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# Popular Annual Financial Report

For the Fiscal Year Ending  
September 30, 2021

City of Granbury, Texas

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**MAYOR**  
Jim Jarratt

# MEET THE LEADERS

## Granbury

### About City Council

The Granbury City Council consists of the mayor and five council members elected citywide to serve three-year terms. The City Council is responsible for a wide variety of tasks including approving expenditures which exceed the amount stipulated in the Charter and by State law, appointing board and commission members, considering zoning issues, strategic planning, and approving the annual budget. Additionally, four city officers are appointed by the City Council and operate under its guidance: City Manager, City Secretary, City Attorney and Municipal Judge.

### City Council Meetings

City Council meetings are held on the first and third Tuesday of each month at 6:00 p.m. in the Council Chambers at City Hall. These meetings are open to the public and citizen input is welcome. To watch the City Council meetings live or to view past recordings go to [www.granbury.org/live](http://www.granbury.org/live).



**Eddie Rodriguez**  
Council Member  
Place 2



**Bruce Wadley**  
Council Member  
Place 3



**Trish Reiner**  
Council Member  
Place 4



**Steven Vale**  
Council Member  
Place 5



**Greg Corrigan**  
Council Member  
Place 6



# A WORD FROM THE City Manager

The City of Granbury is pleased to present the City's Popular Annual Financial Report (PAFR) for the fiscal year ended September 30, 2021. This report provides a brief overview of the City's revenue streams and where those dollars are spent.

The purpose of the PAFR is to provide summarized financial data and a snapshot of the City's financial status in a more easily comprehensible format to increase awareness and knowledge of the operations of the City. The financial information contained in this report comes from the City of Granbury's 2021 Annual Comprehensive Financial Report, which is prepared in accordance with the Generally Accepted Accounting Principles (GAAP). The Annual Comprehensive Report contains additional detailed and extensive information, and it can be viewed at <https://www.granbury.org/ACFR2021>

To the best of our knowledge, the enclosed data is accurate in all respects and organized to fairly present the financial position and results of City operations. If you have any questions or comments about this report, contact the finance department at 116 W Bridge Street, Granbury, Texas, 76048 or call 817-573-1114.

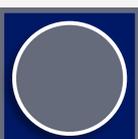
# MISSION STATEMENT

**“Providing quality of life through exceptional services with a friendly and responsive staff.”**

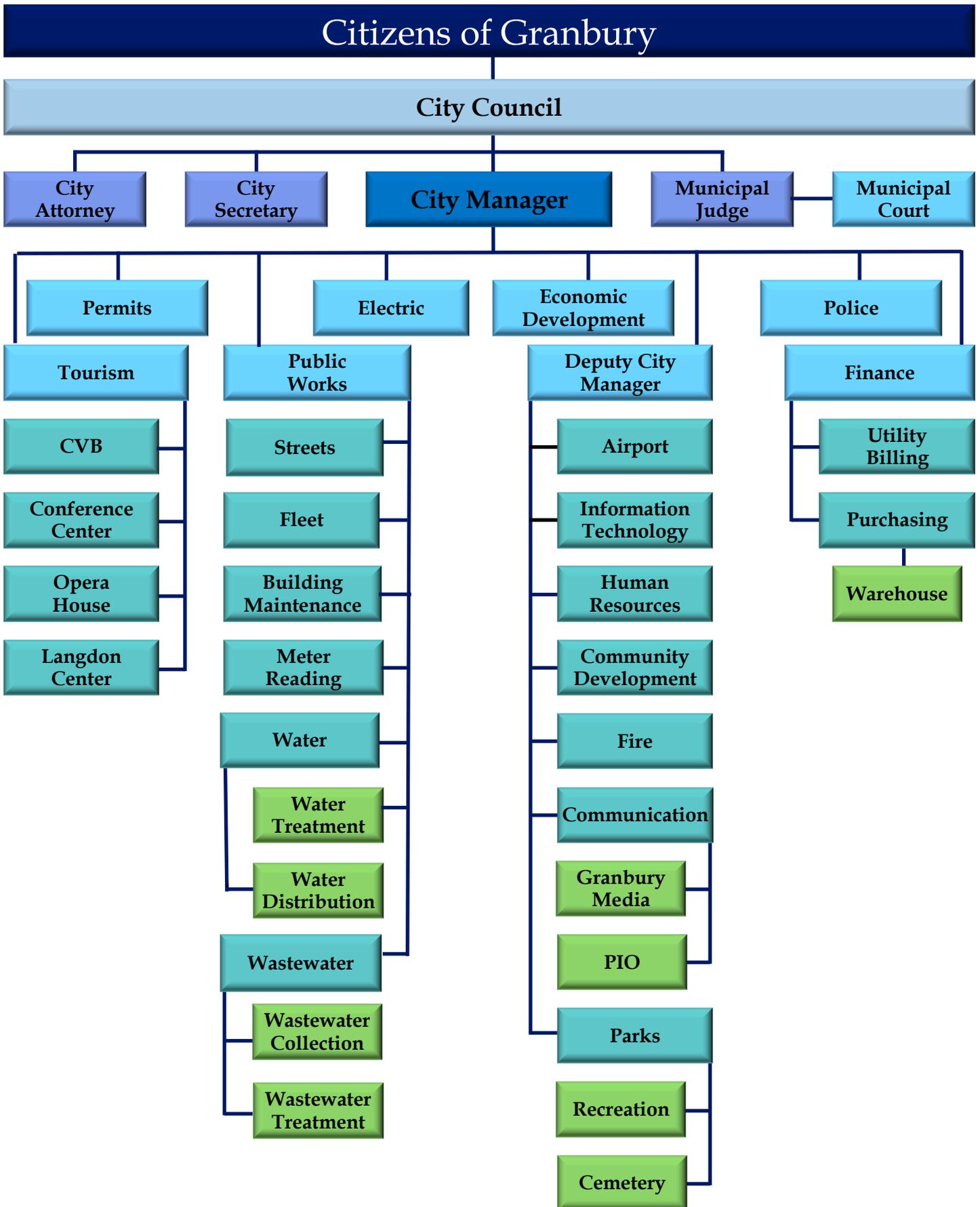
# VISION STATEMENT

**“Where Community, Heritage, Culture, and Tourism promote and provide our City with an exceptional quality of life.”**

## CITY GOALS

	<b>Service Delivery</b>	To provide efficient and effective delivery of all city services.
	<b>Infrastructure Basics</b>	To upgrade, enhance, expand, and maintain the existing infrastructure of the City and to prepare for future growth.
	<b>Community Development</b>	To assure planned quality growth in the City and its extraterritorial jurisdiction.
	<b>Tourism Development</b>	To make the City one of the top 20 destinations in the state by marketing our existing attractions and facilities and developing new ones.
	<b>Citizen Involvement</b>	To enhance community awareness, encourage input, and increase community involvement in the decision-making process.
	<b>Intergovernmental Relationships</b>	To cooperate with all government agencies to promote community objectives.
	<b>Economic Development</b>	To proactively recruit economic development opportunities.

# GOVERNMENT STRUCTURE



# Revenue & Expenditures

## Net Investment in Capital Assets



**\$83,149,594**

## Restricted



**\$5,070,202**

## Unrestricted

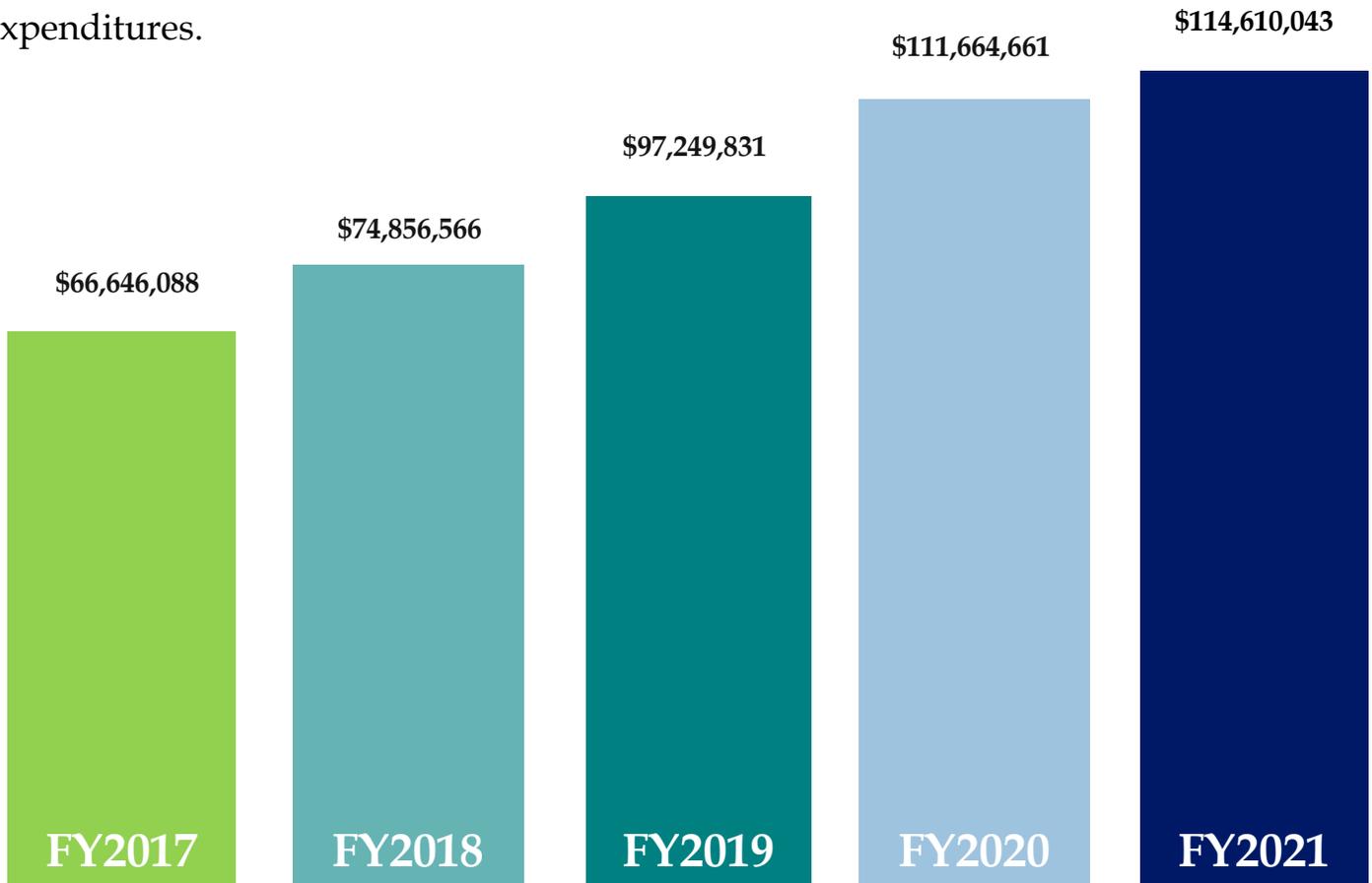


**\$26,390,247**

Statement of Activities	Governmental	Business-Type	Total
<b>Program Revenues</b>			
Charges For Services	2,443,143	24,387,450	26,830,593
Operating Grants & Contributions	283,930	-	283,930
Capital Grants & Contributions	281,067	455,142	736,209
<b>General Revenues</b>			
Property Taxes	6,691,693	-	6,691,693
Sales Taxes	10,739,878	-	10,739,878
Hotel Occupancy Taxes	924,047	-	924,047
Franchise Taxes	2,227,866	-	2,227,866
Investment Earnings	83,838	130,330	214,168
Other Revenue	295,800	70,916	366,716
<b>Total Revenue</b>	<b>23,971,262</b>	<b>25,043,838</b>	<b>49,015,100</b>
<b>Governmental Activities</b>			
General Government	5,506,445	-	5,506,445
Public Safety	6,506,659	-	6,506,659
Community Development	627,692	-	627,692
Streets	1,981,268	-	1,981,268
Building & Permits	768,533	-	768,533
Parks & Recreation	2,434,407	-	2,434,407
Tourism	2,236,427	-	2,236,427
Interest & Fiscal Charges	1,288,860	-	1,288,860
<b>Business-Type Activities</b>			
Airport	-	787,067	787,067
Water Treatment & Distribution	-	7,840,537	7,840,537
Wastewater Collection & Treatment	-	3,786,764	3,786,764
Electricity	-	12,305,059	12,305,059
<b>Total Expenses</b>	<b>21,350,291</b>	<b>24,719,427</b>	<b>46,069,718</b>
Transfers	1,813,592	(1,813,592)	-
Beginning Net Position	42,983,988	68,680,673	111,664,661
<b>Net Position</b>	<b>47,418,551</b>	<b>67,191,492</b>	<b>114,610,043</b>

# Net Position

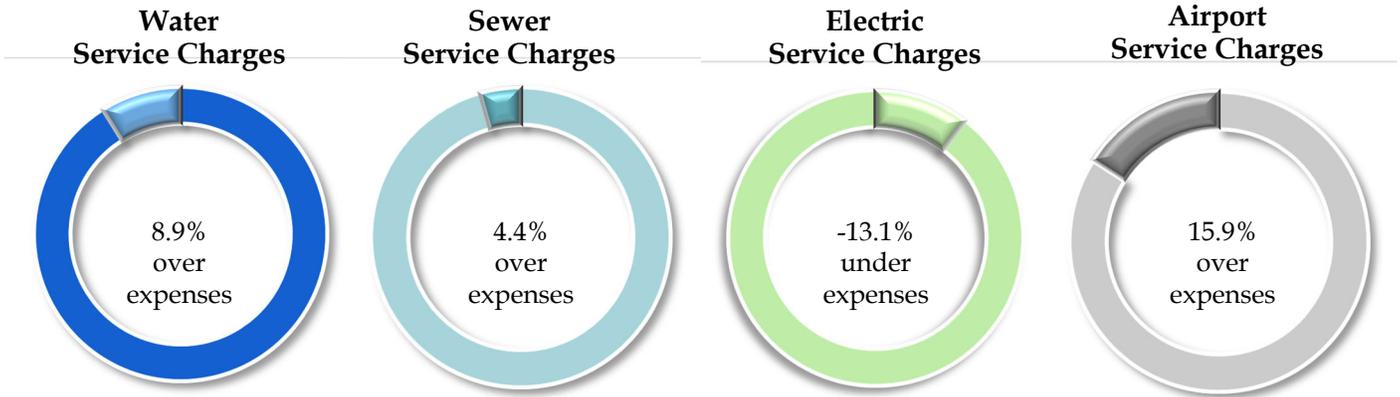
The Statement of Net Position reflects the overall financial position of the organization at a given moment in time. As demonstrated by the increasing net position in the graph below, the City of Granbury has set itself up effectively to meet the needs of its citizens while also being prepared for unforeseen future expenditures.



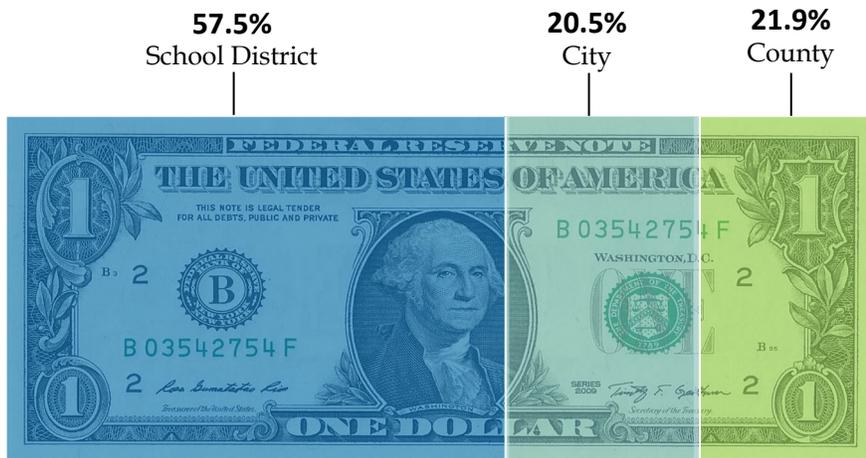
Net Position	Governmental	Business-type	Total
Current and other assets	35,293,749	53,828,640	89,122,389
Capital assets	64,408,098	111,773,659	176,181,757
<b>Total Assets</b>	<b>99,701,847</b>	<b>165,602,299</b>	<b>265,304,146</b>
Deferred outflows of resources	2,880,467	728,746	3,609,213
Current Liabilities	3,609,134	6,016,848	9,625,982
Long-term Liabilities	50,607,476	92,850,052	143,457,528
<b>Total Liabilities</b>	<b>54,216,610</b>	<b>98,866,900</b>	<b>153,083,510</b>
Deferred inflow of resources	947,153	272,653	1,219,806
<b>Net Position</b>	<b>47,418,551</b>	<b>67,191,492</b>	<b>114,610,043</b>

# Revenue Highlights

The majority of the City's business-type revenues come from providing utility services to the citizens of Granbury. You can view the City's current utility rates at [granbury.org/rates](http://granbury.org/rates).

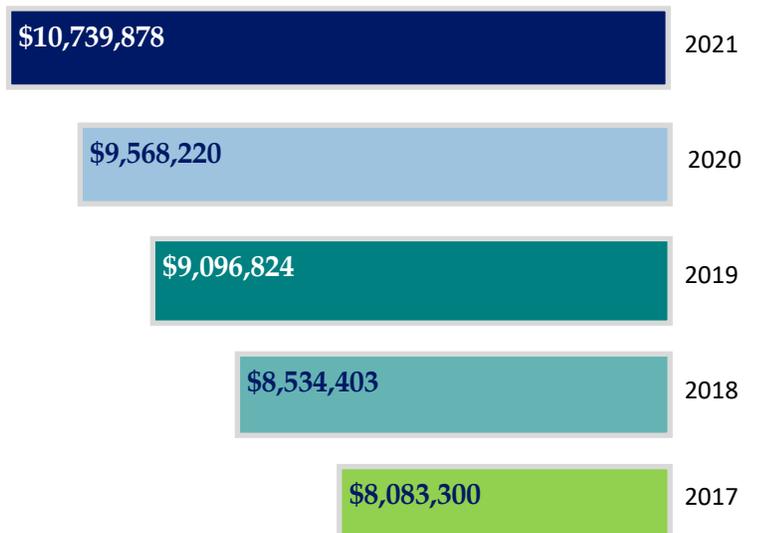


\* The increase in electric power purchase cost was the result of the federally declared Winter Storm Uri.



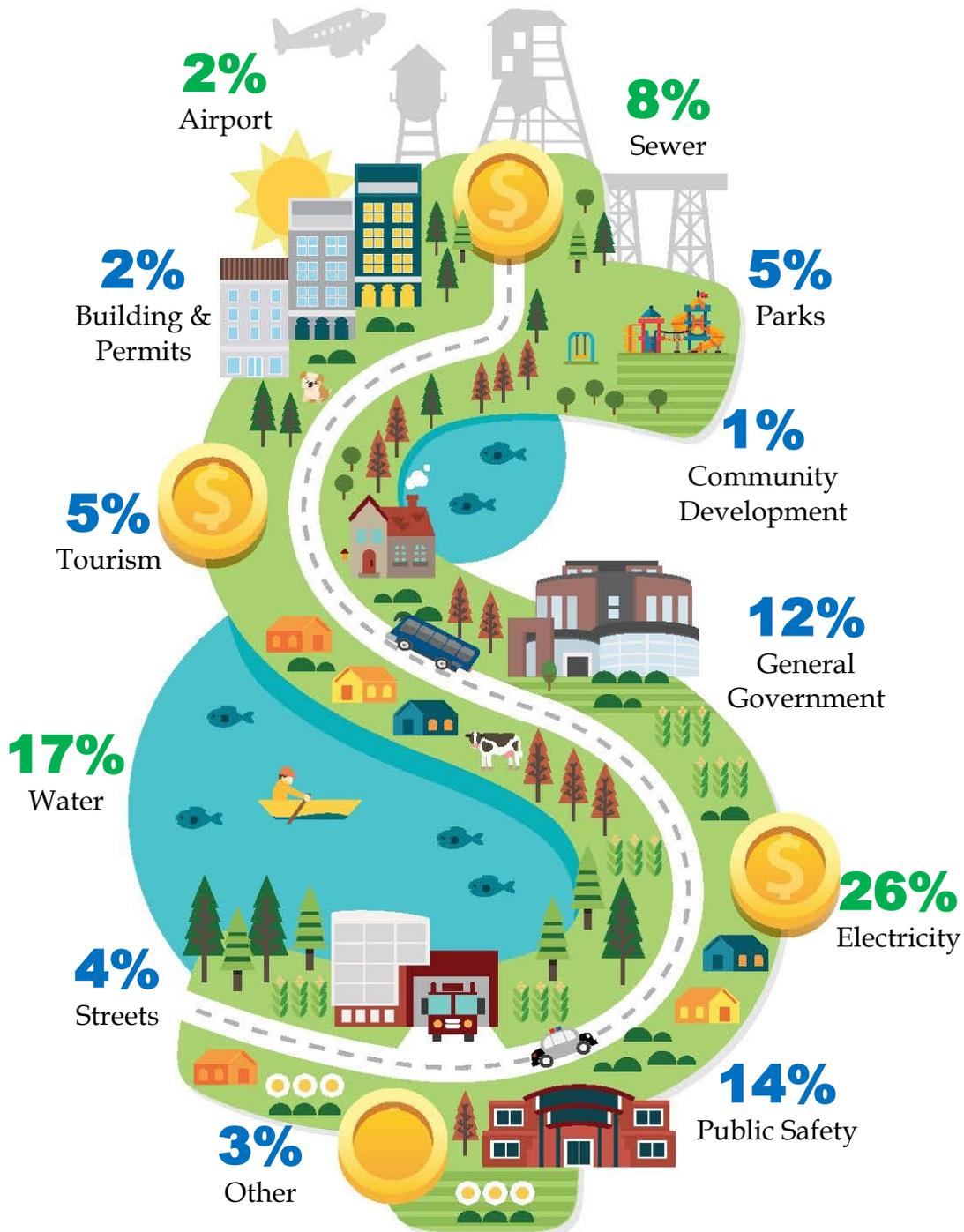
The City's property tax rate was reduced to \$.3961 per \$100 valuation in FY 2021. On average, Granbury homeowners paid a total of \$3,863 in property taxes on a \$200,000 home in 2021. The City of Granbury only received \$792, or less than 21% of the total property tax amount paid.

The City's sales tax rate is 8.25% and is divided between three different taxing entities. The State of Texas receives 6.25%, Hood County receives 0.50% and the City of Granbury receives 1.50%. Of the City's 1.50% sales tax, 1.00% is for General Fund operations and 0.50% is for property tax relief. The City has benefited from steady growth in sales tax revenues for more than ten years. In fiscal year 2021, sales tax receipts were up 12.2% compared to the previous year.



# Expense Highlights

The largest spending category for **governmental** expenses is public safety, accounting for 14% of the City's total expenses. Public safety includes making sure our police and fire departments are funded properly. The City's **business-type** expenses include the cost to deliver electricity, water, and wastewater services to our citizens along with maintaining the City's regional airport.



# Capital Assets

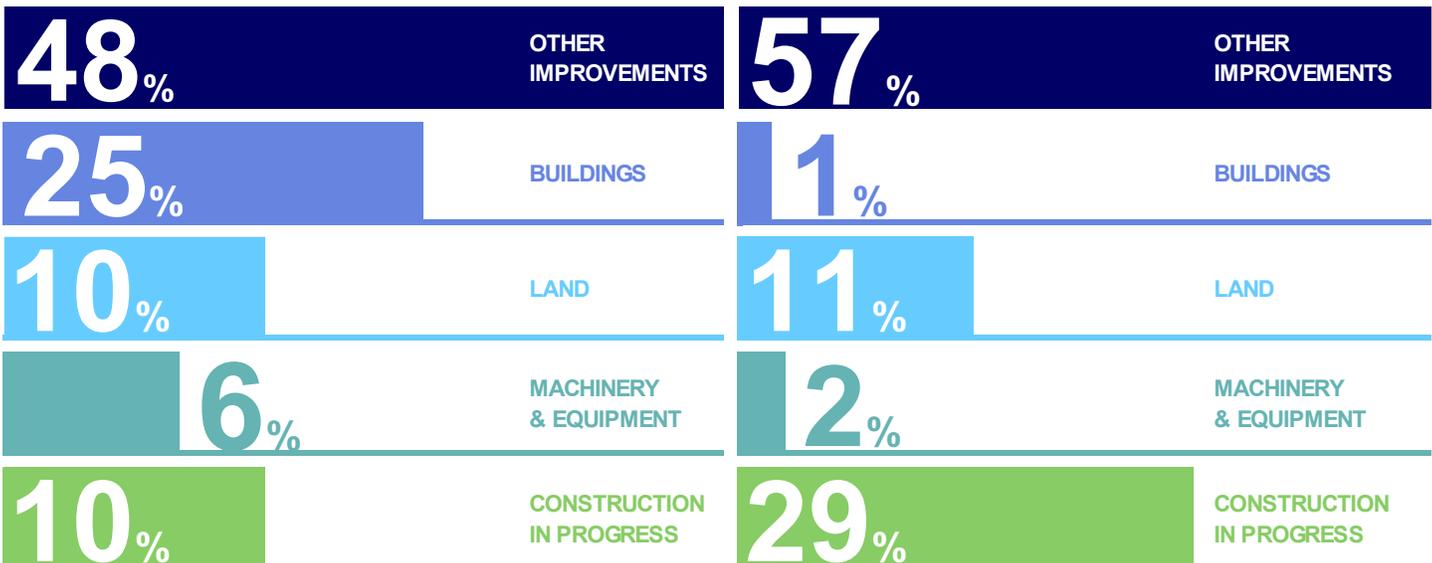
Capital assets are the items the City owns that hold value. As shown below, the total amount of capital assets increased 5% in the last year. The majority of this change was due to the increase of construction in progress as the City continues to invest in the community through numerous capital improvement projects such as the airport expansion, street improvements and water treatment plant expansions. As these projects are completed, a large amount of construction in progress will be reclassified to land, buildings, equipment, or other improvements.

Capital Assets Totals	2021	2020
Land	19,512,341	19,272,341
Buildings	17,218,201	18,530,341
Other Improvements	94,528,952	97,037,281
Machinery & Equipment	6,141,956	6,009,041
Construction in Progress	38,780,307	27,055,206
<b>Total</b>	<b>176,181,757</b>	<b>167,904,210</b>



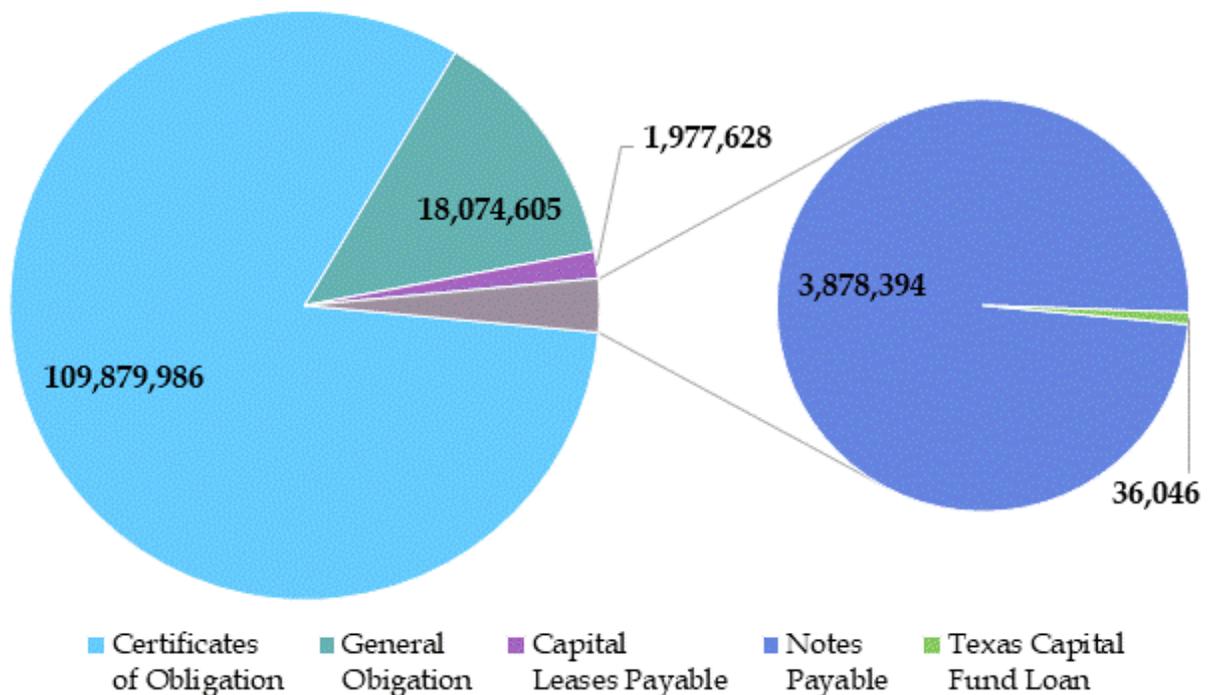
## GOVERNMENTAL CAPITAL ASSETS

## BUSINESS-TYPE CAPITAL ASSETS



# Debt Administration

The City's outstanding debt totaled under \$134 million at the end of FY 2021. This was a decrease of about \$2.4 million from last year. The City of Granbury had a total bonded debt, notes payable and capital leases payable in the amount of \$133,846,659. The City's AA bond rating is one of the highest ratings a city can receive from Fitch Ratings and Standard & Poor's rating agencies. The higher rating saves the taxpayers money by securing a more favorable interest rate on debt for the City when borrowing funds for major projects.



Certificates of Obligation are debts secured by ad valorem taxes and surplus utility revenues.

General Obligation bonded debt is backed by the full faith and credit of the government.

Capital Leases Payable pertains to equipment and an energy retrofit project being financed by lease/purchase financing.

Notes Payable consists of a loan borrowed by Granbury Historic Properties to purchase the Opera House and a loan borrowed to purchase power for the federally declared Winter Storm Uri in February 2021.

Texas Capital Fund Loan is a special assessment debt to be repaid by lease revenues received from companies who lease facilities acquired or rehabilitated with these funds.

# Major Project Highlights



## New Police Station

The current police department is located within City Hall, but the department has outgrown that space. The new station will provide the department with the kind of spaces and functions needed in modern police departments to serve the needs of the community.



## Water Treatment Plant Improvements

As the City continues to grow, the Water Treatment Plant is already at or near TCEQ's 85% capacity requirement. Due to this requirement, the Water Treatment Plant is expanding from 2.5 million gallons per day (MGD) to 5.0 MGD to meet anticipated future growth.



## Wastewater System Improvements

Currently, 100% of the wastewater treatment plant's capacity is already accounted for by existing and upcoming developments. To prepare for future growth and to meet TCEQ's requirements, the City is required to expand its wastewater treatment capacity with a second treatment plant.



## Airport Expansion

The City is building a new 5,200 feet long and 75 feet wide airport runway to accommodate larger aircrafts. The accommodation for jets will expand the customer market and promote both commercial and residential economic growth in the surrounding community.

# GRANBURY BY THE NUMBERS



**944**  
Fire calls for service



**11,490**  
Granbury population



**679**  
Building permits issued



**3,470**  
Electric connections



**5,088**  
Sewer connections



**28,483**  
Police calls for service



**6,257**  
Water connections



**126**  
Public park acres