The Treasury Department issues a publicly available financial report that can be obtained at www.treasury.tn.gov/treasurer_Annual_Reports.

Employees are not required to contribute to the plan. Employees may contribute a portion of their gross salary, not to exceed the IRS guidelines, into the plan. The plan allows members to increase, decrease, stop and restart deferrals as often as they wish without penalties or fees. The City does not contribute to the plan. Total employee contributions for the year ended June 30, 2024 were \$2,398 to the 457(b) plan. For year ended June 30, 2024, total employee contributions were \$19,723 to the 401(k) plan.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 7 - PENSION PLAN

Plan Description

Employees of the City are provided a defined benefit pension plan through the Public Employee Retirement Plan, an agent multiple-employer pension plan administered by the TCRS. The TCRS was created by state statute under Tennessee Code Annotated Title 8, Chapters 34-37. The TCRS Board of Trustees is responsible for the proper operation and administration of the TCRS. The Tennessee Treasury Department, an agency in the legislative branch of state government, administers the plans of the TCRS. The TCRS issues a publicly available financial report that can be obtained at <https://treasury.tn.gov/Retirement/Boards-and-Governance/Reporting-and-Investment-Policies>.

Benefits Provided

Tennessee Code Annotated Title 8, Chapters 34-37 establishes the benefit terms and can be amended only by the Tennessee General Assembly. The chief legislative body may adopt the benefit terms permitted by statute. Members are eligible to retire with an unreduced benefit at age 60 with 5 years of service credit or after 30 years of service credit regardless of age. Benefits are determined by a formula using the member's highest five consecutive year average compensation and the member's years of service credit. Reduced benefits for early retirement are available at age 55 and vested. Members vest with five years of service credit. Service-related disability benefits are provided regardless of length of service. Five years of service is required for nonservice-related disability eligibility. The service-related and nonservice-related disability benefits are determined in the same manner as a service retirement benefit but are reduced 10 percent and include projected service credits. A variety of death benefits are available under various eligibility criteria.

Member and beneficiary annuitants are entitled to automatic cost of living adjustments ("COLA") after retirement. A COLA is granted each July for annuitants retired prior to the 2nd of July of the previous year. The COLA is based on the change in the consumer price index ("CPI") during the prior calendar year, capped at 3 percent, and applied to the current benefit. No COLA is granted if the change in the CPI is less than one-half percent. A one percent COLA is granted if the CPI change is between one-half percent and one percent. A member who leaves employment may withdraw their employee contributions, plus any accumulated interest.

Employees Covered by Benefit Terms

At the measurement date of June 30, 2023, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	44
Inactive employees entitled to but not yet receiving benefits	124
Active employees	106
	<u>274</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 7 - PENSION PLAN (CONTINUED)

Contributions

Contributions for employees are established in the statutes governing the TCRS and may only be changed by the Tennessee General Assembly. Employees contribute 5 percent of salary. The City makes employer contributions at the rate set by the Board of Trustees as determined by an actuarial valuation. For the year ended June 30, 2024, the employer contributions for the City was \$635,313 based on a rate of 9.01 percent of covered payroll. By law, employer contributions are required to be paid. The TCRS may intercept the City's state shared taxes if required employer contributions are not remitted. The employer's ADC and member contributions are expected to finance the costs of benefits earned by members during the year, the cost of administration, as well as an amortized portion of any unfunded liability.

Net Pension Liability

The City's net pension liability (asset) was measured as of June 30, 2023, and the total pension liability used to calculate net pension liability (asset) was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The total pension liability as of June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25 percent
Salary increases	Graded salary ranges from 8.72 to 3.44 percent based on age, including inflation, averaging 4.00 percent
Investment rate of return	6.75 percent, net of pension plan investment expenses, including inflation
Cost-of-living adjustment	2.125 percent

Mortality rates were based on actual experience including an adjustment for some anticipated improvement.

The actuarial assumptions used in the June 30, 2023 actuarial valuation were based on the results of an actuarial experience study performed for the period July 1, 2016 through June 30, 2020. The demographic assumptions were adjusted to more closely reflect actual and expected future experience.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 7 - PENSION PLAN (CONTINUED)

The long-term expected rate of return on pension plan investments was established by the TCRS Board of Trustees in conjunction with the June 30, 2020 actuarial experience study. A blend of future capital market projections and historical market returns was used in a building-block method in which a best-estimate of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) is developed for each major asset class. These best-estimates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation of 2.25 percent. The best-estimates of geometric real rates of return and the TCRS investment policy target asset allocation for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>	<u>Target Allocation</u>
U.S. equity	4.88 %	31 %
Developed market international equity	5.37 %	14 %
Emerging market international equity	6.09 %	4 %
Private equity and strategic lending	6.57 %	20 %
U.S. fixed income	1.20 %	20 %
Real estate	4.38 %	10 %
Short-term securities	0.00 %	<u>1 %</u>
		<u>100 %</u>

The long-term expected rate of return on pension plan investments was established by the TCRS Board of Trustees as 6.75 percent based on a blending of the factors described above.

Discount Rate

The discount rate used to measure the total pension liability was 6.75 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current rate and that contributions from the City will be made at the actuarially determined contribution rate pursuant to an actuarial valuation in accordance with the funding policy of the TCRS Board of Trustees and as required to be paid by state statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make 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.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 7 - PENSION PLAN (CONTINUED)

Changes in the Net Pension Liability (Asset)

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
	(a)	(b)	(a) – (b)
BALANCE AT JUNE 30, 2022	\$ 14,759,828	\$ 12,657,040	\$ 2,102,788
CHANGES FOR THE YEAR:			
Service cost	490,614	-	490,614
Interest	1,017,900	-	1,017,900
Changes in benefit terms	-	-	-
Differences between expected and actual experience	518,016	-	518,016
Changes in assumptions	-	-	-
Contributions - employer	-	516,454	(516,454)
Contributions - employee	-	274,146	(274,146)
Net investment income	-	865,610	(865,610)
Benefit payments, including refunds of employee contributions	(340,880)	(340,880)	-
Administrative expense	-	(8,738)	8,738
Other changes	-	-	-
Net changes	1,685,650	1,306,592	379,058
BALANCE AT JUNE 30, 2023	\$ 16,445,478	\$ 13,963,632	\$ 2,481,846

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 7 - PENSION PLAN (CONTINUED)

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

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

	<u>1% Decrease</u>	<u>Current Discount</u>	<u>1% Increase</u>
	<u>(5.75%)</u>	<u>Rate</u>	<u>(7.75%)</u>
		<u>(6.75%)</u>	
City's net pension liability (asset)	\$ 5,362,144	\$ 2,481,846	\$ 163,647

Pension Expense

For the year ended June 30, 2024, the City recognized pension expense of \$778,459.

Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred</u>	<u>Deferred</u>
	<u>Outflow</u>	<u>Inflow</u>
	<u>of Resources</u>	<u>of Resources</u>
Differences between expected and actual experience	\$ 879,982	\$ 19,926
Net difference between projected and actual earnings on pension plan investments	118,048	-
Changes in assumptions	942,843	-
Contributions subsequent to the measurement date of June 30, 2023	<u>635,313</u>	<u>-</u>
Total	\$ <u>2,576,186</u>	\$ <u>19,926</u>

The amount shown above for "Contributions subsequent to the measurement date of June 30, 2023" will be recognized as a reduction (increase) to net pension liability (asset) in the following measurement period.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 7 - PENSION PLAN (CONTINUED)

Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30:

2025	\$	413,435
2026		298,274
2027		648,435
2028		359,169
2029		127,630
Thereafter		74,002

In the table shown above, positive amounts will increase pension expense while negative amounts will decrease pension expense.

NOTE 8 - OTHER POST-EMPLOYMENT HEALTHCARE PLAN

Plan Description

The City administers the City of White House Post-Retirement Medical Insurance Plan. For accounting purposes, the plan is a single-employer OPEB plan. Benefits are established and amended by the Mayor and Board of Aldermen. Retirement for the purpose of receiving medical/dental benefits from the City is defined as follows: (a) either a minimum thirty (30) years of service with TCRS and a minimum of fifteen (15) years of service with the City or (b) age sixty (60) with a minimum of fifteen (15) years of service with the City. The plan does not issue a stand-alone report and there are no assets held in a Trust.

Benefits Provided

The Retiree will pay the same percentage of the monthly premium as active employees for retiree only coverage and 100% of the spousal premium if chosen, and City will be required to pay the remainder premium. The City will pay 100% of the dental insurance premium for retiree only coverage and the retiree will pay 100% of the premium of the spousal premium if chosen. Retiree medical/dental benefits cease when the retiree or retiree's spouse becomes eligible for Medicare, whichever occurs later, or upon the retiree's death.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 8 - OTHER POST-EMPLOYMENT HEALTHCARE PLAN (CONTINUED)

Employees Covered

At the measurement date of July 1, 2023, the following employees of the City were covered by the benefit terms:

Inactive employees currently receiving benefit payments	4
Inactive employees entitles to but not yet receiving benefit payments	-
Active employees	<u>113</u>
	<u>117</u>

Actuarial Assumptions

The total OPEB liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless other specified:

Inflation	3.00 percent
Salary increases	3.00 percent
Healthcare cost trend rates	7.00 percent decreasing per year to an ultimate rate of 4.50 percent
Investment rate of return	Beginning of year 4.13 percent, end of year 4.21 percent
Retirees' share of benefit-related cost	Generally, the City will contribute a portion of the Health (medical & dental) premium for the retiree (about 97% single at 7/1/2024). Spousal coverage is no longer paid for by the City (other than the three retirees who retired prior to 6/30/2019; for these the City paid about 46% at 7/1/2024).

Mortality tables are used to measure the probabilities of participants dying before and after retirement. The mortality rates employed in this valuation are taken from the PUB 2010 Public Retirement Plans Mortality Tables, with mortality improvement projected to all future years using Scale MP-2021.

Discount Rate

The discount rate used to measure the total OPEB liability was 4.21 percent and 4.13 percent per annum at June 30, 2024 and June 30, 2023, respectively. This rate reflects the interest rate derived from the S&P Municipal Bond 20 Year High Grade Bond Index rate was utilized.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 8 - OTHER POST-EMPLOYMENT HEALTHCARE PLAN (CONTINUED)

Changes in the total OPEB liability for the year ended June 30, 2024 measured as of July 1, 2023 follows:

	<u>Increase (Decrease)</u>
	<u>Total OPEB</u>
	<u>Liability</u>
BALANCE AT JUNE 30, 2023	\$ 1,482,023
CHANGES FOR THE YEAR:	
Service cost	57,541
Interest	59,159
Changes in benefit terms	-
Differences between expected and actual experience	5,515
Changes in assumptions	(8,145)
Benefit payments	(99,198)
Net changes	<u>14,872</u>
BALANCE AT JUNE 30, 2024	<u>\$ 1,496,895</u>

Sensitivity of Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability, as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.21%) or 1-percentage-point higher (5.21%) than the current discount rate.

	<u>1% Decrease</u>	<u>Current</u>	<u>1% Increase</u>
	<u>3.21%</u>	<u>Discount Rate</u>	<u>5.21%</u>
Total OPEB liability	<u>\$ 1,606,519</u>	<u>\$ 1,496,895</u>	<u>\$ 1,396,228</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 8 - OTHER POST-EMPLOYMENT HEALTHCARE PLAN (CONTINUED)

Sensitivity of Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability, as well as what the total OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower (6.0% decreasing to 3.5%) or 1-percentage-point higher (8.0% decreasing to 5.5%) than the current healthcare cost trend rate.

	<u>1% Decrease</u>	<u>Current</u>	<u>1% Increase</u>
	<u>(6.0% decreasing</u>	<u>Healthcare Cost</u>	<u>(8.0% decreasing</u>
	<u>to 3.5%)</u>	<u>Trend Rates</u>	<u>to 5.5%)</u>
		<u>(7.0% decreasing</u>	
		<u>to 4.5%)</u>	
Total OPEB liability	\$ <u>1,375,236</u>	\$ <u>1,496,895</u>	\$ <u>1,637,890</u>

OPEB Expense

For the fiscal year ended June 30, 2024, the City recognized OPEB expense of \$137,481.

Deferred Outflows and Deferred Inflows of Resources

At June 30, 2024, the City reported deferred outflows and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred</u>	<u>Deferred</u>
	<u>Outflow</u>	<u>Inflow</u>
	<u>of Resources</u>	<u>of Resources</u>
Differences between expected and actual experience	\$ 370,292	\$ 214,481
Changes in assumptions	<u>93,404</u>	<u>313,273</u>
Total	\$ <u>463,696</u>	\$ <u>527,754</u>

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 8 - OTHER POST-EMPLOYMENT HEALTHCARE PLAN (CONTINUED)

Amounts reported as deferred outflows of resources related to OPEB will be recognized in the OPEB expense as follows:

<u>Year Ended June 30:</u>	
2024	\$ (3,840)
2025	(3,840)
2026	(3,840)
2027	(3,840)
2028	(3,836)
Thereafter	(46,448)

In the table above, positive amounts will increase OPEB expense while negative amounts will decrease OPEB expense.

NOTE 9 - 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 natural disasters. The City participates in Public Entity Partners ("PEP"). PEP operates as a common risk-sharing pool by which governments pool risks and funds and share in the costs of losses. The City pays annual premiums to PEP for its general liability insurance coverage, law enforcement liability, errors and omissions liability, auto liability, workers' compensation and property coverage. The City's workers' compensation coverage is retrospectively rated, whereby premiums are accrued based on the ultimate costs of the experience of the City. Claims arising are paid by PEP. PEP has the right to assess participants for loss experience in excess of premiums collected. The City's settled claims have not exceeded insurance coverage in any of the past three fiscal years.

Through March 31, 2012, the City had a self-funded insurance plan for City employees and their covered dependents to minimize the total cost of medical, dental and prescription drug insurance to the City. Effective April 1, 2012, the City terminated the portion of the self-funded plan for medical and prescription drug insurance and has contracted with a commercial insurance carrier to provide employee medical and prescription drug insurance for the benefit of the City's employees. The City continues to maintain a self-funded plan for dental insurance, which is administered by a third party, and remains the only activity of the Dental Care Fund (Internal Service Fund).

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 9 - RISK MANAGEMENT (CONTINUED)

Changes in the City's claims liability amount are as follows:

<u>Year Ended June 30,</u>	<u>Liability Beginning of of Year</u>	<u>Incurred Claims</u>	<u>Claim Payments</u>	<u>Liability End of Year</u>
2024	\$ 2,173	\$ 67,894	\$ 66,861	\$ 3,206
2023	-	73,848	71,675	2,173
2022	-	62,712	62,712	-

NOTE 10 - COMMITMENTS AND UNCERTAINTIES

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

The City is subject to various claims and legal activities, which arise from time to time; however, the outcome of these claims and legal actions is not presently determinable. City management, in consultation with legal counsel, does not expect any possible liability to materially exceed the City's limits of insurance.

In October 2018, the City began a wastewater treatment plant expansion project. The estimated commitments to complete this project are to Jacobs Engineering for approximately \$122,000. This project is expected to be complete by June 30, 2025.

In May 2021, the City began construction on a new 18" Southern Force Main sewer line project. The estimated commitments to complete this project are to Norris Brothers Excavating for approximately \$1,629,000. This project is expected to be complete by June 30, 2025.

In August 2021, the City entered into an agreement with the State of Tennessee Department of Transportation under the State Industrial Access program to share the cost of improving Hester Drive serving Project Advantage (Advanex Americas, Inc.). As of June 30, 2024, this project is not yet in the construction phase and the estimated cost to complete this project is unknown. This project is not expected to be complete by June 30, 2025.

In October 2021, the City began planning for renovations for the concession stand and ticket booth at the municipal park. As of June 30, 2024, this project is not yet in the construction phase and the estimated cost to complete this project is unknown. This project is not expected to be complete by June 30, 2025.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 10 - COMMITMENTS AND UNCERTAINTIES (CONTINUED)

In October 2021, the City began design for a road widening project of Sage Road from Cardinal Drive to US Highway 31W. As of June 30, 2024, this project has not yet begun construction. The estimated cost to complete this project is \$1,810,000. This project is expected to be complete by June 30, 2025.

In November 2022, the City began design for a road widening project of North Palmers Chapel Road from Tyree Springs Road to the greenway. As of June 30, 2024, this project has not yet begun construction. The estimated cost to complete this project is \$820,000. This project is expected to be complete by June 30, 2025.

In December 2022, the City entered into an agreement with Romach, Inc. for the construction of a new recreation center building plus a splash pad equipment building. As of June 30, 2024, this project is still in process. The estimated commitments to complete this project are to Romach, Inc. for approximately \$10,068,000 and Wold HFR Design for approximately \$67,000. This project is expected to be complete by June 30, 2025.

In December 2022, the City began design for a pedestrian safety improvement project at the intersection of US Highway 31W and State Route 258. As of June 30, 2024, this project has not yet begun construction. The estimated cost to complete this project is \$1,330,000. This project is expected to be complete by June 30, 2025. Up to \$1,117,726 of the total cost of this project is eligible for reimbursement through FHWA / TDOT grant funding.

In December 2022, the City entered into an agreement with Covenant Constructors, LLC to replace multiple stormwater infrastructure systems throughout the City. As of June 30, 2024, this project was near completion. The estimated cost to complete this project is \$56,000. This project is expected to be complete by June 30, 2025.

In February 2023, the City began design for a road widening project on Calista Road. As of June 30, 2024, this project is still in the design phase and the estimated cost to complete is \$2,600,000. This project is not expected to be complete by June 30, 2025.

In August 2023, the City began design for a road improvement project at the intersection of State Route 76 and Pleasant Grove Road. As of June 30, 2024, this project has not yet begun construction. The estimated cost to complete this project is \$3,505,000. This project is not expected to be complete by June 30, 2025.

In October 2023, the City ordered 4 police patrol vehicles. As of June 30, 2024, these vehicles had not yet been received, but \$23,820 of accessory equipment was purchased and waiting to be installed on the vehicles. The estimated cost to complete these projects is \$219,000. This project is expected to be complete by June 30, 2025.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 10 - COMMITMENTS AND UNCERTAINTIES (CONTINUED)

In December 2023, the City entered into an agreement with Kimley-Horn and Associates, Inc. to revise the municipal zoning ordinance, subdivision regulations, and commercial design standards. As of June 30, 2024 this project is still on-going. The estimated cost to complete the project is \$85,000. The project is expected to be complete by June 30, 2025.

In December 2023, the City made a down payment of \$100,000 on a fire rescue / pumper apparatus. The estimated commitments to complete this project are to Siddons-Martin-EVS (Emergency Vehicle Specialists) for approximately \$890,000. This project is not expected to be complete by June 30, 2025.

In January 2024, the City began construction for the Soccer Complex parking project. The estimated commitments to complete this project are to Rogers Group, Inc. for approximately \$450,000. This project is expected to complete by June 30, 2025.

In February 2024, the City began design for a new restroom facility in the municipal park. As of June 30, 2024, this project was still in the design phase. The estimated cost to complete this project is \$450,000. This project is not expected to be complete by June 30, 2025.

NOTE 11 - TAX ABATEMENT

The City enters into property tax abatement agreements with local businesses under the Tennessee Code Annotated Section 7-53-305, being a provision of the Tennessee Industrial Development Corporations Act (the "Act"). Under the Act, localities may grant property tax abatements of up to 100 percent of a business' property tax bill for the purpose of attracting or retaining businesses within their jurisdictions. The abatement may be granted to any business located within or promising to relocate to the City.

For the fiscal year ended June 30, 2024, the City abated property taxes totaling \$38,933 under this program.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 12 - ADJUSTMENT TO PRIOR YEAR NET POSITION

Net position as of July 1, 2023 has been restated to account for previously donated capital assets, net of related accumulated depreciation, that had not been recorded by the City. The effects of the error corrections on the City's net position are as follows:

	<u>Business Type Activities</u>	<u>Wastewater Fund</u>
Net position - as previously stated	\$ 36,888,946	\$ 33,000,667
Correction of errors:		
Entry to record cost and related accumulated depreciation on projects not placed in service in prior year	<u>3,281,250</u>	<u>3,281,250</u>
Net position - as restated	<u>\$ 40,170,196</u>	<u>\$ 36,281,917</u>

NOTE 13 - NEW ACCOUNTING PRONOUNCEMENTS

The following GASB pronouncements have been issued but are not yet effective for the City. The City is currently determining the effect they will have on future reporting.

GASB Statement No. 102 - *Certain Risk Disclosures*, Issued in December 2023. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Earlier application is encouraged.

GASB Statement No. 103 - *Financial Reporting Model Improvements*, Issued in April 2024. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues.

CITY OF WHITE HOUSE, TENNESSEE

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

JUNE 30, 2024

NOTE 13 - NEW ACCOUNTING PRONOUNCEMENTS (CONTINUED)

Improvements include:

- MD&A changes will improve the quality of the analysis of changes from the prior year, which will enhance the relevance of that information. They also will provide clarity regarding what information should be presented in MD&A.
- Separate presentation of unusual or infrequent items will provide clarity regarding which items should be reported separately from other inflows and outflows of resources.
- Definitions of operating revenues and expenses and of nonoperating revenues and expenses will replace accounting policies that vary from government to government, thereby improving comparability.
- Addition of a subtotal for operating income (loss) and noncapital subsidies will improve the relevance of information provided in the proprietary fund statement of revenues, expenses, and changes in fund net position.
- Presentation of major component unit information will improve comparability.
- Budgetary comparison information to be presented as RSI will improve comparability, and the inclusion of the specified variances and the explanations of significant variances will provide more useful information for making decisions and assessing accountability.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET)
AND RELATED RATIOS BASED ON PARTICIPATION IN THE PUBLIC EMPLOYEE PENSION
PLAN OF TCRS

LAST FISCAL YEAR ENDING JUNE 30

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<u>TOTAL PENSION LIABILITY</u>										
Service cost	\$ 254,580	\$ 278,351	\$ 289,785	\$ 305,365	\$ 370,545	\$ 406,948	\$ 389,320	\$ 397,686	\$ 468,298	\$ 490,614
Interest	394,172	438,848	482,007	525,791	602,645	654,586	731,560	800,654	919,559	1,017,900
Differences between actual & expected experience	50,987	(10,068)	(43,707)	383,813	(79,716)	264,358	93,838	7,180	375,397	518,016
Change of assumptions	-	-	-	189,549	-	-	-	1,608,516	-	-
Benefit payments, including refunds of employee contributions	(133,720)	(121,931)	(164,291)	(155,473)	(180,321)	(246,585)	(246,501)	(293,635)	(316,463)	(340,880)
NET CHANGE IN TOTAL PENSION LIABILITY	566,019	585,200	563,794	1,249,045	713,153	1,079,307	968,217	2,520,401	1,446,791	1,685,650
TOTAL PENSION LIABILITY - BEGINNING	5,067,901	5,633,920	6,219,120	6,782,914	8,031,959	8,745,112	9,824,419	10,792,636	13,313,037	14,759,828
TOTAL PENSION LIABILITY - ENDING (A)	5,633,920	6,219,120	6,782,914	8,031,959	8,745,112	9,824,419	10,792,636	13,313,037	14,759,828	16,445,478
<u>PLAN FIDUCIARY NET POSITION</u>										
Contributions - employer	186,991	189,806	199,188	220,223	170,562	251,260	249,365	269,260	283,907	516,454
Contributions - employee	179,767	166,038	173,811	204,761	203,380	226,597	228,695	254,676	269,909	274,146
Net investment income	821,461	183,990	169,078	769,325	645,877	642,635	471,014	2,628,533	(498,949)	865,610
Benefit payments, including refunds of employee contributions	(133,720)	(121,931)	(164,291)	(155,473)	(180,321)	(246,585)	(246,501)	(293,635)	(316,463)	(340,880)
Administrative expense	(3,061)	(4,191)	(6,466)	(7,946)	(8,729)	(8,791)	(8,489)	(8,885)	(9,943)	(8,738)
NET CHANGE IN PLAN FIDUCIARY NET POSITION	1,051,438	413,712	371,320	1,030,890	830,769	865,116	694,084	2,849,949	(271,539)	1,306,592
PLAN FIDUCIARY NET POSITION - BEGINNING	4,821,301	5,872,739	6,286,451	6,657,771	7,688,661	8,519,430	9,384,546	10,078,630	12,928,579	12,657,040
PLAN FIDUCIARY NET POSITION - ENDING (B)	5,872,739	6,286,451	6,657,771	7,688,661	8,519,430	9,384,546	10,078,630	12,928,579	12,657,040	13,963,632
NET PENSION LIABILITY (ASSET) - ENDING (A)-(B)	\$ (238,819)	\$ (67,331)	\$ 125,143	\$ 343,298	\$ 225,682	\$ 439,873	\$ 714,006	\$ 384,458	\$ 2,102,788	\$ 2,481,846
Plan fiduciary net position as a percentage of total pension liability	104.24 %	101.08 %	98.16 %	95.73 %	97.42 %	95.52 %	93.38 %	97.11 %	85.75 %	84.91
Covered payroll	\$ 3,174,709	\$ 3,312,492	\$ 3,476,222	\$ 4,062,490	\$ 4,060,984	\$ 4,919,764	\$ 4,550,445	\$ 4,842,807	\$ 5,106,233	\$ 5,442,087
Net pension liability (asset) as a percentage of covered payroll	(7.52) %	(2.03) %	3.60 %	8.45 %	5.56 %	8.94 %	15.69 %	7.94 %	41.18 %	45.60

NOTES TO SCHEDULE:

Changes of assumption: In 2021, the following assumptions were changed: decreased inflation rate from 2.50 percent to 2.25 percent; decreased the investment rate of return from 7.25 percent to 6.75 percent; decreased the cost-of-living adjustment from 2.25 percent to 2.125 percent; and modified mortality assumptions. In 2017, the following assumptions were changed: decreased inflation rate from 3.00 percent to 2.50 percent; decreased the investment rate of return from 7.50 percent to 7.25 percent; decreased the cost-of-living adjustment from 2.50 percent to 2.25 percent; decreased salary growth graded ranges from an average of 4.25 percent to an average of 4.00 percent; and modified mortality assumptions.

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF CONTRIBUTIONS BASED ON PARTICIPATION IN THE PUBLIC
EMPLOYEE PENSION PLAN OF TCRS

LAST FISCAL YEAR ENDING JUNE 30

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Actuarial determined contribution	\$ 189,806	\$ 199,188	\$ 220,223	\$ 170,562	\$ 251,260	\$ 249,365	\$ 269,260	\$ 283,907	\$ 516,454	\$ 635,313
Contributions in relation to the actuarial determined contribution	<u>189,806</u>	<u>199,188</u>	<u>220,223</u>	<u>170,562</u>	<u>251,260</u>	<u>249,365</u>	<u>269,260</u>	<u>283,907</u>	<u>516,454</u>	<u>635,313</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 3,312,492	\$ 3,476,222	\$ 4,062,490	\$ 4,060,984	\$ 4,919,764	\$ 4,550,445	\$ 4,842,807	\$ 5,106,233	\$ 5,442,087	\$ 7,048,375
Contributions as a percentage covered payroll	5.73 %	5.73 %	5.42 %	4.20 %	5.11 %	5.48 %	5.56 %	5.56 %	9.49 %	9.01 %

NOTES TO SCHEDULE:

Valuation date: Actuarially determined contribution rates for fiscal year 2024 were calculated based on the June 30, 2023 actuarial valuation.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Normal
Amortization method	Level dollar, closed (not to exceed 20 years)
Remaining amortization period	Varies by Year
Asset valuation	10-year smoothed within a 20 percent corridor to market value
Inflation	2.25 percent
Salary increases	Graded salary ranges from 8.72 to 3.44 percent based on age, including inflation, averaging 4.00 percent
Investment rate of return	6.75 percent, net of investment expense, including inflation
Retirement age	Pattern of retirement determined by experience study
Mortality	Customized table based on actual experience including an adjustment for some anticipated improvement
Cost of living adjustments	2.125 percent

Changes of assumption : In 2021, the following assumptions were changed: decreased inflation rate from 2.50 percent to 2.25 percent; decreased the investment rate of return from 7.25 percent to 6.75 percent; decreased the cost-of-living adjustment from 2.25 percent to 2.125 percent; and modified mortality assumptions. In 2017, the following assumptions were changed: decreased inflation rate from 3.00 percent to 2.50 percent; decreased the investment rate of return from 7.50 percent to 7.25 percent; decreased the cost-of-living adjustment from 2.50 percent to 2.25 percent; decreased salary growth graded ranges from an average of 4.25 percent to an average of 4.00 percent; and modified mortality assumptions.

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY
AND RELATED RATIOS

LAST FISCAL YEAR ENDING JUNE 30

	2018	2019	2020	2021	2022	2023
<u>TOTAL OPEB LIABILITY</u>						
Service cost	\$ 184,183	\$ 214,377	\$ 81,653	\$ 89,673	\$ 105,659	\$ 72,883
Interest	72,960	72,908	35,555	39,757	45,290	68,438
Changes in benefit terms	-	(1,535,993)	-	-	-	-
Differences between actual & expected experience	59,105	66,991	51,002	504,201	(96,817)	(205,394)
Change of assumptions	-	27,143	27,301	88,796	(366,085)	(70,048)
Benefit payments	(7,272)	(10,770)	(42,623)	(49,317)	(70,227)	(114,299)
NET CHANGE IN TOTAL OPEB LIABILITY	308,976	(1,165,344)	152,888	673,110	(382,180)	(248,420)
TOTAL OPEB LIABILITY - BEGINNING	2,142,993	2,451,969	1,286,625	1,439,513	2,112,623	1,730,443
TOTAL OPEB LIABILITY - ENDING	\$ 2,451,969	\$ 1,286,625	\$ 1,439,513	\$ 2,112,623	\$ 1,730,443	\$ 1,482,023
Covered-employee payroll	\$ 4,371,261	\$ 4,737,166	\$ 4,625,906	\$ 5,229,300	\$ 5,541,101	\$ 5,976,561
Net OPEB liability as a percentage of covered-employee payroll	56.09 %	27.16 %	31.12 %	40.40 %	31.23 %	24.80 %

Note 1:

No assets are accumulating in a trust.

This is a 10-year schedule; however, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years of information is available.

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

CITY OF WHITE HOUSE, TENNESSEE

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

JUNE 30, 2024

	Economic Development Fund	State Street Aid Fund	Parks Sales Tax Fund	Parks Impact Fee Fund	Police Impact Fee Fund	Fire Impact Fee Fund	Roads Impact Fee Fund	Police Drug Fund	Hillcrest Cemetery Fund	Total Nonmajor Governmental Funds
ASSETS										
Cash and cash equivalents	\$ 249,574	\$ 313,325	\$ 720,749	\$ 33,324	\$ 1,173,898	\$ 747,991	\$ 552,030	\$ 44,888	\$ 273,283	\$ 4,109,062
Receivables										
Other taxes	-	80,229	959,931	-	-	-	-	-	-	1,040,160
Grants	-	-	-	180,519	-	-	-	-	-	180,519
Due from general fund	-	-	-	196,967	213,254	137,660	340,617	-	-	888,498
Total assets	<u>\$ 249,574</u>	<u>\$ 393,554</u>	<u>\$ 1,680,680</u>	<u>\$ 410,810</u>	<u>\$ 1,387,152</u>	<u>\$ 885,651</u>	<u>\$ 892,647</u>	<u>\$ 44,888</u>	<u>\$ 273,283</u>	<u>\$ 6,218,239</u>
LIABILITIES										
Accounts payable	\$ 8,928	\$ -	\$ 865,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,364	\$ 875,773
Total liabilities	<u>8,928</u>	<u>-</u>	<u>865,481</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,364</u>	<u>875,773</u>
FUND BALANCES										
Restricted	240,646	393,554	815,199	410,810	1,387,152	885,651	892,647	44,888	271,919	5,342,466
Total fund balances	<u>240,646</u>	<u>393,554</u>	<u>815,199</u>	<u>410,810</u>	<u>1,387,152</u>	<u>885,651</u>	<u>892,647</u>	<u>44,888</u>	<u>271,919</u>	<u>5,342,466</u>
Total liabilities and fund balances	<u>\$ 249,574</u>	<u>\$ 393,554</u>	<u>\$ 1,680,680</u>	<u>\$ 410,810</u>	<u>\$ 1,387,152</u>	<u>\$ 885,651</u>	<u>\$ 892,647</u>	<u>\$ 44,888</u>	<u>\$ 273,283</u>	<u>\$ 6,218,239</u>

CITY OF WHITE HOUSE, TENNESSEE

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	Economic Development Fund	State Street Aid Fund	Parks Sales Tax Fund	Parks Impact Fee Fund	Police Impact Fee Fund	Fire Impact Fee Fund	Roads Impact Fee Fund	Police Drug Fund	Hillcrest Cemetery Fund	Total Nonmajor Governmental Funds
REVENUES										
Taxes	\$ -	\$ -	\$ 1,169,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,169,051
Intergovernmental revenues										
State and county revenue	140,260	-	-	-	-	-	-	-	-	140,260
Gasoline and motor fuel tax	-	232,927	-	-	-	-	-	-	-	232,927
Gas 1989	-	36,415	-	-	-	-	-	-	-	36,415
Gas 3 cent	-	67,241	-	-	-	-	-	-	-	67,241
Gas 2017 tax	-	117,433	-	-	-	-	-	-	-	117,433
Capital grants	-	-	776,203	500,000	-	-	-	-	-	1,276,203
Charges for services										
Cemetery and maintenance	-	-	-	-	-	-	-	-	40,463	40,463
Licenses and permits										
Impact fees	-	-	-	595,601	671,358	440,154	938,675	-	-	2,645,788
Fines and forfeitures										
Drug related fines and forfeitures	-	-	-	-	-	-	-	6,538	-	6,538
Interest revenue	13,238	23,198	38,033	23,227	56,392	36,866	45,927	2,625	13,624	253,130
Miscellaneous										
Other revenue	-	2,404	-	-	-	-	-	1,031	-	3,435
Total revenues	153,498	479,618	1,983,287	1,118,828	727,750	477,020	984,602	10,194	54,087	5,988,884
EXPENDITURES										
General government										
Supplies	4,433	-	-	-	-	-	-	-	-	4,433
Other operating expenses	51,358	-	-	-	-	-	-	-	-	51,358
Capital outlay	71,572	-	-	-	-	-	-	-	-	71,572
Public safety										
Supplies	-	-	-	-	-	-	-	1,113	-	1,113
Other operating expenses	-	-	-	-	-	-	-	2,650	-	2,650
Capital outlay	-	-	-	-	11,910	35,353	-	20,360	-	67,623
Public Works										
Supplies	-	18,195	-	-	-	-	-	-	-	18,195
Other operating expenses	-	11,129	-	-	-	-	-	-	-	11,129
Capital outlay	-	422,343	-	-	-	-	650,000	-	-	1,072,343
Cemetery and maintenance										
Supplies	-	-	-	-	-	-	-	-	238	238
Utilities	-	-	-	-	-	-	-	-	1,194	1,194
Other operating expenses	-	-	-	-	-	-	-	-	28,160	28,160

(continued on next page)

CITY OF WHITE HOUSE, TENNESSEE

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES (CONTINUED)

NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	Economic Development Fund	State Street Aid Fund	Parks Sales Tax Fund	Parks Impact Fee Fund	Police Impact Fee Fund	Fire Impact Fee Fund	Roads Impact Fee Fund	Police Drug Fund	Hillcrest Cemetery Fund	Total Nonmajor Governmental Funds
EXPENDITURES (CONTINUED)										
Parks and recreation										
Other operating expenses	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Principal	-	-	164,000	-	-	-	-	-	-	164,000
Interest	-	-	61,923	-	-	-	-	-	-	61,923
Capital outlay	-	-	1,552,405	1,017,741	-	-	-	-	-	2,570,146
Total expenditures	127,363	451,667	1,778,328	1,017,742	11,910	35,353	650,000	24,123	29,592	4,126,078
REVENUES OVER (UNDER)										
EXPENDITURES - NET CHANGE IN FUND BALANCE	26,135	27,951	204,959	101,086	715,840	441,667	334,602	(13,929)	24,495	1,862,806
FUND BALANCES - BEGINNING OF YEAR	214,511	365,603	610,240	309,724	671,312	443,984	558,045	58,817	247,424	3,479,660
FUND BALANCES - END OF YEAR	\$ 240,646	\$ 393,554	\$ 815,199	\$ 410,810	\$ 1,387,152	\$ 885,651	\$ 892,647	\$ 44,888	\$ 271,919	\$ 5,342,466

CITY OF WHITE HOUSE, TENNESSEE
COMBINING STATEMENT OF NET POSITION
NONMAJOR PROPRIETARY FUNDS
JUNE 30, 2024

	Solid Waste Fund	Stormwater Fund	Total Nonmajor Enterprise Funds
ASSETS			
Cash and cash equivalents	\$ 1,011,130	\$ 950,135	\$ 1,961,265
Accounts receivable, net	45,040	18,881	63,921
Unbilled receivables	284,178	197,510	481,688
Other current assets	6,548	9,901	16,449
Total current assets	1,346,896	1,176,427	2,523,323
Capital assets, net	76,193	2,243,508	2,319,701
TOTAL ASSETS	1,423,089	3,419,935	4,843,024
DEFERRED OUTFLOW OF RESOURCES			
Deferred outflows related to pensions	61,266	112,285	173,551
Deferred outflows related to other post-employment benefits	8,135	24,406	32,541
TOTAL DEFERRED OUTFLOWS OF RESOURCES	69,401	136,691	206,092
LIABILITIES			
Current liabilities			
Accounts payable	15,178	4,958	20,136
Accrued liabilities	7,828	15,598	23,426
Compensated absences	6,926	15,022	21,948
Total current liabilities	29,932	35,578	65,510
Compensated absences	2,424	1,057	3,481
Other post-employment benefits liability	26,261	78,784	105,045
Net pension liability	55,844	104,846	160,690
Total long-term liabilities	84,529	184,687	269,216
TOTAL LIABILITIES	114,461	220,265	334,726
DEFERRED INFLOW OF RESOURCES			
Deferred inflows related to pensions	1,691	6,933	8,624
Deferred inflows related to other post-employment benefits	9,259	27,776	37,035
TOTAL DEFERRED INFLOWS OF RESOURCES	10,950	34,709	45,659
NET POSITION			
Net investment in capital assets	76,193	2,243,508	2,319,701
Unrestricted	1,290,886	1,058,144	2,349,030
TOTAL NET POSITION	\$ 1,367,079	\$ 3,301,652	\$ 4,668,731

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE
COMBINING STATEMENT OF REVENUES,
EXPENSES AND CHANGES IN NET POSITION

NONMAJOR PROPRIETARY FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	Solid Waste Fund	Stormwater Fund	Total Nonmajor Enterprise Funds
OPERATING REVENUES			
Charges for services	\$ 1,644,024	\$ 1,126,534	\$ 2,770,558
Licenses and permits	-	33,900	33,900
Other operating revenues	11,212	15,571	26,783
TOTAL REVENUES	1,655,236	1,176,005	2,831,241
OPERATING EXPENSES			
Personnel services	202,246	507,363	709,609
Supplies	13,416	80,747	94,163
Utilities	1,008	4,432	5,440
Other operating expenses	1,095,100	126,179	1,221,279
Depreciation	19,437	89,611	109,048
TOTAL EXPENSES	1,331,207	808,332	2,139,539
OPERATING INCOME	324,029	367,673	691,702
NONOPERATING REVENUES (EXPENSES)			
Interest income	42,982	45,768	88,750
TOTAL NONOPERATING REVENUES (EXPENSES)	42,982	45,768	88,750
CHANGE IN NET POSITION	367,011	413,441	780,452
NET POSITION - BEGINNING OF YEAR	1,000,068	2,888,211	3,888,279
NET POSITION - END OF YEAR	\$ 1,367,079	\$ 3,301,652	\$ 4,668,731

See accompanying notes to financial statements.

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

DEBT SERVICE FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Intergovernmental revenues	\$ 2,521,000	\$ 2,521,000	\$ 2,694,303	\$ 173,303
Interest revenue	<u>9,300</u>	<u>9,300</u>	<u>81,777</u>	<u>72,477</u>
Total revenues	<u>2,530,300</u>	<u>2,530,300</u>	<u>2,776,080</u>	<u>245,780</u>
EXPENDITURES				
Miscellaneous	2,200	2,200	1,843	357
Debt service				
Principal	1,812,000	1,812,000	1,812,000	-
Interest	<u>698,000</u>	<u>698,000</u>	<u>584,517</u>	<u>113,483</u>
Total expenditures	<u>2,512,200</u>	<u>2,512,200</u>	<u>2,398,360</u>	<u>113,840</u>
REVENUES OVER (UNDER) EXPENDITURES -				
NET CHANGE IN FUND BALANCE	<u>18,100</u>	<u>18,100</u>	<u>377,720</u>	<u>359,620</u>
FUND BALANCE - BEGINNING OF YEAR			<u>1,234,721</u>	
FUND BALANCE - END OF YEAR			<u>\$ 1,612,441</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

ECONOMIC DEVELOPMENT FUND

FOR YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Intergovernmental revenues	\$ 140,000	\$ 140,000	\$ 140,260	\$ 260
Interest revenue	<u>1,900</u>	<u>1,900</u>	<u>13,238</u>	<u>11,338</u>
Total revenues	<u>141,900</u>	<u>141,900</u>	<u>153,498</u>	<u>11,598</u>
EXPENDITURES				
Capital outlay	72,000	72,000	71,572	428
Miscellaneous	<u>64,600</u>	<u>64,600</u>	<u>55,791</u>	<u>8,809</u>
Total expenditures	<u>136,600</u>	<u>136,600</u>	<u>127,363</u>	<u>9,237</u>
REVENUES OVER (UNDER) EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ 5,300</u>	<u>\$ 5,300</u>	26,135	<u>\$ 20,835</u>
FUND BALANCES - BEGINNING OF YEAR			<u>214,511</u>	
FUND BALANCES - END OF YEAR			<u>\$ 240,646</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

STATE STREET AID FUND

FOR YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Intergovernmental revenues	\$ 453,000	\$ 453,000	\$ 454,016	\$ 1,016
Interest revenue	3,800	3,800	23,198	19,398
Miscellaneous	-	-	2,404	2,404
Total revenues	<u>456,800</u>	<u>456,800</u>	<u>479,618</u>	<u>22,818</u>
EXPENDITURES				
Public works	40,000	40,000	29,324	10,676
Capital outlay	<u>465,000</u>	<u>465,000</u>	<u>422,343</u>	<u>42,657</u>
Total expenditures	<u>505,000</u>	<u>505,000</u>	<u>451,667</u>	<u>53,333</u>
REVENUES OVER (UNDER) EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ (48,200)</u>	<u>\$ (48,200)</u>	27,951	<u>\$ 76,151</u>
FUND BALANCE - BEGINNING OF YEAR			<u>365,603</u>	
FUND BALANCE - END OF YEAR			<u>\$ 393,554</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

PARKS SALES TAX FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Intergovernmental revenues	\$ 1,713,000	\$ 2,058,000	\$ 1,945,254	\$ (112,746)
Interest revenue	<u>5,500</u>	<u>5,500</u>	<u>38,033</u>	<u>32,533</u>
Total revenues	<u>1,718,500</u>	<u>2,063,500</u>	<u>1,983,287</u>	<u>(80,213)</u>
EXPENDITURES				
Capital outlay	1,300,000	2,070,000	1,552,405	517,595
Debt service				
Principal	164,000	164,000	164,000	-
Interest	<u>62,000</u>	<u>62,000</u>	<u>61,923</u>	<u>77</u>
Total expenditures	<u>1,526,000</u>	<u>2,296,000</u>	<u>1,778,328</u>	<u>517,672</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>192,500</u>	<u>(232,500)</u>	<u>204,959</u>	<u>437,459</u>
NET CHANGE IN FUND BALANCE	<u>\$ 192,500</u>	<u>\$ (232,500)</u>	<u>204,959</u>	<u>\$ 437,459</u>
FUND BALANCE - BEGINNING OF YEAR			<u>610,240</u>	
FUND BALANCE - END OF YEAR			<u>\$ 815,199</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

PARKS IMPACT FEE FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Intergovernmental revenues	\$ -	\$ 500,000	\$ 500,000	\$ -
Licenses and permits	437,184	437,184	595,601	158,417
Interest revenue	3,300	3,300	23,227	19,927
Total revenues	<u>440,484</u>	<u>940,484</u>	<u>1,118,828</u>	<u>178,344</u>
EXPENDITURES				
Contractual services	-	-	1	(1)
Capital outlay	<u>55,000</u>	<u>1,055,000</u>	<u>1,017,741</u>	<u>37,259</u>
Total expenditures	<u>55,000</u>	<u>1,055,000</u>	<u>1,017,742</u>	<u>37,258</u>
REVENUES OVER (UNDER) EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ 385,484</u>	<u>\$ (114,516)</u>	101,086	<u>\$ 215,602</u>
FUND BALANCE - BEGINNING OF YEAR			<u>309,724</u>	
FUND BALANCE - END OF YEAR			<u>\$ 410,810</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

POLICE IMPACT FEE FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Licenses and permits	\$ 311,000	\$ 311,000	\$ 671,358	\$ 360,358
Interest revenue	<u>4,200</u>	<u>4,200</u>	<u>56,392</u>	<u>52,192</u>
Total revenues	<u>315,200</u>	<u>315,200</u>	<u>727,750</u>	<u>412,550</u>
EXPENDITURES				
Capital outlay	<u>110,000</u>	<u>110,000</u>	<u>11,910</u>	<u>98,090</u>
Total expenditures	<u>110,000</u>	<u>110,000</u>	<u>11,910</u>	<u>98,090</u>
REVENUES OVER EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ 205,200</u>	<u>\$ 205,200</u>	715,840	<u>\$ 510,640</u>
FUND BALANCE - BEGINNING OF YEAR			<u>671,312</u>	
FUND BALANCE - END OF YEAR			<u>\$ 1,387,152</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

FIRE IMPACT FEE FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Licenses and permits	\$ 205,300	\$ 205,300	\$ 440,154	\$ 234,854
Interest revenue	<u>2,900</u>	<u>2,900</u>	<u>36,866</u>	<u>33,966</u>
Total revenues	<u>208,200</u>	<u>208,200</u>	<u>477,020</u>	<u>268,820</u>
EXPENDITURES				
Capital outlay	<u>274,000</u>	<u>274,000</u>	<u>35,353</u>	<u>238,647</u>
Total expenditures	<u>274,000</u>	<u>274,000</u>	<u>35,353</u>	<u>238,647</u>
REVENUES OVER (UNDER) EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ (65,800)</u>	<u>\$ (65,800)</u>	441,667	<u>\$ 507,467</u>
FUND BALANCE - BEGINNING OF YEAR			<u>443,984</u>	
FUND BALANCE - END OF YEAR			<u>\$ 885,651</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

ROAD IMPACT FEE FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Licenses and permits	\$ 420,600	\$ 420,600	\$ 938,675	\$ 518,075
Interest revenue	<u>1,200</u>	<u>1,200</u>	<u>45,927</u>	<u>44,727</u>
Total revenues	<u>421,800</u>	<u>421,800</u>	<u>984,602</u>	<u>562,802</u>
EXPENDITURES				
Capital outlay	<u>500,000</u>	<u>650,000</u>	<u>650,000</u>	<u>-</u>
Total expenditures	<u>500,000</u>	<u>650,000</u>	<u>650,000</u>	<u>-</u>
REVENUES UNDER EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ (78,200)</u>	<u>\$ (228,200)</u>	334,602	<u>\$ 562,802</u>
FUND BALANCE - BEGINNING OF YEAR			<u>558,045</u>	
FUND BALANCE - END OF YEAR			<u>\$ 892,647</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

POLICE DRUG FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Fines and forfeitures	\$ 4,800	\$ 4,800	\$ 6,538	\$ 1,738
Interest revenue	450	450	2,625	2,175
Miscellaneous	-	-	1,031	1,031
Total revenues	<u>5,250</u>	<u>5,250</u>	<u>10,194</u>	<u>4,944</u>
EXPENDITURES				
Public safety	4,500	4,500	3,763	737
Capital outlay	<u>20,500</u>	<u>20,500</u>	<u>20,360</u>	<u>140</u>
Total expenditures	<u>25,000</u>	<u>25,000</u>	<u>24,123</u>	<u>877</u>
REVENUES OVER EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ (19,750)</u>	<u>\$ (19,750)</u>	<u>(13,929)</u>	<u>\$ 5,821</u>
FUND BALANCE - BEGINNING OF YEAR			<u>58,817</u>	
FUND BALANCE - END OF YEAR			<u>\$ 44,888</u>	

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL

HILLCREST CEMETERY FUND

FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Charges for services	\$ 52,350	\$ 52,350	\$ 40,463	\$ (11,887)
Interest revenue	<u>3,100</u>	<u>3,100</u>	<u>13,624</u>	<u>10,524</u>
Total revenues	<u>55,450</u>	<u>55,450</u>	<u>54,087</u>	<u>(1,363)</u>
EXPENDITURES				
Cemetery and maintenance	<u>42,690</u>	<u>42,690</u>	<u>29,592</u>	<u>13,098</u>
Total expenditures	<u>42,690</u>	<u>42,690</u>	<u>29,592</u>	<u>13,098</u>
REVENUES OVER (UNDER) EXPENDITURES - NET CHANGE IN FUND BALANCE	<u>\$ 12,760</u>	<u>\$ 12,760</u>	24,495	<u>\$ 11,735</u>
FUND BALANCE - BEGINNING OF YEAR			<u>247,424</u>	
FUND BALANCE - END OF YEAR			<u>\$ 271,919</u>	

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OTHER SCHEDULES

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF REVENUES

MAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Major Governmental Funds</u>
Taxes			
Property taxes	\$ 5,742,365	\$ -	\$ 5,742,365
Intergovernmental revenues			
Local sales tax	1,973,082	2,694,303	4,667,385
Wholesale and state beer tax	665,099	-	665,099
Business taxes	343,500	-	343,500
Payments in lieu of taxes	159,095	-	159,095
State sales and income tax	1,594,368	-	1,594,368
Corporate excise tax	82,158	-	82,158
Sportsbetting tax	24,675	-	24,675
Other taxes	33,663	-	33,663
Federal, state and county grants	197,124	-	197,124
Charges for services			
Parks	202,750	-	202,750
Library	4,163	-	4,163
Licenses and permits			
Building permits	637,784	-	637,784
Franchise fees	277,837	-	277,837
Other permits	37,415	-	37,415
Fines and forfeitures			
Court fines and costs	80,639	-	80,639
Interest revenue	363,048	81,777	444,825
Miscellaneous			
Insurance recoveries	195,859	-	195,859
Sale of equipment	2,067	-	2,067
Total revenues	<u>\$ 12,616,691</u>	<u>\$ 2,776,080</u>	<u>\$ 15,392,771</u>

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF EXPENDITURES

MAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2024

	General Fund	Debt Service Fund	Total Major Governmental Funds
GENERAL GOVERNMENT			
<u>Legislative/Administrative:</u>			
Personnel services	\$ 519,382	\$ -	\$ 519,382
Supplies	58,031	-	58,031
Utilities	96,647	-	96,647
Other operating expenses	161,027	-	161,027
	<u>835,087</u>	<u>-</u>	<u>835,087</u>
<u>Municipal Court:</u>			
Personnel services	100,211	-	100,211
Supplies	9	-	9
Utilities	336	-	336
Other operating expenses	9,990	-	9,990
	<u>110,546</u>	<u>-</u>	<u>110,546</u>
<u>Finance:</u>			
Personnel services	372,392	-	372,392
Supplies	5,878	-	5,878
Utilities	2,936	-	2,936
Other operating expenses	98,965	-	98,965
	<u>480,171</u>	<u>-</u>	<u>480,171</u>
<u>Human Resources:</u>			
Personnel services	279,137	-	279,137
Supplies	8,479	-	8,479
Utilities	5,271	-	5,271
Other operating expenses	180,126	-	180,126
	<u>473,013</u>	<u>-</u>	<u>473,013</u>
<u>Engineering:</u>			
Utilities	336	-	336
Other operating expenses	275,882	-	275,882
Capital outlay	799,302	-	799,302
	<u>1,075,520</u>	<u>-</u>	<u>1,075,520</u>
<u>Building Maintenance:</u>			
Personnel services	58,765	-	58,765
Supplies	13,444	-	13,444
Utilities	2,301	-	2,301
Other operating expenses	138,288	-	138,288
Capital outlay	69,106	-	69,106
	<u>281,904</u>	<u>-</u>	<u>281,904</u>
<u>Miscellaneous/Contingency:</u>			
Other operating expenses	406,922	1,843	408,765
	<u>406,922</u>	<u>1,843</u>	<u>408,765</u>
TOTAL GENERAL GOVERNMENT	<u>3,663,163</u>	<u>1,843</u>	<u>3,665,006</u>

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CITY OF WHITE HOUSE, TENNESSEE
SCHEDULE OF EXPENDITURES (CONTINUED)
MAJOR GOVERNMENTAL FUNDS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2024

	General Fund	Debt Service Fund	Total Major Governmental Funds
PUBLIC SAFETY			
<u>Police Department:</u>			
Personnel services	\$ 2,441,710	\$ -	\$ 2,441,710
Supplies	165,959	-	165,959
Utilities	42,708	-	42,708
Other operating expenses	363,235	-	363,235
Capital outlay	156,085	-	156,085
	<u>3,169,697</u>	<u>-</u>	<u>3,169,697</u>
<u>Fire Department:</u>			
Personnel services	2,262,676	-	2,262,676
Supplies	99,850	-	99,850
Utilities	45,400	-	45,400
Other operating expenses	110,184	-	110,184
Capital outlay	288,614	-	288,614
	<u>2,806,724</u>	<u>-</u>	<u>2,806,724</u>
TOTAL PUBLIC SAFETY	<u>5,976,421</u>	<u>-</u>	<u>5,976,421</u>
PUBLIC WORKS			
Personnel services	347,299	-	347,299
Supplies	115,605	-	115,605
Utilities	155,509	-	155,509
Other operating expenses	96,845	-	96,845
Capital outlay	175,882	-	175,882
TOTAL PUBLIC WORKS	<u>891,140</u>	<u>-</u>	<u>891,140</u>
LIBRARY			
Personnel services	469,637	-	469,637
Supplies	64,972	-	64,972
Utilities	56,317	-	56,317
Other operating expenses	54,969	-	54,969
Capital outlay	24,441	-	24,441
TOTAL LIBRARY	<u>670,336</u>	<u>-</u>	<u>670,336</u>
PARKS AND RECREATION			
<u>Recreation and Park Maintenance:</u>			
Personnel services	889,289	-	889,289
Supplies	149,646	-	149,646
Utilities	131,675	-	131,675
Other operating expenses	224,654	-	224,654
Capital outlay	12,235,402	-	12,235,402
	<u>13,630,666</u>	<u>-</u>	<u>13,630,666</u>

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CITY OF WHITE HOUSE, TENNESSEE
SCHEDULE OF EXPENDITURES (CONTINUED)
MAJOR GOVERNMENTAL FUNDS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Major Governmental Funds</u>
PARKS AND RECREATION (CONTINUED)			
<u>Senior Services:</u>			
Personnel services	\$ 13,765	\$ -	\$ 13,765
Supplies	2,462	-	2,462
Utilities	336	-	336
Other operating expenses	45,225	-	45,225
	<u>61,788</u>	<u>-</u>	<u>61,788</u>
<u>Museum Services:</u>			
Personnel services	74,433	-	74,433
Supplies	4,454	-	4,454
Utilities	9,402	-	9,402
Other operating expenses	9,346	-	9,346
Capital outlay	7,747	-	7,747
	<u>105,382</u>	<u>-</u>	<u>105,382</u>
TOTAL PARKS AND RECREATION	<u>13,797,836</u>	<u>-</u>	<u>13,797,836</u>
PLANNING AND ZONING			
Personnel services	435,366	-	435,366
Supplies	6,509	-	6,509
Utilities	5,322	-	5,322
Other operating expenses	24,598	-	24,598
Capital outlay	98,103	-	98,103
	<u>569,898</u>	<u>-</u>	<u>569,898</u>
DEBT SERVICE			
Principal	-	1,812,000	1,812,000
Interest	-	584,517	584,517
	<u>-</u>	<u>2,396,517</u>	<u>2,396,517</u>
TOTAL DEBT SERVICE	<u>-</u>	<u>2,396,517</u>	<u>2,396,517</u>
Total expenditures	<u>\$ 25,568,794</u>	<u>\$ 2,398,360</u>	<u>\$ 27,967,154</u>

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF CHANGES IN PROPERTY TAXES RECEIVABLE

YEAR ENDED JUNE 30, 2024

<u>Tax Year</u>	<u>Balance June 30, 2023</u>	<u>Tax Levy</u>	<u>Collections</u>	<u>Adjustments</u>	<u>Changes in Penalties and Interest</u>	<u>Balance June 30, 2024</u>
2023	\$ -	\$ 5,699,711	\$ 5,627,260	\$ 25,355	\$ 5,825	\$ 103,631
2022	94,706	-	75,491	3,772	(1,299)	21,688
2021	22,052	-	8,392	(29)	(237)	13,394
2020	9,049	-	2,522	-	(365)	6,162
2019	8,394	-	2,267	-	(823)	5,304
2018	5,310	-	1,596	-	(995)	2,719
2017	3,749	-	854	-	(629)	2,266
2016	23,041	-	735	-	968	23,274
2015	1,764	-	207	-	(174)	1,383
2014	2,048	-	202	-	(192)	1,654
	<u>\$ 170,113</u>	<u>\$ 5,699,711</u>	<u>\$ 5,719,526</u>	<u>\$ 29,098</u>	<u>\$ 2,079</u>	181,475
Deferred property tax revenues for 2024 assessed but unlevied						<u>6,572,000</u>
						<u>\$ 6,753,475</u>

Property taxes become delinquent in March 1 of the year subsequent to the levy date. To insure collection of delinquent property taxes, the City will file a lien on property as soon as taxes become delinquent.

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF CHANGES IN LONG-TERM DEBT BY INDIVIDUAL ISSUE

JUNE 30, 2024

	Original Amount of Issue	Interest Rate		Date of Issue	Last Maturity Date	Outstanding 7/1/2023	Issued During Period	Paid and/or Matured During Period	Refunded During Period	Outstanding 6/30/2024
GOVERNMENTAL ACTIVITIES										
<u>NOTES PAYABLE</u>										
<u>Payable through Debt Service Fund</u>										
Capital Outlay Note, Water Line, 2020	\$ 1,600,000	2.55	%	7/23/2020	6/1/2030	\$ 1,162,000	\$ -	\$ (154,000)	\$ -	\$ 1,008,000
Total Notes Payable through Debt Service Fund						\$ 1,162,000	\$ -	\$ (154,000)	\$ -	\$ 1,008,000
<u>BONDS PAYABLE</u>										
<u>Payable through Debt Service Fund</u>										
Refunding Bonds, Series 2015	\$ 2,695,000	2.00 to 2.45	%	3/27/2015	6/1/2028	\$ 1,100,000	\$ -	\$ (230,000)	\$ -	\$ 870,000
Refunding Bonds, Series 2020	\$ 2,730,000	1.70 to 3.00	%	9/11/2020	6/1/2043	2,650,000	-	(105,000)	-	2,545,000
Local Government Loan Program Bond, Series 2020	\$ 11,000,000	2.75	%	8/27/2020	8/27/2022	9,705,999	-	(456,000)	-	9,249,999
Local Government Loan Program Bond, Series 2022	\$ 24,000,000	3.29	%	6/10/2022	6/1/2043	1,563,000	14,072,000	(867,000)	-	14,768,000
Total Bonds Payable through Debt Service Fund						\$ 15,018,999	\$ 14,072,000	\$ (1,658,000)	\$ -	\$ 27,432,999
<u>Payable through Parks Sales Tax Fund</u>										
Local Government Loan Program Bond, Series 2020	\$ 2,750,000	2.71	%	7/8/2020	6/1/2035	\$ 2,285,000	\$ -	\$ (164,000)	\$ -	\$ 2,121,000
Total Bonds Payable through Parks Sales Tax Fund						\$ 2,285,000	\$ -	\$ (164,000)	\$ -	\$ 2,121,000
BUSINESS-TYPE ACTIVITIES										
<u>OTHER LOANS PAYABLE</u>										
<u>Payable through Wastewater Fund</u>										
State Revolving Loan, Project # CWA 2009-246	\$ 1,000,000	1.77	%	9/3/2009	5/1/2031	\$ 263,123	\$ -	\$ (31,239)	\$ -	\$ 231,884
State Revolving Loan, Project # CWSRF 2010-256	\$ 360,000	1.74	%	4/28/2010	4/1/2032	174,512	-	(18,432)	-	156,080
State Revolving Loan, Project # CG1 2012-302	\$ 4,000,000	1.00	%	6/6/2012	12/1/2034	2,154,988	-	(177,708)	-	1,977,280
State Revolving Loan, Project # CWSRF 2012-308	\$ 500,000	1.00	%	6/6/2012	3/1/2036	253,400	-	(18,732)	-	234,668
State Revolving Loan, Project # CG2 2013-326	\$ 2,000,000	0.75	%	6/25/2013	9/1/2036	1,086,474	-	(78,288)	-	1,008,186
State Revolving Loan, Project # CWSRF 2016-364	\$ 800,000	1.11	%	3/10/2016	10/1/2036	552,768	-	(38,688)	-	514,080
State Revolving Loan, Project # CWSRF 2021-449	\$ 12,448,000	0.91	%	12/14/2020	6/1/2039	12,163,606	-	(572,688)	-	11,590,918
State Revolving Loan, Project # CWSRF 2021-449-01	\$ 8,000,000	1.09	%	7/22/2021	6/1/2041	6,029,530	1,970,470	(179,490)	-	7,820,510
Total Other Loans Payable						\$ 22,678,401	\$ 1,970,470	\$ (1,115,265)	\$ -	\$ 23,533,606
<u>BONDS PAYABLE</u>										
<u>Payable through Wastewater Fund</u>										
Refunding Bonds, Series 2012	\$ 2,435,000	1.00 to 2.00	%	3/9/2012	6/1/2024	\$ 140,000	\$ -	\$ (140,000)	\$ -	\$ -
Total Bonds Payable through Wastewater Fund						\$ 140,000	\$ -	\$ (140,000)	\$ -	\$ -

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF LONG-TERM DEBT (GOVERNMENTAL ACTIVITIES)

JUNE 30, 2024

Year	General Obligation Refunding Bonds, Series 2015		Capital Outlay Note Water Line 2020	
	Principal	Interest	Principal	Interest
2025	\$ 225,000	\$ 19,650	\$ 157,000	\$ 25,704
2026	220,000	15,038	162,000	21,701
2027	215,000	10,198	166,000	17,570
2028	210,000	5,145	170,000	13,337
2029	-	-	174,000	9,002
2030	-	-	179,000	4,565
	<u>\$ 870,000</u>	<u>\$ 50,031</u>	<u>\$ 1,008,000</u>	<u>\$ 91,879</u>

Year	General Obligation Refunding Bonds, Series 2020		Local Government Loan Program Bond, Series 2020		Local Government Loan Program Bond, Series 2020		Local Government Loan Program Bond, Series 2022		Total Principal	Total Interest	Total Principal and Interest
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest			
2025	\$ 105,000	\$ 60,625	\$ 168,000	\$ 57,479	\$ 468,000	\$ 254,375	\$ 896,000	\$ 485,867	\$ 2,019,000	\$ 903,700	\$ 2,922,700
2026	110,000	57,475	173,000	52,926	481,000	241,505	925,000	456,389	2,071,000	845,034	2,916,034
2027	110,000	54,175	177,000	48,238	494,000	228,278	956,000	425,956	2,118,000	784,415	2,902,415
2028	115,000	50,875	182,000	43,441	508,000	214,693	987,000	394,504	2,172,000	721,995	2,893,995
2029	120,000	47,425	187,000	38,509	522,000	200,723	1,019,000	362,032	2,022,000	657,691	2,679,691
2030	125,000	43,825	192,000	33,441	536,000	186,368	1,053,000	328,507	2,085,000	596,706	2,681,706
2031	125,000	40,075	197,000	28,238	551,000	171,628	1,088,000	293,863	1,961,000	533,804	2,494,804
2032	130,000	37,950	203,000	22,900	566,000	156,475	1,123,000	258,068	2,022,000	475,393	2,497,393
2033	130,000	35,740	208,000	17,398	581,000	140,910	1,160,000	221,120	2,079,000	415,168	2,494,168
2034	135,000	33,400	214,000	11,761	597,000	124,933	1,199,000	182,956	2,145,000	353,050	2,498,050
2035	135,000	30,970	220,000	5,962	614,000	108,515	1,238,000	143,510	2,207,000	288,957	2,495,957
2036	140,000	28,270	-	-	631,000	91,630	1,279,000	102,780	2,050,000	222,680	2,272,680
2037	140,000	25,470	-	-	648,000	74,278	1,321,000	60,700	2,109,000	160,448	2,269,448
2038	145,000	22,390	-	-	666,000	56,458	524,000	17,240	1,335,000	96,088	1,431,088
2039	145,000	19,200	-	-	684,000	38,143	-	-	829,000	57,343	886,343
2040	155,000	15,720	-	-	702,999	19,333	-	-	857,999	35,053	893,052
2041	155,000	12,000	-	-	-	-	-	-	155,000	12,000	167,000
2042	160,000	8,125	-	-	-	-	-	-	160,000	8,125	168,125
2043	165,000	4,125	-	-	-	-	-	-	165,000	4,125	169,125
	<u>\$ 2,545,000</u>	<u>\$ 627,835</u>	<u>\$ 2,121,000</u>	<u>\$ 360,293</u>	<u>\$ 9,249,999</u>	<u>\$ 2,308,245</u>	<u>\$ 14,768,000</u>	<u>\$ 3,733,492</u>	<u>\$ 30,561,999</u>	<u>\$ 7,171,775</u>	<u>\$ 37,733,774</u>

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF LONG-TERM DEBT (BUSINESS-TYPE ACTIVITIES)

JUNE 30, 2024

Year Ending June 30,	Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-246		Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-256		Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-302		Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-308	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 31,798	\$ 3,847	\$ 18,756	\$ 2,568	\$ 179,496	\$ 18,948	\$ 18,924	\$ 2,256
2026	32,365	3,280	19,080	2,244	181,296	17,148	19,104	2,076
2027	32,942	2,702	19,416	1,908	183,120	15,324	19,296	1,884
2028	33,530	2,114	19,764	1,560	184,956	13,488	19,500	1,680
2029	34,128	1,517	20,112	1,212	186,816	11,628	19,692	1,488
2030	34,738	907	20,460	864	188,688	9,756	19,884	1,296
2031	32,383	286	20,820	504	190,584	7,860	20,088	1,092
2032	-	-	17,672	153	192,504	5,940	20,292	888
2033	-	-	-	-	194,436	4,008	20,496	684
2034	-	-	-	-	196,392	2,052	20,700	480
2035	-	-	-	-	98,992	289	20,904	276
2036	-	-	-	-	-	-	15,788	65
	<u>\$ 231,884</u>	<u>\$ 14,653</u>	<u>\$ 156,080</u>	<u>\$ 11,013</u>	<u>\$ 1,977,280</u>	<u>\$ 106,441</u>	<u>\$ 234,668</u>	<u>\$ 14,165</u>

Year	Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-326		Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-364		Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-449		Note Payable to the State of Tennessee, Wastewater Facility Revolving Loan Fund-449-01		Total Principal	Total Interest	Total Principal and Interest
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest			
2025	\$ 78,876	\$ 7,296	\$ 39,120	\$ 5,508	\$ 577,920	\$ 103,068	\$ 361,932	\$ 83,436	\$ 1,306,822	\$ 226,927	\$ 1,533,749
2026	79,476	6,696	39,552	5,076	583,200	97,788	365,892	79,476	1,319,965	213,784	1,533,749
2027	80,076	6,096	39,996	4,632	588,528	92,460	369,900	75,468	1,333,274	200,474	1,533,748
2028	80,676	5,496	40,440	4,188	593,904	87,084	373,956	71,412	1,346,726	187,022	1,533,748
2029	81,288	4,884	40,896	3,732	599,328	81,660	378,048	67,320	1,360,308	173,441	1,533,749
2030	81,888	4,284	41,352	3,276	604,812	76,176	382,200	63,168	1,374,022	159,727	1,533,749
2031	82,512	3,660	41,808	2,820	610,332	70,656	386,376	58,992	1,384,903	145,870	1,530,773
2032	83,136	3,036	42,276	2,352	615,912	65,076	390,612	54,756	1,362,404	132,201	1,494,605
2033	83,760	2,412	42,756	1,872	621,540	59,448	394,884	50,484	1,357,872	118,908	1,476,780
2034	84,384	1,788	43,224	1,404	627,216	53,772	399,216	46,152	1,371,132	105,648	1,476,780
2035	85,020	1,152	43,716	912	632,952	48,036	403,596	41,772	1,285,180	92,437	1,377,617
2036	85,668	504	44,196	432	638,736	42,252	408,012	37,356	1,192,400	80,609	1,273,009
2037	21,426	32	14,748	30	644,568	36,420	412,476	32,892	1,093,218	69,374	1,162,592
2038	-	-	-	-	650,460	30,528	417,000	28,368	1,067,460	58,896	1,126,356
2039	-	-	-	-	656,412	24,576	421,560	23,808	1,077,972	48,384	1,126,356
2040	-	-	-	-	662,400	18,588	426,180	19,188	1,088,580	37,776	1,126,356
2041	-	-	-	-	668,460	12,528	430,848	14,520	1,099,308	27,048	1,126,356
2042	-	-	-	-	674,568	6,420	435,576	9,792	1,110,144	16,212	1,126,356
2043	-	-	-	-	339,670	903	662,246	5,732	1,001,916	6,635	1,008,551
	<u>\$ 1,008,186</u>	<u>\$ 47,336</u>	<u>\$ 514,080</u>	<u>\$ 36,234</u>	<u>\$ 11,590,918</u>	<u>\$ 1,007,439</u>	<u>\$ 7,820,510</u>	<u>\$ 864,092</u>	<u>\$ 23,533,606</u>	<u>\$ 2,101,373</u>	<u>\$ 25,634,979</u>

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

JUNE 30, 2024

	Assistance Listing Number	Contract/ Grant Number	Expenditures
<u>U.S. DEPARTMENT OF JUSTICE:</u>			
Bulletproof Vest Partnership Program	16.607	N/A	\$ 2,503
TOTAL U.S. DEPARTMENT OF JUSTICE			2,503
<u>U.S. DEPARTMENT OF TRANSPORTATION:</u>			
PASSED THROUGH THE TENNESSEE DEPARTMENT OF TRANSPORTATION:			
Highway Planning and Construction Cluster: Pedestrian Safety Improvements, US-31W at SR-258	20.205	83LPLM-F3-158	63,070
TOTAL PASSED THROUGH TENNESSEE DEPARTMENT OF TRANSPORTATION			63,070
PASSED THROUGH THE STATE OF TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY:			
State and Community Highway Safety	20.600	Z24THS367	17,250
State and Community Highway Safety	20.600	Z23THS357	3,415
TOTAL PASSED THROUGH THE STATE OF TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY			20,665
TOTAL U.S. DEPARTMENT OF TRANSPORTATION			83,735
<u>U.S. DEPARTMENT OF THE TREASURY</u>			
PASSED THROUGH THE TREASURER OF THE STATE OF TENNESSEE			
American Rescue Plan Act (ARPA)	COVID-19 - 21.027	* N/A	838,626
TOTAL PASSED THROUGH THE TREASURER OF THE STATE OF TENNESSEE			838,626
PASSED THROUGH THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:			
American Rescue Plan Act (ARPA)	COVID-19 - 21.027	* 75541	668,689
TOTAL PASSED THROUGH THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION			668,689
TOTAL U.S. DEPARTMENT OF THE TREASURY			1,507,315
<u>ENVIRONMENTAL PROTECTION AGENCY</u>			
PASSED THROUGH THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:			
Clean Water State Revolving Fund	66.458	* CS47000119	914,052
TOTAL PASSED THROUGH THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION			914,052
TOTAL ENVIRONMENTAL PROTECTION AGENCY			914,052
<u>INSTITUTE OF MUSEUM AND LIBRARY SERVICES</u>			
PASSED THROUGH TENNESSEE STATE LIBRARY AND ARCHIVES			
State Library Program	45.310	305201-00824-100	3,833
TOTAL PASSED THROUGH TENNESSEE STATE LIBRARY AND ARCHIVES			3,833
TOTAL EXPENDITURES OF FEDERAL AWARDS			\$ 2,511,438

Summary of Expenditures by ALN Number

16.607	\$ 2,503
20.205	63,070
20.600	20,665
COVID-19 - 21.027	1,507,315
66.458	914,052
45.31	3,833
	<u>\$ 2,511,438</u>

* Audited as major program under Uniform Guidance

See notes to schedules of expenditures of federal awards and state financial assistance

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF STATE FINANCIAL ASSISTANCE

JUNE 30, 2024

	Assistance Listing Number	Contract/ Grant Number	Expenditures
<u>TENNESSEE DEPARTMENT OF AGRICULTURE:</u>			
Tennessee Agriculture Enhancement Program	N/A	AGI24-FM	\$ 1,500
TOTAL TENNESSEE DEPARTMENT OF AGRICULTURE			<u>1,500</u>
<u>STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION</u>			
Local Parks and Recreation Fund	N/A	32701-04552	1,276,203
Clean Water State Revolving Fund	N/A	CS47000119	<u>1,056,418</u>
TOTAL STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:			<u>2,332,621</u>
<u>STATE OF TENNESSEE DEPARTMENT OF FINANCE AND ADMINISTRATION, OFFICE OF CRIMINAL JUSTICE PROGRAMS</u>			
Violent Crime Intervention Fund	N/A	52080	<u>67,686</u>
TOTAL STATE OF TENNESSEE DEPARTMENT OF FINANCE AND ADMINISTRATION, OFFICE OF CRIMINAL JUSTICE PROGRAMS			<u>67,686</u>
TOTAL EXPENDITURES OF STATE AWARDS			<u>\$ 2,401,807</u>

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal and state awards (the "Schedule") includes the federal and state award activity of the City of White House, Tennessee (the "City"), under programs of the federal and state government for the year ended June 30, 2024. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance") and the State of Tennessee Audit Manual. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position or cash flows of the City, it is not intended to and does not present the financial position, changes in fund balance/net position or cash flows of the City.

NOTE 2 - REVOLVING LOAN FUND BALANCES

At June 30, 2024, the City has outstanding revolving loan fund balances as follows:

State of Tennessee - Project # CWA 2009-246	\$ 231,884
State of Tennessee - Project # CWSRF 2010-256	\$ 156,080
State of Tennessee - Project # CG1 2012-302	\$ 1,977,280
State of Tennessee - Project # CWSRF 2012-308	\$ 234,668
State of Tennessee - Project # CG2 2013-326	\$ 1,008,186
State of Tennessee - Project # CWSRF 2016-364	\$ 514,080
State of Tennessee - Project # CWSRF 2021-449	\$ 11,590,918
State of Tennessee - Project # CWSRF 2021-449-01	\$ 7,820,510

NOTE 3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The City has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE 4 - SUBRECIPIENTS

The City has not passed any federal awards through to subrecipients for the year ended June 30, 2024.

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF TAX RATES AND ASSESSMENTS
(UNAUDITED)

JUNE 30, 2024

<u>Year</u>	<u>County</u>	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Tax Rate</u>	<u>Appraised Value of Property</u>	<u>Assessed Value of Property</u>
2024	Robertson and Sumner Counties	\$ 0.8961 \$ 0.8961	\$ - \$ -	\$ 0.8961 \$ 0.8961	\$ 1,455,674,447 1,199,379,346	\$ 416,232,469 317,921,548
2023	Robertson and Sumner Counties	\$ 0.8228 \$ 1.3365	\$ - \$ -	\$ 0.8228 \$ 1.3365	1,303,408,686 731,072,756	375,585,127 192,402,839
2022	Robertson and Sumner Counties	\$ 1.2862 \$ 1.2862	\$ - \$ -	\$ 1.2862 \$ 1.2862	825,365,324 681,287,134	241,694,958 179,716,642
2021	Robertson and Sumner Counties	\$ 1.2862 \$ 1.2862	\$ - \$ -	\$ 1.2862 \$ 1.2862	733,350,677 647,929,075	219,350,101 171,277,357
2020	Robertson and Sumner Counties	\$ 1.0362 \$ 1.0362	\$ - \$ -	\$ 1.0362 \$ 1.0362	674,399,286 624,379,116	204,655,222 164,382,605
2019	Robertson and Sumner Counties	\$ 1.0362 \$ 1.0362	\$ - \$ -	\$ 1.0362 \$ 1.0362	641,941,519 580,842,263	197,562,688 149,249,369
2018	Robertson and Sumner Counties	\$ 1.0315 \$ 1.2315	\$ - \$ -	\$ 1.0315 \$ 1.2315	620,771,004 411,671,613	189,782,180 105,627,299
2017	Robertson and Sumner Counties	\$ 1.2315 \$ 1.2315	\$ - \$ -	\$ 1.2315 \$ 1.2315	521,909,292 388,313,395	160,557,621 100,247,124
2016	Robertson and Sumner Counties	\$ 1.2315 \$ 1.2315	\$ - \$ -	\$ 1.2315 \$ 1.2315	501,174,739 378,834,438	154,788,975 97,852,955
2015	Robertson and Sumner Counties	\$ 0.9236 \$ 0.9236	\$ 0.3079 \$ 0.3079	\$ 1.2315 \$ 1.2315	474,868,976 371,960,836	145,077,074 95,666,347

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF UTILITY RATES AND NUMBER OF CUSTOMERS

(UNAUDITED)

JUNE 30, 2024

WASTEWATER

Residential:

Minimum bill (before consumption)	\$	21.44
Consumption (per 1,000 gallons)	\$	9.25

NUMBER OF RESIDENTIAL CUSTOMERS 5,393

Non-Residential:

Minimum bill (before consumption)	\$	46.90
Consumption (per 1,000 gallons)	\$	9.25

CAPACITY FEES \$ 2,500.00 minimum

NUMBER OF NON-RESIDENTIAL CUSTOMERS 301

REFUSE COLLECTION

Residential & Non-Residential with no more than 1 set (1 Trash,
1 Recycle) of containers \$ 24.00

NUMBER OF CUSTOMERS 5,430

STORMWATER

1 Equivalent Residential Unit (ERU) \$ 8.99

NUMBER OF ERU's 10,371

NUMBER OF CUSTOMERS 5,671

DRAFT

STATISTICAL SECTION

STATISTICAL SECTION

(Not Covered by Report of Independent Certified Public Accountants)

This part of the City of White House's annual comprehensive financial report 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's overall financial health.

CONTENTS

Schedule

Financial Trends

These Schedules contain trend information to help readers understand how the City's financial performance and well-being have changed over time.

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Revenue Capacity

These Schedules contain information to help readers assess the City's most significant local revenue source - it property tax.

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Debt Capacity

These Schedules present information to help readers assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

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Demographic and Economic Information

These Schedules offer demographic and economic indicators to help readers understand the environment within which the City's financial activities take place.

16 - 17

Operating Information

These Schedules contain service and infrastructure data to help readers understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

18 - 21

Sources: Except where noted, the information in these Schedules is derived from the City of White House's annual comprehensive financial reports for the relevant year.

CITY OF WHITE HOUSE, TENNESSEE

FINANCIAL TRENDS

NET POSITION BY COMPONENT (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 1

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Governmental activities:										
Net investment in capital assets	\$ 40,907,854	\$ 33,413,140	\$ 32,602,435	\$ 32,573,009	\$ 30,073,989	\$ 28,656,568	\$ 25,405,221	\$ 24,806,727	\$ 22,585,854	\$ 21,390,242
Restricted for:										
Debt service	1,612,441	-	-	-	-	-	-	-	-	-
Cemetery	271,919	247,424	256,776	256,103	217,824	206,603	194,918	174,003	160,259	166,012
Parks and recreation	1,226,009	919,965	1,354,351	1,609,110	1,158,083	711,291	798,074	376,334	290,317	63,877
Public safety	2,317,691	923,648	558,482	589,328	406,381	553,499	576,586	424,525	378,652	313,832
Public works	1,286,201	-	-	-	-	-	-	-	-	-
Pension	-	-	-	-	-	-	-	-	53,831	-
Other	240,646	214,511	1,817,899	1,444,128	914,077	603,063	497,354	378,683	151,460	162,324
Unrestricted	7,590,023	6,518,015	2,982,264	1,143,809	2,980,271	3,162,908	3,016,996	4,464,443	4,974,019	4,681,503
Total governmental activities net position	\$ 55,452,784	\$ 42,236,703	\$ 39,572,207	\$ 37,615,487	\$ 35,750,625	\$ 33,893,932	\$ 30,489,149	\$ 30,624,715	\$ 28,594,392	\$ 26,777,790
Business-type activities:										
Net investment in capital assets*	\$ 33,422,508	\$ 28,473,788	\$ 24,051,654	\$ 19,743,234	\$ 19,204,537	\$ 17,651,568	\$ 15,609,773	\$ 14,378,490	\$ 14,191,706	\$ 13,312,353
Restricted for:										
Cemetery	-	-	-	-	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	-	-	-	-	-
Public works	-	-	-	-	-	-	-	-	-	-
Pension	-	-	-	-	-	-	-	-	13,500	-
Other	-	-	-	136,607	-	-	-	-	-	-
Unrestricted	11,672,757	11,696,408	6,905,805	6,621,006	4,752,842	5,152,640	6,132,426	5,800,246	4,860,573	4,028,709
Total business-type activities net position	\$ 45,095,265	\$ 40,170,196	\$ 30,957,459	\$ 26,500,847	\$ 23,957,379	\$ 22,804,208	\$ 21,742,199	\$ 20,178,736	\$ 19,065,779	\$ 17,341,062
Primary Government:										
Net investment in capital assets*	\$ 74,330,362	\$ 61,886,928	\$ 56,654,089	\$ 52,316,243	\$ 49,278,526	\$ 46,308,136	\$ 41,014,994	\$ 39,185,217	\$ 36,777,560	\$ 34,702,595
Restricted for:										
Debt service	1,612,441	-	-	-	-	-	-	-	-	-
Cemetery	271,919	247,424	256,776	256,103	217,824	206,603	194,918	174,003	160,259	166,012
Parks and recreation	1,226,009	919,965	1,354,351	1,609,110	1,158,083	711,291	798,074	376,334	290,317	63,877
Public safety	2,317,691	923,648	558,482	589,328	406,381	553,499	576,586	424,525	378,652	313,832
Public works	1,286,201	-	-	-	-	-	-	-	-	-
Pension	-	-	-	-	-	-	-	-	67,331	-
Other	240,646	214,511	1,817,899	1,580,735	914,077	603,063	497,354	378,683	151,460	162,324
Unrestricted	19,262,780	18,214,423	9,888,069	7,764,815	7,733,113	8,315,548	9,149,422	10,264,689	9,834,592	8,710,212
Total primary government net position	\$ 100,548,049	\$ 82,406,899	\$ 70,529,666	\$ 64,116,334	\$ 59,708,004	\$ 56,698,140	\$ 52,231,348	\$ 50,803,451	\$ 47,660,171	\$ 44,118,852

* Prior period adjustments were posted to opening net position as of July 1, 2023. The 2023 balances have not been adjusted to reflect these changes. Please see Note 12 in the financial statements for more details.

CITY OF WHITE HOUSE, TENNESSEE

FINANCIAL TRENDS

CHANGES IN NET POSITION (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 2

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
EXPENSES										
Governmental activities:										
General government	\$ 3,400,647	\$ 3,354,815	\$ 4,535,948	\$ 3,429,359	\$ 2,726,287	\$ 2,203,980	\$ 1,948,744	\$ 1,864,852	\$ 1,723,359	\$ 1,532,665
Public safety	6,058,466	5,399,355	4,783,830	4,646,251	4,364,385	3,531,374	3,612,365	3,514,442	3,246,278	3,067,212
Public works	1,051,174	842,234	823,221	791,502	685,881	621,143	991,609	887,935	655,332	939,782
Library	799,025	727,872	665,952	640,725	626,935	579,882	514,996	518,582	475,353	235,386
Parks and recreation	2,063,361	1,861,535	1,644,385	1,396,139	1,352,799	1,244,033	1,142,818	1,054,347	805,360	923,814
Planning and zoning	501,906	491,650	391,561	348,905	331,573	314,547	18,170	56,832	242,084	28,258
Cemetery and maintenance	18,557	36,672	44,368	25,696	24,379	26,836	40,100	31,378	22,622	22,422
Miscellaneous	1,843	3,298	3,043	1,371	1,371	307,559	231,112	271,739	334,355	279,417
Interest and other debt service	681,784	470,932	356,165	353,077	179,625	190,086	194,668	227,421	233,948	446,858
Total governmental activities	14,576,763	13,188,363	13,248,473	11,633,025	10,293,235	9,019,440	8,694,582	8,427,528	7,738,691	7,475,814
Business-type activities:										
Wastewater department	4,866,253	3,897,679	3,433,998	3,640,797	3,558,583	2,890,869	2,928,604	2,695,820	2,377,276	2,529,227
Solid Waste department	1,331,813	1,080,692	994,580	1,040,164	955,398	904,552	852,938	814,234	761,746	724,123
Stormwater department	807,726	626,670	577,755	623,881	565,787	529,627	423,412	401,724	293,943	3,500
Total business-type activities	7,005,792	5,605,041	5,006,333	5,304,842	5,079,768	4,325,048	4,204,954	3,911,778	3,432,965	3,256,850
TOTAL PRIMARY GOVERNMENT EXPENSES	\$ 21,582,555	\$ 18,793,404	\$ 18,254,806	\$ 16,937,867	\$ 15,373,003	\$ 13,344,488	\$ 12,899,536	\$ 12,339,306	\$ 11,171,656	\$ 10,732,664
PROGRAM REVENUES										
Governmental activities:										
Charges for services:										
General government	\$ 456,936	\$ 467,125	\$ 444,482	\$ 399,241	\$ 404,441	\$ 410,676	\$ 374,330	\$ 367,905	\$ 415,293	\$ 401,020
Public safety	6,538	7,339	7,662	9,205	5,525	5,405	4,502	4,414	2,817	14,120
Library	4,163	4,646	3,798	2,945	4,875	6,125	11,828	10,964	11,101	8,745
Parks and recreation	157,297	148,400	115,247	73,484	72,767	96,057	117,253	117,232	105,478	111,811
Planning and zoning	653,484	488,445	345,803	369,327	198,051	97,827	135,842	109,413	93,880	96,148
Cemetery and maintenance	40,463	38,250	71,800	71,022	31,180	46,405	46,090	36,340	36,250	33,400
Operating grants and contributions	582,096	509,189	662,678	661,542	595,711	834,364	533,224	353,052	336,594	427,550
Capital grants and contributions	5,229,779	56,495	61,973	211,265	850,216	1,353,578	19,700	1,115,267	119,408	657,353
Total governmental activities program revenues	7,130,756	1,719,889	1,713,443	1,798,031	2,162,766	2,850,437	1,242,769	2,114,587	1,120,821	1,750,147
Business-type activities:										
Charges for services:										
Wastewater department	5,434,099	5,011,296	6,099,329	5,733,384	4,363,870	3,841,530	4,329,413	3,574,707	3,654,901	3,038,135
Solid Waste department	1,644,024	1,252,358	1,113,052	998,362	906,368	875,285	849,664	837,942	800,686	792,130
Stormwater department	1,126,534	1,064,262	1,013,982	951,598	897,906	865,601	856,155	649,582	425,729	107,464
Operating grants and contributions	-	-	-	195,832	-	-	-	-	-	-
Capital grants and contributions	1,507,315	4,845,951	1,346,537	-	-	-	-	-	361,237	203,667
Total business-type activities program revenues	\$ 9,711,972	\$ 12,173,867	\$ 9,572,900	\$ 7,879,176	\$ 6,168,144	\$ 5,582,416	\$ 6,035,232	\$ 5,062,231	\$ 5,242,553	\$ 4,141,396
TOTAL PRIMARY GOVERNMENT PROGRAM REVENUES	\$ 16,842,728	\$ 13,893,756	\$ 11,286,343	\$ 9,677,207	\$ 8,330,910	\$ 8,432,853	\$ 7,278,001	\$ 7,176,818	\$ 6,363,374	\$ 5,891,543

CITY OF WHITE HOUSE, TENNESSEE

FINANCIAL TRENDS

CHANGES IN NET POSITION (UNAUDITED) (CONTINUED)

LAST TEN FISCAL YEARS

Schedule 2 (continued)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
NET (EXPENSE)/REVENUE										
Governmental activities	\$ (7,446,007)	\$ (11,468,474)	\$ (11,535,030)	\$ (9,834,994)	\$ (8,130,469)	\$ (6,169,003)	\$ (7,451,813)	\$ (6,312,941)	\$ (6,617,870)	\$ (5,725,667)
Business-type activities	2,706,180	6,568,826	4,566,567	2,574,334	1,088,376	1,257,368	1,830,278	1,150,453	1,809,588	884,546
TOTAL PRIMARY GOVERNMENT NET EXPENSE	<u>\$ (4,739,827)</u>	<u>\$ (4,899,648)</u>	<u>\$ (6,968,463)</u>	<u>\$ (7,260,660)</u>	<u>\$ (7,042,093)</u>	<u>\$ (4,911,635)</u>	<u>\$ (5,621,535)</u>	<u>\$ (5,162,488)</u>	<u>\$ (4,808,282)</u>	<u>\$ (4,841,121)</u>
GENERAL REVENUES AND OTHER										
CHANGES IN NET POSITION										
Governmental Activities:										
Property taxes	\$ 5,748,566	\$ 5,416,646	\$ 5,123,469	\$ 3,917,821	\$ 3,686,248	\$ 3,340,428	\$ 3,291,190	\$ 3,178,216	\$ 3,088,842	\$ 2,990,437
Intergovernmental revenues	7,661,767	7,229,511	6,630,199	5,894,707	5,250,997	5,033,583	4,873,229	4,418,337	4,173,497	4,259,509
Impact fees	2,645,788	1,179,040	495,705	855,682	263,818	203,523	137,485	33,192	33,102	28,103
Parks sales tax	1,169,051	1,063,218	950,324	835,246	704,766	666,856	640,985	582,426	546,313	75,648
Interest and investment earnings	697,955	326,756	15,195	10,126	68,588	87,713	48,413	17,652	9,963	14,800
Other revenue	201,311	1,216,597	129,437	123,666	146,320	241,683	140,420	122,226	165,425	135,427
Transfers	128,817	180,600	147,421	62,608	-	-	-	12,773	221,719	-
Loss on disposal of capital assets	-	(70,565)	-	-	(133,575)	-	(282)	-	(57,945)	-
Total governmental activities	<u>18,253,255</u>	<u>16,541,803</u>	<u>13,491,750</u>	<u>11,699,856</u>	<u>9,987,162</u>	<u>9,573,786</u>	<u>9,131,440</u>	<u>8,364,822</u>	<u>8,180,916</u>	<u>7,503,924</u>
Business-Type Activities:										
Interest and investment earnings	539,038	356,839	13,846	7,133	60,599	103,064	59,743	17,664	7,966	3,436
Other revenue	1,808,668	2,467,672	29,259	24,609	4,196	5,848	65,393	75,867	106,318	54,420
Transfers	(128,817)	(180,600)	(147,421)	(62,608)	-	-	-	(12,773)	(221,719)	-
Loss on disposal of capital assets	-	-	(5,639)	-	-	-	-	-	-	-
Total business-type activities	<u>2,218,889</u>	<u>2,643,911</u>	<u>(109,955)</u>	<u>(30,866)</u>	<u>64,795</u>	<u>108,912</u>	<u>125,136</u>	<u>80,758</u>	<u>(107,435)</u>	<u>57,856</u>
TOTAL PRIMARY GOVERNMENT	<u>\$ 20,472,144</u>	<u>\$ 19,185,714</u>	<u>\$ 13,381,795</u>	<u>\$ 11,668,990</u>	<u>\$ 10,051,957</u>	<u>\$ 9,682,698</u>	<u>\$ 9,256,576</u>	<u>\$ 8,445,580</u>	<u>\$ 8,073,481</u>	<u>\$ 7,561,780</u>
CHANGE IN NET POSITION										
Governmental Activities	\$ 10,807,248	\$ 5,073,329	\$ 1,956,720	\$ 1,864,862	\$ 1,856,693	\$ 3,404,783	\$ 1,679,627	\$ 2,051,881	\$ 1,563,046	\$ 1,778,257
Business-Type Activities	<u>4,925,069</u>	<u>9,212,737</u>	<u>4,456,612</u>	<u>2,543,468</u>	<u>1,153,171</u>	<u>1,366,280</u>	<u>1,955,414</u>	<u>1,231,211</u>	<u>1,702,153</u>	<u>942,402</u>
TOTAL PRIMARY GOVERNMENT	<u>\$ 15,732,317</u>	<u>\$ 14,286,066</u>	<u>\$ 6,413,332</u>	<u>\$ 4,408,330</u>	<u>\$ 3,009,864</u>	<u>\$ 4,771,063</u>	<u>\$ 3,635,041</u>	<u>\$ 3,283,092</u>	<u>\$ 3,265,199</u>	<u>\$ 2,720,659</u>

CITY OF WHITE HOUSE, TENNESSEE

FINANCIAL TRENDS

FUND BALANCES, GOVERNMENTAL FUNDS (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 3	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Governmental Funds:										
General Fund:										
Nonspendable	\$ -	\$ 216,404	\$ 222,080	\$ 174,615	\$ 177,082	\$ 190,242	\$ 185,318	\$ 165,392	\$ 236,079	\$ 164,994
Restricted	-	-	-	110,156	-	-	-	-	-	-
Unassigned	<u>8,841,499</u>	<u>7,376,381</u>	<u>4,891,332</u>	<u>2,382,706</u>	<u>3,966,450</u>	<u>3,674,708</u>	<u>4,405,970</u>	<u>4,133,085</u>	<u>4,595,230</u>	<u>4,389,833</u>
Total general fund	<u>8,841,499</u>	<u>7,592,785</u>	<u>5,113,412</u>	<u>2,667,477</u>	<u>4,143,532</u>	<u>3,864,950</u>	<u>4,591,288</u>	<u>4,298,477</u>	<u>4,831,309</u>	<u>4,554,827</u>
All Other Governmental Funds:										
Restricted reported in Special Revenue Funds	5,342,466	3,479,660	2,937,021	3,009,882	2,205,487	1,733,221	1,722,197	1,111,289	957,926	670,269
Restricted reported in Debt Service Fund	<u>1,612,441</u>	<u>1,234,721</u>	<u>1,050,487</u>	<u>778,631</u>	<u>490,878</u>	<u>341,235</u>	<u>344,735</u>	<u>242,256</u>	<u>22,762</u>	<u>35,776</u>
Total all other governmental funds	<u>6,954,907</u>	<u>4,714,381</u>	<u>3,987,508</u>	<u>3,788,513</u>	<u>2,696,365</u>	<u>2,074,456</u>	<u>2,066,932</u>	<u>1,353,545</u>	<u>980,688</u>	<u>706,045</u>
Total	<u>\$ 15,796,406</u>	<u>\$ 12,307,166</u>	<u>\$ 9,100,920</u>	<u>\$ 6,455,990</u>	<u>\$ 6,839,897</u>	<u>\$ 5,939,406</u>	<u>\$ 6,658,220</u>	<u>\$ 5,652,022</u>	<u>\$ 5,811,997</u>	<u>\$ 5,260,872</u>

CITY OF WHITE HOUSE, TENNESSEE

FINANCIAL TRENDS

CHANGE IN FUND BALANCES, GOVERNMENTAL FUNDS (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 4

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
REVENUES										
Taxes	\$ 6,911,416	\$ 6,473,423	\$ 6,069,722	\$ 4,745,513	\$ 4,374,737	\$ 4,058,228	\$ 3,916,043	\$ 3,754,126	\$ 3,694,044	\$ 3,094,247
Intergovernmental revenues	9,637,546	7,824,997	7,375,052	6,781,079	6,696,924	7,221,525	5,426,153	4,841,941	4,964,042	5,144,412
Charges of services	247,376	229,611	221,498	172,729	130,364	167,515	189,097	185,443	177,327	174,584
Licenses and permits	3,598,824	2,008,699	1,148,142	1,520,196	769,609	611,643	550,324	398,154	420,215	373,229
Fines and forfeitures	87,177	62,969	94,621	74,379	80,684	86,860	87,909	95,863	100,379	145,534
Interest revenue	697,955	326,756	15,195	10,126	68,588	87,713	48,413	17,652	9,963	14,800
Miscellaneous	201,361	1,218,761	129,471	123,703	146,320	241,683	140,420	122,226	165,425	335,427
TOTAL REVENUES	21,381,655	18,145,216	15,053,701	13,427,725	12,267,226	12,475,167	10,358,359	9,415,405	9,531,395	9,282,233
EXPENDITURES										
General government	3,790,526	3,497,708	10,789,761	6,015,567	3,520,331	3,842,546	1,730,233	1,607,830	1,599,942	2,013,466
Public safety	6,047,807	5,333,884	4,655,763	4,597,522	3,971,926	3,995,382	3,579,960	3,726,402	3,183,163	3,789,461
Public works	1,992,807	1,090,094	1,299,340	1,314,469	1,169,248	1,153,045	982,453	928,724	828,583	1,098,310
Cemetery and maintenance	29,592	60,837	74,835	36,884	26,416	42,043	29,291	26,069	45,254	38,200
Library	670,336	590,199	526,327	516,728	455,422	447,997	385,856	568,832	480,847	3,219,222
Parks and recreation	16,367,983	5,702,737	2,277,844	3,976,456	1,258,972	2,076,834	1,425,156	1,178,645	1,623,158	1,290,092
Planning and zoning	569,898	489,389	417,114	369,912	316,078	363,905	341,718	286,123	300,015	267,390
Miscellaneous	1,843	3,298	3,043	1,371	1,371	307,559	231,112	271,739	334,355	279,417
Debt service - principal	1,976,000	1,032,000	1,152,000	1,226,000	738,000	842,000	698,000	759,000	610,000	585,000
Debt service - interest	646,440	463,574	326,165	210,223	171,971	182,670	198,382	222,016	248,966	315,653
Debt service- issuance costs	-	-	-	122,042	-	-	-	-	-	84,298
TOTAL EXPENDITURES	32,093,232	18,263,720	21,522,192	18,387,174	11,629,735	13,253,981	9,602,161	9,575,380	9,254,283	12,980,509
Excess of revenues over (under) expenditures	(10,711,577)	(118,504)	(6,468,491)	(4,959,449)	637,491	(778,814)	756,198	(159,975)	277,112	(3,698,276)
OTHER FINANCING SOURCES (USES)										
Bonds and notes issued	14,072,000	3,150,713	8,966,000	4,575,542	263,000	60,000	250,000	-	355,000	84,298
Transfers	128,817	174,037	147,421	-	-	-	-	-	-	-
Total other financing sources (uses)	14,200,817	3,324,750	9,113,421	4,575,542	263,000	60,000	250,000	-	355,000	84,298
Net change in fund balance	\$ 3,489,240	\$ 3,206,246	\$ 2,644,930	\$ (383,907)	\$ 900,491	\$ (718,814)	\$ 1,006,198	\$ (159,975)	\$ 632,112	\$ (3,613,978)
Debt service as a percentage of noncapital expenditures	18.1%	12.4%	11.9%	14.5%	10.0%	16.3%	11.1%	12.5%	11.7%	13.8%

CITY OF WHITE HOUSE, TENNESSEE

REVENUE CAPACITY INFORMATION

ASSESSED AND ESTIMATED ACTUAL VALUE OF PROPERTY (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 5

ROBERTSON COUNTY

FISCAL YEAR *	COMMERCIAL/ INDUSTRIAL	RESIDENTIAL	FARM/OTHER PROPERTY	PERSONAL PROPERTY	TOTAL TAXABLE ASSESSED VALUE	TAX RATE	ESTIMATED ACTUAL VALUE	TAXABLE ASSESSED VALUE AS A PERCENTAGE OF ACTUAL TAXABLE VALUE
2024	\$ 125,364,800	\$ 230,551,425	\$ 3,342,075	\$ 16,326,827	\$ 375,585,127	\$ 0.8228	\$ 1,318,014,356	28.50 %
2023	95,715,800	130,462,025	2,759,050	12,758,083	241,694,958	1.2862	1,185,623,765	20.39 %
2022	94,252,200	112,946,850	1,819,350	13,969,205	222,987,605	1.0362	859,213,365	25.95 %
2021	94,171,840	98,472,900	1,399,550	13,954,678	207,998,968	1.0362	789,475,587	26.35 %
2020	93,674,760	90,741,775	1,450,600	15,689,795	201,556,930	1.0362	651,092,131	30.96 %
2019	87,647,840	90,358,125	1,447,375	14,050,424	193,503,764	1.0315	629,296,970	30.75 %
2018	79,067,960	71,140,775	1,026,300	12,172,094	163,407,129	1.2315	616,010,522	26.53 %
2017	75,463,280	69,585,075	1,057,450	11,859,117	157,964,922	1.2315	528,962,925	29.86 %
2016	67,319,840	68,608,150	1,066,250	11,550,187	148,544,427	1.2315	502,604,344	29.55 %
2015	62,822,595	68,102,225	1,027,425	11,638,968	143,591,213	1.2315	468,717,507	30.63 %

SUMNER COUNTY

FISCAL YEAR *	COMMERCIAL/ INDUSTRIAL	RESIDENTIAL	FARM/OTHER PROPERTY	PERSONAL PROPERTY	TOTAL TAXABLE ASSESSED VALUE	TAX RATE	ESTIMATED ACTUAL VALUE	TAXABLE ASSESSED VALUE AS A PERCENTAGE OF ACTUAL TAXABLE VALUE
2024	\$ 105,090,482	\$ 1,060,935,670	\$ 9,797,756	\$ 7,235,556	\$ 1,183,059,464	\$ 1.3365	\$ 1,189,921,934	99.42 %
2023	67,871,105	678,916,118	7,915,336	6,257,091	760,959,650	1.2862	769,911,932	98.84 %
2022	21,148,280	144,427,725	1,264,225	5,293,838	172,134,068	1.0362	732,472,402	23.50 %
2021	21,434,680	139,947,450	1,606,400	5,725,035	168,713,565	1.0362	634,468,995	26.59 %
2020	12,869,960	134,568,800	1,642,561	5,398,840	154,480,161	1.0362	590,584,004	26.16 %
2019	8,091,120	95,499,250	1,282,611	3,948,439	108,821,420	1.2315	525,353,041	20.71 %
2018	7,992,920	90,119,750	1,113,236	4,694,225	103,920,131	1.2315	431,983,011	24.06 %
2017	8,597,520	88,300,500	753,303	4,693,245	102,344,568	1.2315	423,821,335	24.15 %
2016	8,505,320	85,592,800	719,766	5,115,866	99,933,752	1.2315	379,118,209	26.36 %
2015	8,972,880	84,336,425	711,233	5,117,988	99,138,526	1.2315	375,274,654	26.42 %

CITY OF WHITE HOUSE, TENNESSEE

ASSESSED AND ESTIMATED ACTUAL VALUE OF PROPERTY (UNAUDITED) (CONTINUED)

LAST TEN FISCAL YEARS

CITY-WIDE

FISCAL YEAR *	COMMERCIAL/ INDUSTRIAL	RESIDENTIAL	FARM/OTHER PROPERTY	PERSONAL PROPERTY	TOTAL TAXABLE ASSESSED VALUE	ESTIMATED ACTUAL VALUE	TAXABLE ASSESSED VALUE AS A PERCENTAGE OF ACTUAL TAXABLE VALUE
2024	\$ 230,455,282	\$ 1,291,487,095	\$ 13,139,831	\$ 23,562,383	\$ 1,558,644,591	\$ 2,507,936,290	62.15 %
2023	163,586,905	809,378,143	10,674,386	19,015,174	1,002,654,608	1,955,535,697	51.27 %
2022	115,400,480	257,374,575	3,083,575	19,263,043	395,121,673	1,591,685,767	24.82 %
2021	115,606,520	238,420,350	3,005,950	19,679,713	376,712,533	1,423,944,582	26.46 %
2020	106,544,720	225,310,575	3,093,161	21,088,635	356,037,091	1,241,676,135	28.67 %
2019	95,738,960	185,857,375	2,729,986	17,998,863	302,325,184	1,154,650,011	26.18 %
2018	87,060,880	161,260,525	2,139,536	16,866,319	267,327,260	1,047,993,533	25.51 %
2017	84,060,800	157,885,575	1,810,753	16,552,362	260,309,490	952,784,260	27.32 %
2016	75,825,160	154,200,950	1,786,016	16,666,053	248,478,179	881,722,553	28.18 %
2015	71,795,475	152,438,650	1,738,658	16,756,956	242,729,739	843,992,161	28.76 %

* The fiscal year listed corresponds to the preceding tax year levy (2022 fiscal year would represent the 2021 tax levy).
This represents the period for which the taxes were levied.

**Information from prior years Aggregate Tax Reports, from TN Comptroller Office (posted in April)

CITY OF WHITE HOUSE, TENNESSEE

REVENUE CAPACITY INFORMATION

DIRECT AND OVERLAPPING PROPERTY TAX RATES (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 6

FISCAL YEAR **	DIRECT RATE CITY OF WHITE HOUSE		OVERLAPPING RATE COUNTIES *		TOTAL	
	ROBERTSON COUNTY	SUMNER COUNTY	ROBERTSON COUNTY	SUMNER COUNTY	ROBERTSON COUNTY	SUMNER COUNTY
2024	\$ 0.8961	\$ 0.8961	\$ 1.8000	\$ 1.4210	\$ 2.6961	\$ 2.3171
2023	\$ 0.8228	\$ 1.3365	\$ 1.8000	\$ 2.2520	\$ 2.6228	\$ 3.5885
2022	\$ 1.2862	\$ 1.2862	\$ 2.5759	\$ 2.2620	\$ 3.8621	\$ 3.5482
2021	\$ 1.0362	\$ 1.0362	\$ 2.5759	\$ 2.2620	\$ 3.6121	\$ 3.2982
2020	\$ 1.0362	\$ 1.0362	\$ 2.5759	\$ 2.2620	\$ 3.6121	\$ 3.2982
2019	\$ 1.0315	\$ 1.2315	\$ 2.5759	\$ 2.5000	\$ 3.6074	\$ 3.7315
2018	\$ 1.2315	\$ 1.2315	\$ 3.0850	\$ 2.5000	\$ 4.3165	\$ 3.7315
2017	\$ 1.2315	\$ 1.2315	\$ 3.0850	\$ 2.5000	\$ 4.3165	\$ 3.7315
2016	\$ 1.2315	\$ 1.2315	\$ 3.0850	\$ 2.5000	\$ 4.3165	\$ 3.7315
2015	\$ 1.2315	\$ 1.2315	\$ 2.9600	\$ 2.5000	\$ 4.1915	\$ 3.7315

* Overlapping rates are those of local and county governments that apply to property owners within the City of White House.

** The fiscal year listed corresponds to the preceding tax year levy (2024 fiscal year would represent the 2023 tax levy). This represents the period for which the taxes were levied.

**Information from TN Comptroller Office Property Assessments

CITY OF WHITE HOUSE, TENNESSEE

REVENUE CAPACITY INFORMATION

PRINCIPAL PROPERTY TAX PAYERS (UNAUDITED)

CURRENT YEAR AND NINE YEARS AGO

Schedule 7

	FY 2024			FY 2015		
TAXPAYER	Taxable Assessed Value*	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value*	Rank	Percentage of Total City Taxable Assessed Value
Twin Springs at White House	\$ 183,423	1	0.02	\$ -		-
The Standard at White House	115,404	2	0.02	-		-
Wal-Mart	61,525	3	0.01	74,200	1	0.01
Woodgrain Distribution	34,428	4	-	-		-
LLNO1, LLC	28,479	5	-	39,416	3	0.01
White House Real Estate	26,071	6	-	28,257	4	0.01
White House Creekside LLC	24,337	7	-	-		-
White House Landing LP	18,888	8	-	-		-
WH Commercial Assets LLC	17,325	9	-	-		-
Gateway Packing Company	17,291	10	-	-		-
Cumberland Electric	-		-	54,203	2	0.01
Kroger	-		-	23,560	5	-
Piedmont Natural Gas	-		-	22,182	6	-
First National Bank	-		-	19,838	7	-
Wells Fargo Bank	-		-	14,778	8	-
Tennessee Medical	-		-	14,608	9	-
Carman Alfred	-		-	13,977	10	-
Total	\$ 527,171		0.05 %	\$ 305,019		0.04 %
Total Assessment	\$ 734,154,017	**		\$ 511,590,634	**	

* Source: Rankings - EMMA SEC disclosure

** Total Assessment Value from Sumner and Robertson County.

CITY OF WHITE HOUSE, TENNESSEE

REVENUE CAPACITY INFORMATION

PROPERTY TAX LEVIES AND COLLECTIONS (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 8

COLLECTED WITHIN THE FISCAL YEAR OF THE LEVY

TOTAL COLLECTIONS TO DATE

<u>FISCAL YEAR ENDED JUNE 30</u>	<u>TAXES LEVIED FOR THE FISCAL YEAR</u>	<u>AMOUNT</u>	<u>PERCENTAGE OF LEVY</u>	<u>COLLECTIONS IN SUBSEQUENT YEAR</u>	<u>AMOUNT</u>	<u>PERCENTAGE OF LEVY</u>
2024	\$ 5,699,711	\$ 5,627,260	98.7%	\$ -	\$ 5,627,260	98.7%
2023	5,430,512	5,301,933	97.6%	75,491	5,377,424	99.0%
2022	5,100,564	5,025,905	98.5%	74,201	5,100,106	100.0%
2021	3,890,664	3,828,994	98.4%	59,600	3,888,594	99.9%
2020	3,683,649	3,597,277	97.7%	80,629	3,677,906	99.8%
2019	3,328,290	3,270,867	98.3%	58,760	3,329,627	100.0%
2018	3,261,454	3,186,920	97.7%	74,201	3,261,121	100.0%
2017	3,149,565	3,093,539	98.2%	50,312	3,143,851	99.8%
2016	3,110,774	3,075,253	98.9%	35,007	3,110,260	100.0%
2015	2,995,962	2,921,649	97.5%	75,086	2,996,735	100.0%

Taxes are assessed as of January 1 and are due October 1 of each year. Taxes become delinquent after February 28 of the following year and a combined interest/penalty of 1.5% accrues on the first day of each month that taxes remain delinquent (18% annually).

* The fiscal year listed corresponds to the preceding tax year levy (2024 fiscal year would represent the 2023 tax levy).
This represents the period for which the taxes were levied.

CITY OF WHITE HOUSE, TENNESSEE

REVENUE CAPACITY INFORMATION

LOCAL TAXABLE SALES BY CATEGORY (UNAUDITED)

LAST TEN CALENDAR YEARS

Schedule 9

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Category										
1 Apparel Stores	\$ 1,585,486	\$ 1,618,801	\$ 1,686,545	\$ 1,253,410	\$ 1,612,366	\$ 1,705,824	\$ 1,597,801	\$ 1,571,462	\$ 1,438,989	\$ 792,691
2 General Merchandise Stores	13,162,820	13,672,076	12,532,354	11,499,938	8,548,102	6,472,543	5,746,963	4,307,834	3,864,741	4,801,259
3 Food Stores	4,041,961	3,519,948	3,292,635	2,714,629	2,692,875	2,538,461	2,221,198	3,123,496	7,290,589	8,282,058
4 Eating and Drinking Places	54,486,263	52,069,373	47,522,736	37,889,376	40,806,603	38,930,174	36,354,194	31,572,985	30,804,401	27,953,840
5 Furniture Stores	2,087,341	2,347,303	2,382,753	2,527,880	2,619,420	1,873,716	1,167,828	700,643	145,971	236,630
6 Building Materials	6,384,353	5,845,929	845,300	-	1,591,161	2,068,471	1,514,661	1,841,853	1,694,175	1,651,422
7 MV Dealers and Service Stations	25,506,438	25,346,938	24,666,124	21,736,509	19,942,762	19,120,072	17,744,607	14,200,017	10,850,034	8,783,009
8 Other Retail	17,833,823	16,955,138	16,701,260	13,688,735	12,524,716	11,995,493	11,154,801	9,269,901	7,029,781	5,057,357
9 All Other Outlets	167,199,762	160,580,568	148,138,063	139,233,087	125,633,388	123,323,984	120,237,305	112,382,190	104,505,546	97,559,229
Total	<u>\$ 292,288,247</u>	<u>\$ 281,956,074</u>	<u>\$ 257,767,770</u>	<u>\$ 230,543,564</u>	<u>\$ 215,971,393</u>	<u>\$ 208,028,738</u>	<u>\$ 197,739,358</u>	<u>\$ 178,970,381</u>	<u>\$ 167,624,227</u>	<u>\$ 155,117,495</u>

Source: Tennessee Department of Revenue, Research Section

Note: Figures subject to revision due to amended taxpayer returns.

CITY OF WHITE HOUSE, TENNESSEE

REVENUE CAPACITY INFORMATION

DIRECT AND OVERLAPPING SALES TAX RATES (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 10

Fiscal Year	Total Remittances from State	Local Tax Rate		State Tax Rate	Total Tax Rate
		Robertson County	Sumner County*		
2024	\$ 14,058,269	2.750 %	2.250 %	7.00 %	9.75 %
2023	10,471,106	2.750	2.250	7.00	9.75
2022	9,274,068	2.750	2.750	7.00	9.75
2021	8,247,981	2.750	2.750	7.00	9.75
2020	7,184,583	2.750	2.750	7.00	9.75
2019	6,881,739	2.750	2.750	7.00	9.75
2018	6,706,878	2.750	2.750	7.00	9.75
2017	6,031,339	2.750	2.750	7.00	9.75
2016	5,646,791	2.750	2.750	7.00	9.75
2015	5,159,922	2.750	2.750	7.00	9.75

Note: The total local option sales tax for Robertson County of 2.75% consists of the City's rate of 1.346%, County rate of 1.373%, earmarked for Robertson County schools (1.360%) and Commission Fee (0.013%) and State of Tennessee Local Option Admin Fee of 0.031%. The total local option sales tax for Sumner County of 2.75% consists of the City's rate of 1.596%, County rate of 1.123%, earmarked for Sumner County schools (1.112%) and Commission Fee (0.011%) and State of Tennessee Local Option Admin Fee of 0.031%.

*Sumner County does not charge an additional 0.5% for local option sales tax. However the City of White House does. This 0.5% additional local option sales tax is collected by the state with the remaining portion of sales taxes and disbursed directly to the City (minus the State of TN Local Option Admin Fee).

CITY OF WHITE HOUSE, TENNESSEE

REVENUE CAPACITY INFORMATION

LOCAL SALES TAX REVENUE BY INDUSTRY, PRINCIPAL EMPLOYERS, FISCAL YEARS 2015 AND 2024

Schedule 11

Fiscal Year 2015				
Sector	Number of Filers	% of Total	Tax Liability	% of Total
1 Retail Trade	125	52.30%	\$1,643,504	37.16%
2 Services	62	25.94%	\$299,561	6.77%
3 Manufacturing	18	7.53%	\$158,091	3.57%
4 Wholesale Trade	12	5.02%	\$12,400	0.28%
5 Construction	3	1.26%	\$22,446	0.51%
6 Finance Insurance Real Estate	3	1.26%	\$19,212	0.43%
7 Transportation and Utilities	4	1.67%	\$60,277	1.36%
8 Agriculture	2	84.00%	\$5,989	0.14%
9 Other, Non Classified	10	4.18%	\$2,201,834	49.78%
Total		100.00%	\$4,423,314	100.00%

Fiscal Year 2024				
Sector	Number of Filers	% of Total	Tax Liability	% of Total
1 Retail Trade	169	47.08%	\$3,441,762	42.35%
2 Services	78	21.73%	\$2,481,950	30.54%
3 Manufacturing	34	9.47%	\$298,560	3.67%
4 Wholesale Trade	15	4.18%	\$118,612	1.46%
5 Construction	12	3.34%	\$35,832	0.44%
6 Finance Insurance Real Estate	3	0.83%	\$130	0.00%
7 Transportation and Utilities	8	2.23%	\$295,293	3.63%
8 Agriculture	6	1.67%	\$18,370	0.23%
9 Other, Non Classified	34	9.47%	\$1,436,311	17.67%
Total		100.00%	\$8,126,820	100.00%

Source: Tennessee Department of Revenue, Research Section

Notes:

1. Figures subject to revision due to amended taxpayer returns.
2. Figures represent local sales tax collected by taxpayers during the period, not disbursements from the Department of Revenue. Thus, amounts presented above do not match to amounts reflected within the financial report.
4. Does not include White House's share of county clerk or out-of-state taxpayer amounts.

CITY OF WHITE HOUSE, TENNESSEE

DEBT CAPACITY INFORMATION

RATIOS OF OUTSTANDING DEBT BY TYPE (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 12

FISCAL YEAR	GOVERNMENT ACTIVITIES		BUSINESS TYPE ACTIVITIES		TOTAL PRIMARY GOVERNMENT	POPULATION (1)	PER CAPITA PERSONAL INCOME (2)	DEBT PER CAPITA *	PERCENTAGE OF PERSONAL INCOME *
	GENERAL OBLIGATION BONDS	NOTES FROM DIRECT PLACEMENTS	GENERAL OBLIGATION BONDS	NOTES FROM DIRECT PLACEMENTS					
2024	\$ 29,656,413	\$ 1,008,000	\$ -	\$ 23,533,606	\$ 54,198,019	16,093	\$ 41,424	\$ 3,368	8.13 %
2023	17,417,913	1,162,000	140,000	22,678,401	41,398,314	15,112	41,262	2,739	6.64
2022	15,033,187	1,312,000	360,000	12,397,063	29,102,250	14,516	39,249	2,005	5.11
2021	7,075,287	1,458,000	575,000	5,200,004	14,308,291	12,346	37,474	1,159	3.09
2020	4,898,000	83,000	785,000	5,551,734	11,317,734	12,092	35,961	936	2.60
2019	5,230,000	226,000	995,000	5,899,764	12,350,764	11,843	34,509	1,043	3.02
2018	5,870,000	368,000	1,200,000	6,244,128	13,682,128	11,513	28,905	1,188	4.11
2017	6,450,000	236,000	1,405,000	7,238,842	15,329,842	11,107	29,098	1,380	4.74
2016	7,090,000	355,000	1,685,000	7,167,486	16,297,486	10,944	28,352	1,489	5.25
2015	7,700,000	-	1,960,000	5,080,269	14,740,269	10,810	27,052	1,364	5.04

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

(1) 2014 - 2019 population based on U.S. Census estimated. 2020 - 2021 population assumes average change from prior years.

(2) 2014 - 2019 per capita personal income based on U.S. Census data. 2020 - 2021 per capita personal income estimated from prior years' data.

CITY OF WHITE HOUSE, TENNESSEE

DEBT CAPACITY INFORMATION

RATIOS OF GENERAL BONDED DEBT OUTSTANDING (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 13

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Population	16,093	15,112	14,516	12,346	12,092	11,843	11,513	11,107	10,944	10,810
Total estimated actual value	\$ 1,955,535,697	\$ 1,591,685,767	\$ 1,423,944,582	\$ 1,241,676,135	\$ 1,154,650,011	\$ 1,047,993,533	\$ 952,784,260	\$ 881,722,553	\$ 843,992,161	\$ 845,119,448
General bonded debt outstanding general obligation bonds	<u>\$ 29,656,413</u>	<u>\$ 17,557,913</u>	<u>\$ 15,393,187</u>	<u>\$ 7,650,287</u>	<u>\$ 5,683,000</u>	<u>\$ 6,225,000</u>	<u>\$ 7,070,000</u>	<u>\$ 7,855,000</u>	<u>\$ 8,775,000</u>	<u>\$ 9,660,000</u>
Percentage of estimated actual property value	1.52%	1.10%	1.08%	0.62%	0.49%	0.59%	0.74%	0.89%	1.04%	1.14%
Per capita	1,843	1,162	1,060	620	470	526	614	707	802	894
Total outstanding debts	54,198,019	41,398,314	29,102,250	14,308,291	11,317,734	12,350,764	13,682,128	15,329,842	16,297,486	14,740,269
Debt as a percent of assessed value	2.77%	2.60%	2.04%	1.15%	0.98%	1.18%	1.44%	1.74%	1.93%	1.74%

* The City has no legal debt margin set by ordinance.

CITY OF WHITE HOUSE, TENNESSEE

DEBT CAPACITY INFORMATION

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT (UNAUDITED)

Schedule 14

<u>GOVERNMENTAL UNIT</u>	<u>DEBT OUTSTANDING (IN THOUSANDS)</u>	<u>ESTIMATED PERCENTAGE APPLICABLE (1)</u>	<u>ESTIMATED SHARE OF DIRECT AND OVERLAPPING DEBT (2)</u>
Direct:			
City of White House	\$ 30,664,413	100.0%	\$ 30,664,413
Overlapping:			
Robertson County	85,815,000	22.7%	19,480,005
Sumner County	<u>279,935,000</u>	10.8%	<u>30,232,980</u>
Total	<u>\$ 396,414,413</u>		<u>\$ 80,377,398</u>

* Based upon Assessed Value of Property in

White House	\$ 734,154,017
Robertson County	\$3,229,304,210
Sumner County	\$6,790,921,373

CITY OF WHITE HOUSE, TENNESSEE

DEBT CAPACITY INFORMATION

PLEDGED REVENUE COVERAGE (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 15

BUSINESS-TYPE ACTIVITIES								
NOTES FROM DIRECT PLACEMENTS								
FISCAL	UTILITY	LESS:	NET	DEBT SERVICE REQUIREMENTS			COVERAGE	
YEAR	SERVICE	OPERATING	AVAILABLE	PRINCIPAL	INTEREST	TOTAL		
	CHARGES*	EXPENSES**	REVENUE					
2024	\$ 7,182,084	\$ 2,686,297	\$ 4,495,787	\$ 1,192,603	\$ 244,611	\$ 1,437,214	3.13	%
2023	7,454,480	2,178,423	5,276,057	863,658	164,358	1,028,016	5.13	%
2022	6,099,329	1,876,794	4,222,535	570,475	75,481	645,956	6.54	%
2021	5,733,384	2,114,958	3,618,426	561,730	75,770	637,500	5.68	%
2020	4,363,870	2,166,614	2,197,256	269,877	78,551	348,428	6.31	%
2019	3,841,530	1,616,317	2,225,213	549,364	79,787	629,151	3.54	%
2018	4,329,413	1,698,527	2,630,886	1,199,712	92,718	1,292,430	2.04	%
2017	3,574,707	1,676,850	1,897,857	622,253	107,047	729,300	2.60	%
2016	3,654,901	1,562,188	2,092,713	521,311	97,442	618,753	3.38	%
2015	3,038,135	1,700,505	1,337,630	425,392	90,771	516,163	2.59	%

*Wastewater charges for services includes as debt is related to wastewater projects.

**Does not include depreciation and amortization.

CITY OF WHITE HOUSE, TENNESSEE

DEMOGRAPHIC AND ECONOMIC INFORMATION

DEMOGRAPHIC AND ECONOMIC STATISTICS (UNAUDITED)

LAST TEN YEARS

Schedule 16

Schedule 16

						UNEMPLOYMENT RATE	
CALENDAR YEAR	POPULATION	PER CAPITA PERSONAL INCOME	TOTAL PERSONAL INCOME (IN THOUSANDS OF DOLLARS) ^a		MEDIAN AGE ^b	ROBERTSON COUNTY	SUMNER COUNTY
2024	16,093 ¹	\$ 41,424 ³	\$	666,636,432	36.50	3.0% ⁵	2.8% ⁵
2023	15,112 ¹	41,262 ³		623,551,344	36.80	2.9% ⁵	2.8% ⁵
2022	14,516 ¹	39,249 ³		569,738,484	36.76	2.5% ⁵	2.4% ⁵
2021	12,346 ¹	37,474 ³		462,654,004	36.70	3.5% ⁶	3.8% ⁶
2020	12,092 ¹	35,961 ³		434,840,412	36.60	6.1% ⁷	6.5% ⁷
2019	11,843 ²	34,509 ⁴		408,690,087	36.50	2.9% ⁷	2.7% ⁷
2018	11,513 ²	28,905 ⁴		332,783,265	34.60	3.1% ⁷	2.8% ⁷
2017	11,107 ²	29,098 ⁴		323,191,486	33.60	3.4% ⁷	3.0% ⁷
2016	10,944 ²	28,352 ⁴		310,284,288	35.40	4.2% ⁷	3.9% ⁷
2015	10,810 ²	27,052 ⁴		292,432,120	34.70	4.8% ⁷	4.6% ⁷

¹ Population between 2020 - 2022 assumes average change from prior years.

² Population between 2014 - 2019 based on U.S. Census estimated.

³ Per capita personal income between 2022 - 2020 estimated from prior years' data.

⁴ Per capita personal income between 2014 - 2019 based on U.S. Census data.

⁵ Unemployment rates as of 2022 based on April 2022 unemployment rate

⁶ Unemployment rates as of 2021 based on April 2021 unemployment rates.

⁶ Unemployment rates between 2012 - 2020 based on U.S. Bureau of Labor Statistics data.

^a Total personal income is calculated using population and per capita personal income data.

^b Source - 2014 - 2019 median age based on U.S. Census data. 2020 - 2022 median age estimated assumes average change from prior years.

CITY OF WHITE HOUSE, TENNESSEE

DEMOGRAPHIC AND ECONOMIC INFORMATION

PRINCIPAL EMPLOYERS (UNAUDITED)

CURRENT YEAR AND NINE YEARS AGO

Schedule 17

	<u>2024</u>			<u>2015</u>		
<u>EMPLOYER</u>	<u>EMPLOYEES</u>	<u>RANK</u>	<u>PERCENTAGE OF TOTAL CITY EMPLOYMENT</u>	<u>EMPLOYEES</u>	<u>RANK</u>	<u>PERCENTAGE OF TOTAL CITY EMPLOYMENT</u>
Tate Ornamental, Inc.	232	1	2.01 %	150	4	1.94 %
Sumner Co. Board of Ed.	216	2	1.87	194	2	2.50
Lowe's Millwork/Woodgrain	157	3	1.36	254	1	3.28
Robertson Co. Board of Ed.	146	4	1.27	131	5	1.69
City of White House	127	5	1.10	87	6	1.12
Werthan Packaging / ProAmpac	105	6	0.91	180	3	2.32
Advanex Americas Inc.	50	7	0.43			-
Dee Cee Laboratories	47	8	0.41	55	7	0.71
Latrobe Steel Distribution	40	9	0.35	45	9	0.58
Terex Utilities South	35	10	0.30	22	10	0.28
PMC Gauge	-		-	48	8	0.62
	-		-	-		-
	-		-	-		-
Total	<u>1,155</u>		<u>10.01 %</u>	<u>1,166</u>		<u>15.04 %</u>
Total population	<u>11,539</u>	*		<u>7,751</u>	*	

Source:

* Total employment numbers from U.S. Department of Labor, Bureau of Labor Statistics.

CITY OF WHITE HOUSE, TENNESSEE

OPERATING INFORMATION

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 18

<u>FUNCTION/PROGRAM</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
General Government	14	14	13	12	12	12	12	12	12	10
Community Services	25	24	22	20	20	20	19	18	17	15
Public Safety	55	52	52	50	50	48	46	44	44	44
Public Services	33	30	28	28	26	26	26	23	21	21
Total	127	120	115	110	108	106	103	97	94	90

Source: City of White House Human Resources Department

CITY OF WHITE HOUSE, TENNESSEE

OPERATING INFORMATION

OPERATING INDICATORS BY FUNCTION/PROGRAM (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 19

<u>FUNCTION/PROGRAM</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Police										
Calls for Service	12,106	11,151	12,336	12,845	12,569	16,160	15,505	13,310	12,730	15,022
Traffic Accidents	469	494	546	408	400	447	462	433	403	358
Fire										
Calls for Service	1,865	1,935	1,799	1,567	1,369	1,291	1,387	1,246	1,122	1,026
EMS / Rescue Incidents	1,676	1,357	1,331	1,156	1,021	972	997	908	830	787
Structure Fires	12	8	9	11	4	4	3	7	8	2
Fire Inspections	1,362	1,210	1,176	849	605	585	572	67	-	9
Planning & Codes										
Boards' Agenda Items	74	97	115	82	76	72	78	67	70	60
Single-Family Residential Permits	579	638	339	376	193	71	89	86	71	64
Multi-Family Residential Permits	-	226	-	22	-	13	5	13	8	3
New Commercial / Industrial Permits	41	7	14	8	6	4	3	10	7	8
Other Permits	161	597	157	155	154	179	331	297	336	465
Residential Inspections	5,291	4,885	4,700	2,637	2,858	2,411	1,112	1,549	1,244	1,194
Commercial / Industrial Inspections	204	125	564	92	110	179	165	191	152	360
Code Enforcement Cases	261	212	55	98	330	179	165	360	437	612
Code Enforcement Complaints	200	199	55	41	116	98	132	117	120	145

Source: Various City Departments

CITY OF WHITE HOUSE, TENNESSEE

OPERATING INFORMATION

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM (UNAUDITED)

LAST TEN FISCAL YEARS

Schedule 20

<u>FUNCTION/PROGRAM</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Units	22	20	34	32	27	27	23	22	20	21
Other Vehicles	6	9								
Fire										
Fire Stations	2	2	2	2	2	2	2	2	2	2
Fire Trucks	6	6	3	3	3	3	3	3	2	2
Other automobiles	5	5	7	6	5	5	5	4	4	4
Public Works										
Streets (miles)	95	95	95	95	95	95	95	95	94	94
Traffic signals	15	13	13	13	13	13	13	13	11	11
Parks and Recreation										
Acreage	235	235	235	235	235	133	133	132	132	132
Playgrounds	4	4	2	2	2	2	1	1	1	1
Baseball/Softball Diamonds	8	8	8	8	8	8	8	8	8	8
Soccer Fields	6	6	4	4	4	4	4	4	4	4
Dog Parks	1	1	1	1	1	1	1	-	-	-
Tennis Courts	6	6	-	-	2	2	2	2	2	2
Football Field	1	1	1	1	1	1	1	1	1	1

Source: Various City Departments

CITY OF WHITE HOUSE, TENNESSEE

OPERATING INFORMATION

UTILITY RATE STRUCTURE (UNAUDITED)

AS OF JUNE 30, 2024

Schedule 21

	<u>RATE</u>	<u>APPROXIMATE NUMBER OF CUSTOMERS</u>
Commercial sewer base	\$ 48.31	371
Residential sewer base	22.08	5,525
Sewer usage	9.53	5,896
Refuse collection	24.00	5,719
Stormwater	8.99	5,874

DRAFT

OTHER REPORTS SECTION

INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Mayor and Aldermen
City of White House, Tennessee

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of White House, Tennessee (the “City”), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated [OPEN DATE], 2024.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weakness or significant deficiencies, may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2024-001 that we consider to be a material weakness.

REPORT ON COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

CITY OF WHITE HOUSE'S RESPONSE TO FINDINGS

Government Auditing Standards requires the auditor to perform limited procedures on the City of White House's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City of White House's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Nashville, Tennessee
[OPEN DATE], 2024

INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL
OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

To the Board of Mayor and Aldermen
City of White House, Tennessee

REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM

OPINION ON EACH MAJOR FEDERAL PROGRAM

We have audited City of White House’s compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of City of White House’s major federal programs for the year ended June 30, 2024. City of White House’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of White House complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

BASIS FOR OPINION ON EACH MAJOR FEDERAL PROGRAM

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of White House and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of White House’s compliance with the compliance requirements referred to above.

RESPONSIBILITIES OF MANAGEMENT FOR COMPLIANCE

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to City of White House's federal programs.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF COMPLIANCE

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of White House's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of White House's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, 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 City of White House's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of City of White House's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of White House's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Nashville, Tennessee
[OPEN DATE], 2024

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED JUNE 30, 2024

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? X Yes No
- Significant deficiency(ies) identified? Yes X None Reported

Noncompliance material to financial statements noted?

 Yes X No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? Yes X No
- Significant deficiency(ies) identified? Yes X None Reported

Type of auditor's report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

 Yes X No

Identification of major federal programs:

Assistance Listing Number(s)

Name of Federal Program or Cluster

COVID - 21.027
66.458

American Rescue Plan Act (ARPA)
Clean Water State Revolving Fund (SRF)

Dollar threshold used to distinguish between type A and type B programs:

\$750,000

Auditee qualified as low-risk auditee?

 Yes X No

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

YEAR ENDED JUNE 30, 2024

SECTION II - FINANCIAL STATEMENT FINDINGS

PRIOR YEAR

2023-001 Internal Control over Checks and Vendor Verification

Status: This finding has been corrected in the current year.

CURRENT YEAR

2024-001 Internal Control over Financial Reporting

Criteria:

Management is responsible for establishing and maintaining effective internal control over financial reporting so that financial statements are complete, accurate and presented in accordance with accounting principles generally accepted in the United States of America ("GAAP").

Condition, Cause, and Effect:

During fiscal year 2024, the City underwent an insurance audit, at which point it was determined there were several capital assets that had been contributed to the City that had not been recorded in the year contributed, in both the governmental and business-type activities funds.

Material adjustments were required to be made during the audit process to correct opening net position in the business-type activities Wastewater Fund as of July 1, 2023, as well as current year corrections to properly adjust balances in both governmental and business-type activities funds in accordance with GAAP and present accurate financial statements as follows:

Opening net position adjustments included:

- Addition of contributed capital asset cost that should have been placed in service in prior years, as well as accumulated depreciation.

Current year adjustments included:

- Adjustments to capital assets for items that should have been expensed during the year. Additionally, adjustments to record contributed capital assets as part of the GASB 34 conversion.

During fiscal year 2024, it was discovered that the impact fees were improperly recorded in the building permit account in the general fund. The cause related to customers that came onsite to pay their fees. Upon recording in the system, the payment defaulted to the building permit instead of spreading to the impact fees, as well. As a result, there was an entry to move the impact fees to the correct funds (police, parks, road and fire) and out of the general fund. Additionally, a due to/from was created to move the cash from the general fund to the impact funds, these will be liquidated during fiscal year 2025.

CITY OF WHITE HOUSE, TENNESSEE

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

YEAR ENDED JUNE 30, 2024

Recommendation:

We recommend that the City review the detail capital asset listings to ensure the listings are complete. We also recommend the City to take inventory of all capital assets at all locations to ensure the items are properly recorded as capital assets at year-end. Additionally, we would recommend the City implement a process to ensure all contributed property is properly reported to the Finance Department for proper recording the accounting records.

We recommend the City review their policy and procedures to ensure that revenue received onsite is being properly spread to the correct funds. Additionally, review this process with the appropriate departments to make them aware of the process and recording of revenue.

Management's Response:

Management agrees with the auditor's recommendation and will implement a plan to do so.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

PRIOR YEAR

There were no prior year findings.

CURRENT YEAR

There were no current year findings.



City of White House, Tennessee

Finance Department

105D College Street · White House, TN 37188

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"Valuing our Heritage while Protecting our Future"

MANAGEMENT'S CORRECTIVE ACTION PLAN

2024-001 Internal Control over Financial Reporting

Condition, Cause, and Effect:

During fiscal year 2024, the City underwent an insurance audit, at which point it was determined there were several capital assets that had been contributed to the City that had not been recorded in the year contributed, in both the governmental and business-type activities funds.

Material adjustments were required to be made during the audit process to correct opening net position in the business-type activities Wastewater Fund as of July 1, 2023, as well as current year corrections to properly adjust balances in both governmental and business-type activities funds in accordance with GAAP and present accurate financial statements as follows:

Opening net position adjustments included:

- Addition of contributed capital asset cost that should have been placed in service in prior years, as well as accumulated depreciation.

Current year adjustments included:

- Adjustments to capital assets for items that should have been expensed during the year. Additionally, adjustments to record contributed capital assets as part of the GASB 34 conversion.

During fiscal year 2024, it was discovered that the impact fees were improperly recorded in the building permit account in the general fund. The cause related to customers that came onsite to pay their fees. Upon recording in the system, the payment defaulted to the building permit instead of spreading to the impact fees, as well. As a result, there was an entry to move the impact fees to the correct funds (police, parks, road and fire) and out of the general fund. Additionally, a due to/from was created to move the cash from the general fund to the impact funds, these will be liquidated during fiscal year 2025.

Response and Corrective Action Plan Prepared By: Jason Barnes, Finance Director

Person Responsible for Implementing the Corrective Action: Jason Barnes, Finance Director

Anticipated Completion Date of Corrective Action: June 30, 2025



City of White House, Tennessee

Finance Department

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"Valuing our Heritage while Protecting our Future"

MANAGEMENT'S CORRECTIVE ACTION PLAN

2024-001 Internal Control over Financial Reporting (continued)

Planned Corrective Action:

We recommend that the City review the detail capital asset listings to ensure the listings are complete. We also recommend the City to take inventory of all capital assets at all locations to ensure the items are properly recorded as capital assets at year-end. Additionally, we would recommend the City implement a process to ensure all contributed property is properly reported to the Finance Department for proper recording the accounting records.

We recommend the City review their policy and procedures to ensure that revenue received onsite is being properly spread to the correct funds. Additionally, review this process with the appropriate departments to make them aware of the process and recording of revenue.

Jason Barnes, Finance Director

[OPEN DATE], 2024