



City of Centerville, Ohio
Annual Financial Report: Summary
for the fiscal year ended December 31, 2016



About Centerville...

The City of Centerville is located in the southeastern part of Montgomery County, Ohio approximately eight miles south of the City of Dayton and 46 miles north of the City of Cincinnati on U.S. Interstate 675. With major thoroughfares close to the City (including U.S. Interstates 75 and 70), Centerville provides a desirable location for many families who work in the Dayton and Cincinnati metropolitan areas.

The City is governed by a Council-Manager form of government with the mayor and six council members elected at-large to four-year terms. The City provides comprehensive services including nationally accredited police services, streets and drainage construction/maintenance, refuse and recycling collection, and cultural and recreational programs that include the Benham’s Grove Victorian Homestead, Stubbs Park & Amphitheater, and The Golf Club at Yankee Trace.

Centerville is a great place to live, work, and raise a family in a community that is truly “warm and cheerful.”

Residents also enjoy one of Ohio’s premier public school districts, Centerville City Schools, with its noted national achievements in academics, fine arts, and athletic endeavors. Our excellent Centerville-Washington Park District and Washington-Centerville Public Library facilities provide for an enhanced lifestyle truly unique for a community of our size.

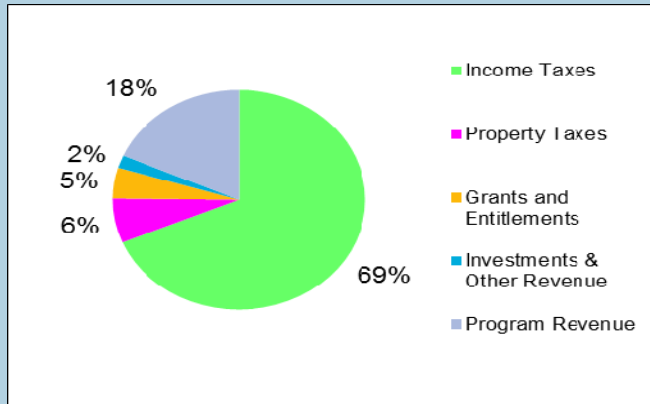
Several notable people have called Centerville home including humorist and author Erma Bombeck, daytime talk show host Phil Donahue, ESPN host Kirk Herbstreit, actor Gordon Jump, and NFL football players AJ Hawk, Nick Mangold, and Mike Nugent.

We take great pride in our many exclusive offerings that make Centerville such a great place to live, work, and raise a family in a community that is truly “warm and cheerful,” as our City slogan indicates.

Governmental Revenue

Revenues for governmental activities, which are primarily supported by taxes, totaled \$21.0 million in 2016. The three largest sources accounted for 93% of total revenue.

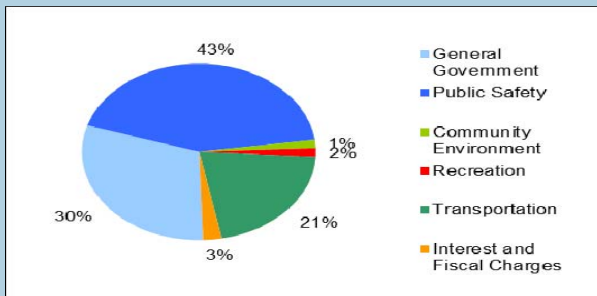
- ◆ Income tax collections are the largest source of revenue, which accounted for \$14.4 million or 69% of governmental revenue.
- ◆ Program revenues (includes street construction funding) is the second largest source, which accounted for \$3.8 million or 18% of revenue.
- ◆ The third largest source was from property taxes, which accounted for \$1.3 million or 6% of revenue.



Governmental Expenses

Expenses are grouped into six categories. For 2016, expenses were \$17.4 million, which represented a decrease of \$0.7 million (or 3.9%) from 2015 primarily due to decreases in transportation costs due to completed developments in 2015.

- ◆ General Government includes the cost of city management, financial services, human resources, and transfers to other funds such as Streets.
- ◆ Public Safety includes the cost of police services and represents the largest expense at \$7.4 million or 43% of total expenses.
- ◆ Community Environment includes the cost of planning, zoning, and inspection services.
- ◆ Recreation includes the cost of the City’s parks and services (Stubbs Park and Benham’s Grove).
- ◆ Transportation includes the cost of street maintenance and construction.
- ◆ Interest and fiscal charges include the cost of outstanding debt.



Financial Structure

The City maintains 25 separate funds in the following categories: Governmental Funds, Proprietary Funds, and Fiduciary Funds. Funds are generally established in terms of their legal basis and objectives.

This report focuses on some of the City’s largest funds (General, Golf Course Operations, and Waste Collection) that are generally of the most interest to residents.

About this Report

The Comprehensive Annual Financial Report (CAFR) was prepared in conformance with Generally Accepted Accounting Principles (GAAP) and audited by the City’s independent auditors, receiving an unqualified, clean opinion.

Although the financial numbers in this Annual Financial Report come from an audited source, they are presented in this report in a condensed, unaudited, non-GAAP format.

For those citizens who wish to view more detailed financial information, a copy of the audited GAAP-basis financial statements of the 2016 CAFR can be viewed at the Centerville Municipal Building or online at: www.centervilleohio.gov

Capital Improvements

The Capital Improvements Program (CIP) outlines the recommendations established for the City's infrastructure, facilities, equipment, and vehicle needs. This planning tool establishes a priority list for various programs, projects, and procurements while striving to balance the present and future needs of the City. Future projects of interest include:

Cornerstone area: Road construction project for new development at Wilmington Pike and I-675.

Street & Sidewalk Repairs: Over \$4.1 million is budgeted for the annual street and sidewalk repair program.

Stormwater Drainage Improvements: The City continues to target and improve drainage areas.

Police Department: The Police Department continues to receive adequate funding for the planned replacement of its vehicles and extensive equipment needs.

General Fund

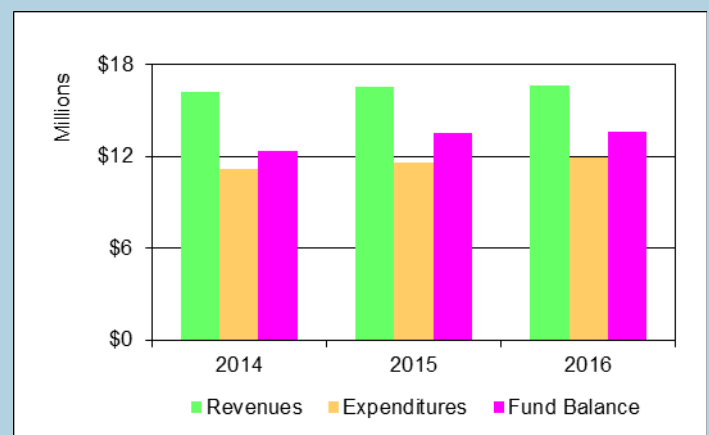
The General Fund is the primary operating fund of the City and is used to account for all government financial resources (revenues and expenditures) except those required to be accounted for in another fund. The fund balance (the difference between assets and liabilities) is available to the City for any purpose provided it is expended or transferred according to the City Charter and/or the general laws of the State of Ohio.

A conservative approach to budgeting and purchasing is a hallmark of the City.

In 2016, the General Fund revenues of \$17.1 million were higher than budget by \$0.8 million (or 5.3%). Revenue from local taxes were \$0.7 Million higher than prior year. The 2016 revenues were 7.6% lower than 2015 primarily due to a one-time reimbursement from TIF debt issuance in 2015.

The General Fund expenditures of \$11.8 million were lower than budget by \$1.0 million (or 8.1%). In addition, \$4.5 million in transfers-out funded Streets, Debt, and Capital Improvements. This conservative approach to budgeting and purchasing is a hallmark of the City. Areas that contributed to the budgetary decrease include: decreased overtime costs and increased emphasis on purchasing through expanded co-op programs.

The budgetary fund balance of the General Fund as of December 31, 2016 was \$13.0 million. As a measure of the General Fund's liquidity, it is helpful to compare the fund balance to total expenditures. The fund balance represents 79.2% of the total General Fund expenditures and transfers-out.



Golf Course Operations Fund

The Golf Course Operations Fund is provided to account for the operation of the City's municipal golf course, The Golf Club at Yankee Trace. Revenues are recorded from greens fees, golf cart rental, and food/beverage from the restaurant and banquet rooms. Expenses are tracked within each of the three departments: Pro Shop, Maintenance, and Food Service.

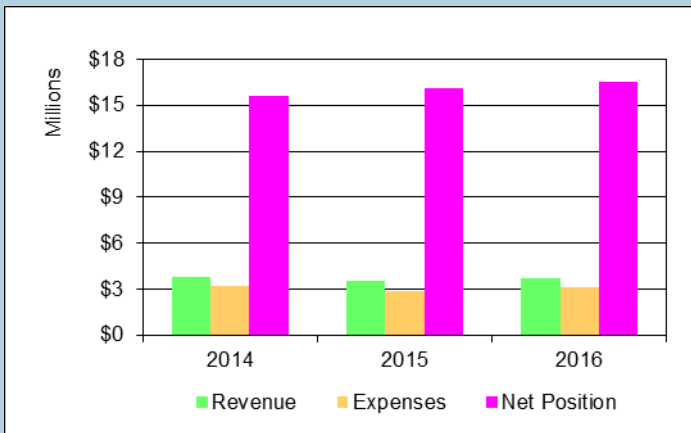
In 2016, Golf Course Operations revenues of \$3.7 million were more than 2015 revenues by \$0.15 million (or 4.2%). Over 54,000 rounds of golf were played in 2016, yet food service operations experienced another year of decreased revenue.

The Golf Club at Yankee Trace will be debt-free in 2018.

The Golf Course Operations expenses of \$3.1 million were higher than 2015 expenses by \$0.2 million (or 8.9%). This increase was primarily due to an increase in the cost personal services.

The Golf Course Operations Fund paid \$0.8 million toward the annual debt service for the outstanding long-term debt and operated 2016 with a net profit of \$0.4 million.

When reporting equity, Governmental Funds use the term: fund balance; whereas, Proprietary Funds use the term: Net Position. As the Golf Course debt continues to decrease, the Net Position continues to increase.





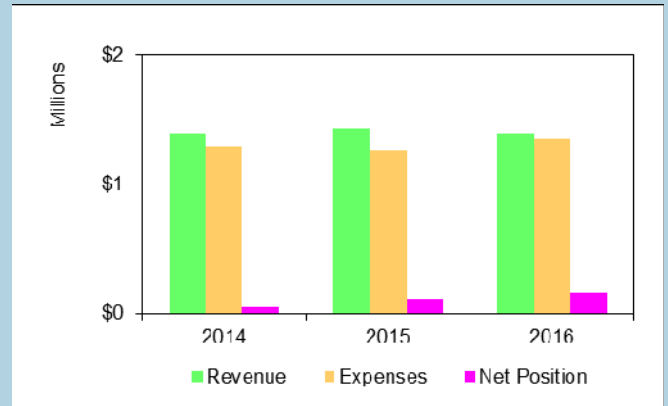
Waste Collection Fund

As a Proprietary Fund, the Waste Collection Fund is provided to account for the collection of fees relating to the collection of refuse and recycling materials by the City and to account for the expenditures related to the collection of refuse.

In 2016, Waste Collection Fund revenues of \$1.3 million met budget expectations and have remained relatively stable. Expenses of \$1.3 million also met budget expectations.

The last monthly rate increase was implemented in 2006. There is no plan to increase the rate in 2017.

Recycling efforts will continue in 2017.



Long-Term Debt

As of December 31, 2016, the City had various issues outstanding, which included \$9.7 million of general obligation bonds and \$4.8 million of special assessment debt with City commitment and \$0.5 million of promissory notes. The City's net bonded debt per capita was \$344 and was well below the legal debt limit of \$67,917,346. Additionally, the City maintained its "Aa2" rating from Moody's Investors Services, its 3rd highest assigned rating, which can lower interest costs when issuing bonds.

City Statistics

- ◆ The population of the City was 23,999 at the last decennial census (2010) with a per capita income of \$35,403.
- ◆ The unemployment rate for Montgomery County was 4.7%.
- ◆ While the City employed 250 full-time and part-time people, the largest, principal employers in the City were:
 - ◇ Centerville Board of Education (school district): 1,900 employees
 - ◇ Miami Valley Hospital South (medical facility): 1,400 employees
 - ◇ Graceworks Bethany Village (retirement facility): 850 employees



Economic Factors

For the first time in 35 years, we will receive additional revenues from the increase in our municipal earnings tax rate that was approved with strong voter support this past November. This additional revenue will be utilized to make much needed reinvestments in our public infrastructure and to insure our Police and general government services continue to be offered in a high-quality manner.

We note that Centerville will continue to maintain the 2nd lowest Municipal property tax rate of any Montgomery County municipality at a rate of \$2.35 per \$1,000 of assessed valuation. The recent passage of Issue 3, increasing Centerville's income tax rate from 1.75% to 2.25% should enable the City to continue to maintain its low property tax rate for the foreseeable future.

Following the passage of Issue 3 the City was able to add funding to the annual street program. Funding for 2017 Street Repair program has increased 57% from the 2016 budget; with the City spending a little over \$4 million this year. Multiple projects are on tap including the annual street resurfacing, concrete repair, and concrete sidewalk repair programs.

We pledge to continue to make every effort to give you the best value for your tax dollar; to scrutinize each project from a cost-effective standpoint, eliminate unnecessary purchases and closely monitor and right-size our staffing needs. We are confident that Centerville will remain a truly premiere community serving our residents, our businesses, and our visitors in a high-quality manner.

Outlook to 2017

For 2017, the City is planning for

- Increase in road paving and improvements;
- Increasing economic development activity;
- Continued ability to provide high quality government services.

Major development projects include the continuance of a \$120 million mixed-use development, The Cornerstone of Centerville, which includes the region's only Costco and Cabela's and Centerville's second Kroger Marketplace store.

Our City maintains its focus on providing exceptional services that continue the high quality of life for citizens, assuring the maintenance of both public and private infrastructure and facilities, carefully utilizing available resources, and preserving Centerville as a primarily residential community while strategically expanding the economic base.



Government Finance Officers Association

Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting

Presented to
City of Centerville
Ohio

For its Annual
Financial Report
for the Fiscal Year Ended

December 31, 2015

Jeffrey P. Blum
Executive Director/CEO

Awards

The Government Finance Officers Association (GFOA) has given an award for Outstanding Achievement in Popular Annual Financial Reporting to the City of Centerville for its Annual Financial Report for the fiscal year ended December 31, 2015. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

Centerville was one of 40 among the 5,800 government entities in Ohio to earn the Award.

The information contained in this report is a general overview of the City's finances. Questions about any of the information or requests for additional information may be addressed to the Department of Finance, City of Centerville, 100 West Spring Valley Road, Centerville, Ohio 45458

City of Centerville

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