

**TOWN OF FORT MILL  
SOUTH CAROLINA  
FINANCIAL STATEMENTS  
YEAR ENDED SEPTEMBER 30, 2021**



TOWN OF FORT MILL, SOUTH CAROLINA

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**TOWN OF FORT MILL, SOUTH CAROLINA**

**PRINCIPAL OFFICIALS**

**YEAR ENDED SEPTEMBER 30, 2021**

Established

1873

MAYOR

Guynn H. Savage

TOWN COUNCIL MEMBERS

Ward 1 – James Shirey

Ward 2 – Ronald Helms, Mayor Pro-Tem

Ward 3 – Larry Huntley

Ward 4 – Chris Moody

At Large – Lisa Cook

At Large – Trudie Bolin Heemsoth

TOWN MANAGER

William D. Broom, II

FINANCE DIRECTOR

Chantay Bouler





# Greene Finney Cauley, LLP

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of Town Council  
Town of Fort Mill, South Carolina

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Fort Mill, South Carolina (the "Town"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### *Auditor's Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### *Opinions*

In our opinion, the 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 Town of Fort Mill, South Carolina, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

GREENEFINNEYCAULEY.CPA · INFO@GREENEFINNEY.COM

GREENVILLE, SC  
864.232.0653

MAULDIN, SC  
864.232.5204

CHARLESTON, SC  
843.735.5805

ANDERSON, SC  
864.225.8713

ASHEVILLE, NC  
828.771.0847

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### ***Change in Accounting Principle***

As discussed in Note I.B in the notes to the financial statements, for the year ended September 30, 2021, the Town adopted the provisions of Governmental Accounting Standards Board (“GASB”) Statement No. 84, “*Fiduciary Activities*”. Our opinion is not modified with respect to this matter.

### ***Other Matters***

#### *Required Supplementary Information*

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

#### *Supplementary and Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town’s basic financial statements. The supplementary information and the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 10, 2023 on our consideration of the Town’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 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 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 the Town’s internal control over financial reporting and compliance.

*Greene Finney Cauley, LLP*

Greene Finney Cauley, LLP  
Mauldin, South Carolina  
July 10, 2023

# TOWN OF FORT MILL, SOUTH CAROLINA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### YEAR ENDED SEPTEMBER 30, 2021

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As management of the Town of Fort Mill ("Town"), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the year ended September 30, 2021 ("FY 2021" or "2021") compared to the year ended September 30, 2020 ("FY 2020" or "2020"). The intent of this management's discussion and analysis ("MD&A") is to look at the Town's financial performance as a whole. We would encourage readers to not only consider the information presented here but also the information provided in the financial statements and the notes to the financial statements to enhance their understanding of the Town's overall financial performance.

### FINANCIAL HIGHLIGHTS

- In the Statement of Net Position, the Town's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of the most recent year by approximately \$118,638,000. Of this amount, approximately \$32,241,000 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The Town's total net position increased by approximately \$3,278,000 (a decrease of approximately \$2,156,000 from governmental activities and an increase of approximately \$5,434,000 from business-type activities), as total revenues of approximately \$43,162,000 exceeded total expenses of approximately \$39,885,000.
- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of approximately \$38,285,000, a decrease of approximately \$6,554,000 from the prior year restated amount. Of this total amount, 38%, or approximately \$14,566,000, is available for spending at the government's discretion (*unassigned fund balance*).
- At the end of the current fiscal year, the unassigned fund balance for the General Fund was approximately \$14,566,000, or 52% of total General Fund expenditures for 2021.
- The Town's total capital assets increased by approximately \$24,880,000 (23%) during the current fiscal year to approximately \$133,056,000, which was due to capital asset additions of approximately \$28,347,000 exceeding depreciation expense of approximately \$3,460,000 and net disposals of approximately \$7,000.
- The Town's long-term obligations increased by approximately \$11,074,000 (20%) during the current fiscal year to approximately \$66,513,000 due to the Town drawing down approximately \$12,532,000 from the 2019A State Revolving Fund loan, offset by principal payments of approximately \$1,387,000 and a reduction in debt premiums of \$92,000.
- The Town adopted Governmental Accounting Standards Board ("GASB") Statement No. 84 "*Fiduciary Activities*" ("GASB #84") for the year ended September 30, 2021. The primary objective of GASB #84 is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. GASB #84 made it clear that the Firefighters' 1% balances and activities should be reported by the Town in a special revenue fund. The balances and activities were previously not recorded. The adoption of GASB #84 has resulted in the restatement of the Town's fund balance and net position as of October 1, 2020 for its governmental fund financial statements and its government-wide financial statements to reflect the reporting of the Firefighters 1% Fund. Fund balance of the Town's governmental funds and net position of the Town's governmental activities as of October 1, 2020 was increased by approximately \$242,000, reflecting the cumulative change in accounting principle related to the adoption of GASB #84.
- Since 2017 the Town has been distributed too much heavy equipment rental surcharges by the South Carolina Department of Revenue. As a result, the Town recorded a liability of approximately \$9,416,000 in the General Fund as of September 30, 2021 and related expenditures of approximately \$7,636,000 for the year ended September 30, 2021. Additional information can be found in Note IV.C of the financial statements.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of two parts – the *Financial Section* (which includes the MD&A, the financial statements, required supplementary information, and supplementary information) and the *Compliance Section*.

#### Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town's financial statements. The Town's financial statements comprise three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The financial statements present two different views of the Town through the use of government-wide and fund financial statements. In addition to the financial statements, this report contains required supplementary information and supplementary information that will enhance the reader's understanding of the financial condition of the Town.

TOWN OF FORT MILL, SOUTH CAROLINA

MANAGEMENT'S DISCUSSION AND ANALYSIS

YEAR ENDED SEPTEMBER 30, 2021

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OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

**Government-Wide Financial Statements (Continued)**

The financial statements include two kinds of statements that present different views of the Town. The *government-wide financial statements* are designed to provide readers with a broad overview of the Town's finances in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the Town's assets and deferred outflows of resources ("deferred outflows") and liabilities and deferred inflows of resources ("deferred inflows"), with the differences between these items reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The *Statement of Activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements are divided into two categories: 1) governmental activities; and 2) business-type activities. The governmental activities include most of the Town's basic services such as general government, judicial, public works, public safety, culture and recreation, and community development. Taxes, business licenses, permits, and intergovernmental revenues finance most of these activities. The business-type activities are water/sewer and stormwater services that the Town charges customers to provide. The government-wide financial statements can be found as listed in the table of contents of this report.

**Fund Financial Statements**

The fund financial statements provide a more detailed look at the Town's most significant activities. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like all other governmental entities in South Carolina, uses fund accounting to ensure and reflect compliance with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town can be divided into two categories: governmental funds and proprietary funds.

**Governmental Funds** – *Governmental funds* are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between *government activities* (reported in the Statement of Net Position and the Statement of Activities) and *governmental funds* is described in a reconciliation that is a part of the fund financial statements.

The Town maintains nine individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenue, expenditures, and changes in fund balances for the General Fund and the Capital Projects Fund, as they are major funds. Data from the other non-major governmental funds is provided in the form of combining schedules elsewhere in this report. The governmental funds financial statements can be found as listed in the table of contents of this report.

**Proprietary Funds** – The Town maintains one type of proprietary fund. *Enterprise Funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The Town uses enterprise funds to account for its Water/Sewer and Stormwater operations. The proprietary fund financial statements can be found as listed in the table of contents of this report.

**Notes to the Financial Statements** – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found as listed in the table of contents of this report.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**YEAR ENDED SEPTEMBER 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Fund Financial Statements (Continued)**

**Other Information** – In addition to the financial statements and accompanying notes, this report also includes supplementary information. Regarding the Town’s major funds, the Town adopts an annual budget for its General Fund, Capital Projects Fund, and Gross Revenue Fund. A budgetary comparison schedule has been provided as required supplementary information for the General Fund to demonstrate compliance with its budget. Required pension schedules have been included which provide relevant information regarding the Town’s participation in the South Carolina Retirement System and the South Carolina Police Officers Retirement System. Required supplementary information can be found as listed in the table of contents. In addition, the Town has provided other budgetary and supplemental schedules for most of the remaining funds as listed in the table of contents of this report.

| Figure A-1 - Major Features of the Town’s Government-Wide and Fund Financial Statements |  |  |   |
|---|--|--|---|
|   | Government-Wide<br>Financial Statements  | Fund Financial Statements  |   |
|   | Entire Town  | Governmental Funds   | Proprietary Funds   |
| Scope   | Entire Town  | The activities of the Town that are not proprietary.   | Activities the Town operates similar to private businesses.   |
| Required financial statements   | <ul style="list-style-type: none"> <li>▪ Statement of Net Position.</li> <li>▪ Statement of Activities.</li> </ul>               | <ul style="list-style-type: none"> <li>▪ Balance Sheet.</li> <li>▪ Statement of Revenues, Expenditures, and Changes in Fund Balances.</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Statement of Net Position.</li> <li>▪ Statement of Revenues, Expenses, and Changes in Fund Net Positions.</li> <li>▪ Statement of Cash Flows.</li> </ul> |
| Accounting basis and measurement focus  | Accrual accounting and economic resources focus.   | Modified accrual accounting and current financial resources focus.   | Accrual accounting and economic resources focus.  |
| Type of Balance Sheet Information   | All assets and deferred outflows and liabilities and deferred inflows, both financial and capital, and short-term and long-term. | Only assets and deferred outflows expected to be used and liabilities and deferred inflows that come due during the year or soon, thereafter; no capital assets or long-term liabilities included. | All assets and deferred outflows and liabilities and deferred inflows, both financial and capital, and short-term and long-term.  |
| Type of inflow/outflow Information  | All revenues and expenses during year, regardless of when cash is received or paid.  | Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter.        | All revenues and expenses during the year, regardless of when cash is received or paid.   |

**TOWN OF FORT MILL, SOUTH CAROLINA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**YEAR ENDED SEPTEMBER 30, 2021**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The following table provides a summary of the Town's net position as of September 30, 2021 and 2020:

|                                  | <b>Town's Net Position</b>     |                   |                                 |                    |                    |                       |
|----------------------------------|--------------------------------|-------------------|---------------------------------|--------------------|--------------------|-----------------------|
|                                  | <b>Governmental Activities</b> |                   | <b>Business-Type Activities</b> |                    | <b>Total</b>       |                       |
|                                  | <b>2021</b>                    | <b>2020</b>       | <b>2021</b>                     | <b>2020</b>        | <b>2021</b>        | <b>2020</b>           |
| <b>Assets</b>                    |                                |                   |                                 |                    |                    |                       |
| Current and Other Assets         | \$ 50,650,472                  | 47,406,608        | 37,745,045                      | 43,620,112         | 88,395,517         | \$ 91,026,720         |
| Capital Assets                   | 38,394,172                     | 33,094,994        | 94,661,373                      | 75,080,872         | 133,055,545        | 108,175,866           |
| Total Assets                     | <u>89,044,644</u>              | <u>80,501,602</u> | <u>132,406,418</u>              | <u>118,700,984</u> | <u>221,451,062</u> | <u>199,202,586</u>    |
| Deferred Outflows of Resources   | <u>3,522,957</u>               | <u>4,489,155</u>  | <u>737,813</u>                  | <u>1,019,418</u>   | <u>4,260,770</u>   | <u>5,508,573</u>      |
| <b>Liabilities</b>               |                                |                   |                                 |                    |                    |                       |
| Long-Term Liabilities            | 4,317,646                      | 4,841,658         | 62,195,545                      | 50,597,365         | 66,513,191         | 55,439,023            |
| Net Pension Liability            | 16,653,745                     | 19,503,049        | 3,695,777                       | 4,309,756          | 20,349,522         | 23,812,805            |
| Other Liabilities                | 12,239,252                     | 2,471,710         | 4,252,655                       | 7,772,556          | 16,491,907         | 10,244,266            |
| Total Liabilities                | <u>33,210,643</u>              | <u>26,816,417</u> | <u>70,143,977</u>               | <u>62,679,677</u>  | <u>103,354,620</u> | <u>89,496,094</u>     |
| Deferred Inflows of Resources    | <u>3,177,297</u>               | <u>80,556</u>     | <u>541,848</u>                  | <u>16,297</u>      | <u>3,719,145</u>   | <u>96,853</u>         |
| <b>Net Position</b>              |                                |                   |                                 |                    |                    |                       |
| Net Investment in Capital Assets | 33,652,897                     | 31,188,574        | 33,215,024                      | 27,785,454         | 66,867,921         | 58,974,028            |
| Restricted                       | 13,613,571                     | 10,592,596        | 5,915,865                       | 6,052,160          | 19,529,436         | 16,644,756            |
| Unrestricted                     | 8,913,193                      | 16,312,614        | 23,327,517                      | 23,186,814         | 32,240,710         | 39,499,428            |
| Total Net Position               | <u>\$ 56,179,661</u>           | <u>58,093,784</u> | <u>62,458,406</u>               | <u>57,024,428</u>  | <u>118,638,067</u> | <u>\$ 115,118,212</u> |

The Town's total assets increased by approximately \$22,248,000, or 11%, over the prior year. This increase was primarily due to an increase in capital assets of approximately \$24,880,000. Total liabilities at September 30, 2021 increased by approximately \$13,859,000 from the prior year. This increase is primarily due to an increase in long-term obligations of approximately \$11,074,000 and an increase in other liabilities of approximately \$6,248,000, offset by a decrease in the net pension liability of approximately \$3,463,000. The changes in deferred outflows and inflows were primarily due to differences between expected and actual liability/investment, changes in assumptions, and changes in the percentage of the Town's share of the net pension liability in the State retirement plans.

The government's net position increased by approximately \$3,278,000 during the current fiscal year as a result of current year revenues exceeding current year expenses. Please see discussion following the next table regarding this increase.

As noted earlier, net position, over time, may serve as a useful indicator of a government's financial position. The Town's assets and deferred outflows exceeded liabilities and deferred inflows by approximately \$118,638,000 at the close of the most recent fiscal year. By far the largest portion of the Town's net position (approximately \$66,868,000 or 56%) reflects its investment in capital assets (i.e., land, buildings, furniture and equipment, infrastructure, etc.) less any related outstanding debt (including capital leases and lease purchases) used to acquire those assets. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt (including capital leases and lease purchases) must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**YEAR ENDED SEPTEMBER 30, 2021**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)**

An additional portion of the Town’s net position (approximately \$19,529,000 or 16%) represents resources that are subject to external restrictions on how they may be used. This net position is restricted primarily for tourism related costs, future debt service payments, and capital projects (impact fees). The remaining balance is unrestricted net position of approximately \$32,241,000 which may be used to meet the government’s ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the Town is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation was true in the prior fiscal year as well.

The following table shows the changes in net position for 2021 compared to 2020.

|  | <b>Town's Changes in Net Position</b> |                   |                      |                   |                    |                       |
|--|---------------------------------------|-------------------|----------------------|-------------------|--------------------|-----------------------|
|  | <b>Governmental</b>                   |                   | <b>Business-Type</b> |                   | <b>Total</b>       |                       |
|  | <b>Activities</b>                     |                   | <b>Activities</b>    |                   |                    |                       |
|  | <b>2021*</b>                          | <b>2020</b>       | <b>2021*</b>         | <b>2020</b>       | <b>2021*</b>       | <b>2020</b>           |
| Revenues:  |                                       |                   |                      |                   |                    |                       |
| Program Revenues:                                    |                                       |                   |                      |                   |                    |                       |
| Charges for Services                                 | \$ 6,780,705                          | 6,078,210         | 15,768,764           | 15,179,790        | 22,549,469         | \$ 21,258,000         |
| Operating Grants and Contributions                   | 177,905                               | 101,147           | -                    | -                 | 177,905            | 101,147               |
| Capital Grants and Contributions                     | -                                     | 869,791           | 1,178,714            | 3,976,929         | 1,178,714          | 4,846,720             |
| General Revenues:                                    |                                       |                   |                      |                   |                    |                       |
| Property Taxes                                       | 11,445,341                            | 11,445,536        | -                    | -                 | 11,445,341         | 11,445,536            |
| Hospitality & Accommodations Taxes                   | 1,857,664                             | 1,275,792         | -                    | -                 | 1,857,664          | 1,275,792             |
| Equipment Rental Fee                                 | 40,445                                | 2,463,476         | -                    | -                 | 40,445             | 2,463,476             |
| Business Licenses                                    | 4,517,082                             | 4,436,843         | -                    | -                 | 4,517,082          | 4,436,843             |
| Intergovernmental Revenue                            | 600,505                               | 523,589           | -                    | -                 | 600,505            | 523,589               |
| Other Revenue  | 741,362                               | 764,737           | 53,830               | 96,304            | 795,192            | 861,041               |
| <b>Total Revenues</b>                                | <b>26,161,009</b>                     | <b>27,959,121</b> | <b>17,001,308</b>    | <b>19,253,023</b> | <b>43,162,317</b>  | <b>47,212,144</b>     |
| Expenses:  |                                       |                   |                      |                   |                    |                       |
| General Government                                   | 11,453,415                            | 4,278,787         | -                    | -                 | 11,453,415         | 4,278,787             |
| Judicial   | 242,576                               | 244,199           | -                    | -                 | 242,576            | 244,199               |
| Public Works   | 4,279,870                             | 4,060,585         | -                    | -                 | 4,279,870          | 4,060,585             |
| Public Safety  | 11,744,917                            | 11,852,842        | -                    | -                 | 11,744,917         | 11,852,842            |
| Culture and Recreation                               | 1,326,660                             | 1,578,409         | -                    | -                 | 1,326,660          | 1,578,409             |
| Community Development                                | 112,683                               | 117,218           | -                    | -                 | 112,683            | 117,218               |
| Interest and Fiscal Charges                          | 90,367                                | 135,711           | -                    | -                 | 90,367             | 135,711               |
| Water/Sewer  | -                                     | -                 | 9,689,237            | 9,024,032         | 9,689,237          | 9,024,032             |
| Stormwater   | -                                     | -                 | 945,079              | 1,076,100         | 945,079            | 1,076,100             |
| <b>Total Expenses</b>                                | <b>29,250,488</b>                     | <b>22,267,751</b> | <b>10,634,316</b>    | <b>10,100,132</b> | <b>39,884,804</b>  | <b>32,367,883</b>     |
| Change in Net Position Before Transfers              | (3,089,479)                           | 5,691,370         | 6,366,992            | 9,152,891         | 3,277,513          | 14,844,261            |
| Transfers In (Out)                                   | 933,014                               | 992,612           | (933,014)            | (992,612)         | -                  | -                     |
| <b>Change in Net Position</b>                        | <b>(2,156,465)</b>                    | <b>6,683,982</b>  | <b>5,433,978</b>     | <b>8,160,279</b>  | <b>3,277,513</b>   | <b>14,844,261</b>     |
| Net Position, Beginning of Year, Previously Reported | 58,093,784                            | 51,409,802        | 57,024,428           | 48,864,149        | 115,118,212        | 100,273,951           |
| Cumulative Change in Accounting Principle - GASB #84 | 242,342                               | -                 | -                    | -                 | 242,342            | -                     |
| Net Position, Beginning of Year, Restated            | 58,336,126                            | 51,409,802        | 57,024,428           | 48,864,149        | 115,360,554        | 100,273,951           |
| <b>Net Position, End of Year</b>                     | <b>\$ 56,179,661</b>                  | <b>58,093,784</b> | <b>62,458,406</b>    | <b>57,024,428</b> | <b>118,638,067</b> | <b>\$ 115,118,212</b> |

\*The Town adopted GASB #84 in FY 2021. See Financial Highlights section for more details.

TOWN OF FORT MILL, SOUTH CAROLINA

MANAGEMENT'S DISCUSSION AND ANALYSIS

YEAR ENDED SEPTEMBER 30, 2021

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**GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)**

**Governmental Activities:** Expenses exceeded revenues and transfers in by approximately \$2,156,000 in 2021 for its governmental activities. Revenues and transfers in decreased over the prior year by approximately \$1,858,000 to approximately \$27,094,000 primarily due to a decrease in equipment rental fees of approximately \$2,423,000, offset by an increase in hospitality and accommodations taxes of approximately \$582,000. Expenses increased by approximately \$6,983,000 from the prior year to approximately \$29,250,000 primarily due to recording expenses related to the heavy equipment rental surcharge liability previously discussed in the financial highlights section.

**Business-Type Activities:** Revenues exceeded expenses and transfers out by approximately \$5,434,000 for 2021 for its business-type activities. Revenues decreased by approximately \$2,252,000 from the prior year to approximately \$17,001,000 primarily due to a decrease in capital grants and contributions of approximately \$2,798,000. Expenses and transfers out increased by approximately \$475,000 to approximately \$11,567,000 primarily due to higher operating expenses.

**FINANCIAL ANALYSIS OF THE TOWN'S FUNDS**

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds:** The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Town's governmental funds reported combined ending fund balance of approximately \$38,285,000, a decrease of approximately \$6,553,000 from the prior year restated amount. Approximately 38% of this total amount (approximately \$14,566,000) constitutes unassigned fund balances, which is available for spending at the government's discretion. The remainder of the fund balance is non-spendable related to prepaids, assigned for capital projects and community development, or restricted for either tourism related costs, parks and recreation, narcotics, firefighters 1%, or capital projects.

The General Fund is the chief operating fund of the Town. At the end of the current fiscal year, the total fund balance was approximately \$14,704,000. As a measure of the General Fund's liquidity, it may be useful to compare total unassigned fund balance to total General Fund expenditures. The total unassigned fund balance of the General Fund of approximately \$14,566,000 represents approximately 52% of total General Fund expenditures for 2021. The net decrease in the fund balance of the General Fund was approximately \$3,729,000 during the current year. General Fund revenues decreased over the prior year by approximately \$1,125,000 to approximately \$23,383,000 primarily due to a decrease in intergovernmental revenue of approximately \$2,346,000 (mostly heavy equipment rental surcharge); offset by increases in tax revenue of approximately \$339,000 due to higher assessed values and charges for services of approximately \$321,000. General Fund expenditures increased by approximately \$8,297,000 from the prior year to \$28,073,000 primarily due to expenditures related to recording the heavy equipment rental surcharge liability previously discussed in the financial highlights section.

In addition, the fund balances of the Capital Projects Fund and non-major special revenue funds decreased by approximately \$2,825,000. Highlights for all of the remaining governmental funds were as follows:

- The Town incurred capital outlay expenditures in the Capital Projects Fund of approximately \$5,309,000.
- The Town collected approximately \$1,858,000 and \$966,000 in accommodation/hospitality taxes and impact fees in 2021, respectively.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**YEAR ENDED SEPTEMBER 30, 2021**

**FINANCIAL ANALYSIS OF THE TOWN’S FUNDS (CONTINUED)**

**Proprietary Funds:** The Town’s proprietary funds provide the same type of information found in the government-wide financial statements but in more detail. Net position of the Town’s Gross Revenue Fund (an enterprise fund) at the end of the fiscal year amounted to approximately \$60,990,000. Net position of the Town’s Stormwater Fund (an enterprise fund) at the end of the fiscal year amounted to approximately \$1,468,000. Factors concerning the operation of these funds have already been addressed in the discussion of the Town’s business-type activities.

**Budgetary Highlights**

The Town’s General Fund budget is prepared according to South Carolina law and is based on accounting for certain transactions on a basis of cash receipts, disbursements and encumbrances. The Town had budget amendments during FY 2021 that increased budgeted revenues and other financing sources approximately \$2,795,000 and increased budgeted expenditures approximately \$1,973,000. General Fund revenues were less than budgeted expectations by approximately \$284,000 or 1% primarily due to lower than budgeted intergovernmental revenues (mostly heavy equipment rental surcharges) of approximately \$2,233,000, offset by higher than budgeted fines, fees, licenses and permits revenues of approximately \$1,097,000. General Fund expenditures exceeded budgeted expectations by approximately \$2,981,000 or 12%, primarily due to expenditures related to recording the heavy equipment rental surcharge liability previously discussed in the financial highlights section.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets:** The Town’s investment in capital assets for its governmental and business–type activities as of September 30, 2021, was approximately \$38,394,000 and \$94,661,000, respectively (net of accumulated depreciation). These capital assets include land, construction in progress, land improvements, infrastructure, buildings and improvements, equipment, and vehicles. The capital assets (net of accumulated depreciation) as of September 30, 2021 and 2020 were as follows:

**Town's Capital Assets**  
(Net of Depreciation)

|                          | <b>Governmental Activities</b> |                   | <b>Business-Type Activities</b> |                   | <b>Total</b>       |                       |
|--------------------------|--------------------------------|-------------------|---------------------------------|-------------------|--------------------|-----------------------|
|                          | <b>2021</b>                    | <b>2020</b>       | <b>2021</b>                     | <b>2020</b>       | <b>2021</b>        | <b>2020</b>           |
| Land                     | \$ 8,798,279                   | 8,798,279         | 832,805                         | 832,805           | 9,631,084          | \$ 9,631,084          |
| Construction in Progress | 6,553,612                      | 1,292,905         | 48,201,597                      | 33,033,678        | 54,755,209         | 34,326,583            |
| Land Improvements        | 12,806                         | 31,005            | -                               | -                 | 12,806             | 31,005                |
| Infrastructure           | 9,508,047                      | 9,783,768         | 40,673,729                      | 36,219,776        | 50,181,776         | 46,003,544            |
| Buildings & Improvements | 9,086,254                      | 9,245,173         | 2,495,882                       | 2,568,130         | 11,582,136         | 11,813,303            |
| Equipment                | 1,456,822                      | 1,195,257         | 1,952,479                       | 1,837,356         | 3,409,301          | 3,032,613             |
| Vehicles                 | 2,978,352                      | 2,748,607         | 504,881                         | 589,127           | 3,483,233          | 3,337,734             |
| <b>Total</b>             | <b>\$ 38,394,172</b>           | <b>33,094,994</b> | <b>94,661,373</b>               | <b>75,080,872</b> | <b>133,055,545</b> | <b>\$ 108,175,866</b> |

Major capital asset events during the current year include:

- Additional construction in progress of approximately \$25,771,000 (water/sewer system, parks, etc.).
- Purchase of vehicles for approximately \$876,000.
- Purchase of equipment for approximately \$870,000.
- Additions of infrastructure of approximately \$679,000, all of which was donated to the Town.
- Net disposals of approximately \$7,000.
- Depreciation expense of approximately \$3,460,000.

Additional information on the Town’s capital assets can be found in Notes I and III of the financial statements.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**YEAR ENDED SEPTEMBER 30, 2021**

**CAPITAL ASSETS AND DEBT ADMINISTRATION (CONTINUED)**

**Long-Term Debt:** As of September 30, 2021, the Town had total debt outstanding of approximately \$63,849,000, of which approximately \$3,412,000 in general obligation debt is backed by the full faith and credit of the Town. The Town had approximately \$430,000 in lease purchase obligations outstanding at year end. The Town's long-term debt obligations as of September 30, 2021 and 2020 were as follows:

**Town's Long-Term Debt Obligations**

|                            | <b>Governmental Activities</b> |                  | <b>Business-Type Activities</b> |                   | <b>Total</b>      |                      |
|----------------------------|--------------------------------|------------------|---------------------------------|-------------------|-------------------|----------------------|
|                            | <b>2021</b>                    | <b>2020</b>      | <b>2021</b>                     | <b>2020</b>       | <b>2021</b>       | <b>2020</b>          |
| General Obligation Bonds   | \$ 3,411,667                   | 3,786,897        | -                               | -                 | 3,411,667         | \$ 3,786,897         |
| Revenue Bonds and SRF Loan | -                              | -                | 60,437,598                      | 48,755,021        | 60,437,598        | 48,755,021           |
| Lease Purchases            | 430,425                        | 592,795          | -                               | -                 | 430,425           | 592,795              |
| Debt Premiums              | -                              | -                | 1,668,401                       | 1,760,851         | 1,668,401         | 1,760,851            |
| Total                      | <u>\$ 3,842,092</u>            | <u>4,379,692</u> | <u>62,105,999</u>               | <u>50,515,872</u> | <u>65,948,091</u> | <u>\$ 54,895,564</u> |

The Town's long-term debt obligations increased by approximately \$11,053,000 (20%) during the current fiscal year due to the Town drawing down approximately \$12,532,000 from the 2019A State Revolving Fund loan, offset by principal payments of approximately \$1,387,000 and amortization of debt premiums of \$92,000.

The State of South Carolina limits the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within that government's boundaries. The Town's statutory debt limit at September 30, 2021 was approximately \$12,676,000. The legal debt margin was approximately \$9,264,000.

Additional information regarding the Town's long-term obligations can be found in Note III in the notes to the financial statements.

**ECONOMIC FACTORS**

The Town is located within the Charlotte Metropolitan Statistical Area ("MSA") in the Southeastern region of the United States. The Town continues to be one of the fastest growing municipalities in the state, region, and nation. New development in the Town continues to exceed pre-recession levels and saw no slow down due to the pandemic with permits being issued on almost \$239 million worth of construction projects. Town officials expect to see this trend continue over the next reporting period and into the next decade.

The Town's revenues and population will continue to increase. As of July 1, 2021, the Town had an official Census population estimate of 27,955 residents. The Town's population had increased just over 14% since the 2020 Census and 158.6% since the 2010 Census. The town's population is projected to surpass 30,000 residents within the next couple of years and surpass 40,000 residents by the year 2040. This growth rate is significantly higher than the growth rates of the state and nation.

The average education level for the Town residents age 25+ is higher than both the state and national average, with 97.3% of all residents possessing at least a high school diploma, and 54.8% with a bachelor's degree or higher. The median household income of \$120,665 exceeds the state median by 107.2%. The median value of all owner-occupied homes was \$340,500 in 2021 and is projected to increase over the coming years.

Economic development activities in the next reporting period are expected to be strong, even as COVID-19 continues to place a burden on activities within our community and others. Major commercial centers continue to see activity within the Town, including a continued revitalization of the historic downtown. One of the Town's newest commercial corridors, Fort Mill Parkway, continued to see new commercial development being permitted with additional inquiries sought frequently given its proximity to large residential centers as well as the proposed Harris Teeter shopping center. Several additional commercial projects are in various stages of approvals within the Town, including an estimated \$170 million, 222,000 square foot hospital being permitted and now under construction with additional plans for an approx. 80,000 square foot connected medical office building. These projects will further expand the Town's commercial tax base.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**ECONOMIC FACTORS (CONTINUED)**

The Town continues to operate efficiently and effectively with a seasoned professional management team, while maintaining and promoting a healthy pro-business environment. The Town will pursue strategic opportunities for annexation and economic development, which has the potential to further enhance the Town's tax base.

Management is forecasting a strong fiscal year ended September 30, 2022 ("FY 2022") and does not project a downturn based on current and planned investment within the Town even with the impacts of COVID-19. As commercial development continues to follow the expansive residential growth, the Town is expected to develop a larger and more diverse tax base.

**NEXT YEAR'S BUDGETS AND RATES FOR THE TOWN**

The adopted General Fund budget for FY 2022 is approximately \$27,807,000. Rates associated with the Town's solid waste collections increased to \$21.00 per customer per month; property tax rates, business license, and building permit fees remained constant.

**REQUESTS FOR TOWN INFORMATION**

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Finance Director, 200 Tom Hall Street, Fort Mill, South Carolina, 29715.

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# **BASIC FINANCIAL STATEMENTS**

TOWN OF FORT MILL, SOUTH CAROLINA

STATEMENT OF NET POSITION

SEPTEMBER 30, 2021

|  | PRIMARY GOVERNMENT         |                             |                       |
|--|----------------------------|-----------------------------|-----------------------|
|  | Governmental<br>Activities | Business-Type<br>Activities | Totals                |
| <b>ASSETS</b>  |                            |                             |                       |
| Cash and Cash Equivalents  | \$ 31,374,838              | 30,749,173                  | \$ 62,124,011         |
| Cash and Cash Equivalents, Restricted                                  | 13,698,766                 | 9,097,765                   | 22,796,531            |
| Receivables, Net:  |                            |                             |                       |
| Property Taxes   | 287,170                    | -                           | 287,170               |
| Accounts   | 264,274                    | 1,688,601                   | 1,952,875             |
| Other  | 544,875                    | 419,083                     | 963,958               |
| Internal Balances  | 4,215,230                  | (4,215,230)                 | -                     |
| Due From:  |                            |                             |                       |
| State Government   | 204,571                    | -                           | 204,571               |
| Prepaid Expenses   | 60,748                     | 5,653                       | 66,401                |
| Capital Assets:  |                            |                             |                       |
| Non-Depreciable  | 15,351,891                 | 49,034,402                  | 64,386,293            |
| Depreciable, Net   | 23,042,281                 | 45,626,971                  | 68,669,252            |
| <b>TOTAL ASSETS</b>  | <b>89,044,644</b>          | <b>132,406,418</b>          | <b>221,451,062</b>    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>                                  |                            |                             |                       |
| Deferred Pension Charges   | <b>3,522,957</b>           | <b>737,813</b>              | <b>4,260,770</b>      |
| <b>LIABILITIES</b>   |                            |                             |                       |
| Accounts Payable   | 1,071,387                  | 892,301                     | 1,963,688             |
| Accrued Interest Payable   | 36,544                     | 477,947                     | 514,491               |
| Accrued Salaries and Fringe Benefits                                   | 1,103,958                  | 122,127                     | 1,226,085             |
| Customer Deposits  | -                          | 201,095                     | 201,095               |
| Other Accrued Expenses   | 9                          | -                           | 9                     |
| Retainage Payable  | 298,286                    | 2,393,435                   | 2,691,721             |
| Due to Other Governments   | 9,416,119                  | -                           | 9,416,119             |
| Unearned Revenues  | 312,949                    | 165,750                     | 478,699               |
| Non-Current Liabilities:   |                            |                             |                       |
| Long-Term Obligations - Due Within One Year                            | 907,292                    | 1,632,524                   | 2,539,816             |
| Long-Term Obligations - Due in More Than One Year                      | 3,410,354                  | 60,563,021                  | 63,973,375            |
| Net Pension Liability - Due in More Than One Year                      | 16,653,745                 | 3,695,777                   | 20,349,522            |
| <b>TOTAL LIABILITIES</b>   | <b>33,210,643</b>          | <b>70,143,977</b>           | <b>103,354,620</b>    |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                   |                            |                             |                       |
| Deferred Pension Credits   | <b>3,177,297</b>           | <b>541,848</b>              | <b>3,719,145</b>      |
| <b>NET POSITION</b>  |                            |                             |                       |
| Net Investment in Capital Assets                                       | 33,652,897                 | 33,215,024                  | 66,867,921            |
| Restricted For:  |                            |                             |                       |
| Restricted for Depreciation Reserve/Operations and Maintenance Reserve | -                          | 3,851,345                   | 3,851,345             |
| Debt Service   | -                          | 2,064,520                   | 2,064,520             |
| Tourism Related Costs  | 7,724,473                  | -                           | 7,724,473             |
| Parks and Recreation   | 234,802                    | -                           | 234,802               |
| Firefighters' 1%   | 281,879                    | -                           | 281,879               |
| Narcotics  | 93,705                     | -                           | 93,705                |
| Capital Projects (Impact Fees)   | 5,278,712                  | -                           | 5,278,712             |
| Unrestricted   | 8,913,193                  | 23,327,517                  | 32,240,710            |
| <b>TOTAL NET POSITION</b>  | <b>\$ 56,179,661</b>       | <b>62,458,406</b>           | <b>\$ 118,638,067</b> |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

TOWN OF FORT MILL, SOUTH CAROLINA

STATEMENT OF ACTIVITIES

YEAR ENDED SEPTEMBER 30, 2021

| FUNCTIONS/PROGRAMS                                    | PROGRAM REVENUES     |                      |                                    |                                  | NET (EXPENSE) REVENUE AND CHANGE IN NET POSITION |                          |                       |
|---|----------------------|----------------------|------------------------------------|----------------------------------|--|--------------------------|-----------------------|
|   | Expenses             | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                          | Business-Type Activities | Total                 |
| <b>PRIMARY GOVERNMENT</b>                             |                      |                      |                                    |                                  |  |                          |                       |
| Governmental Activities:                              |                      |                      |                                    |                                  |  |                          |                       |
| General Government                                    | \$ 11,453,415        | 3,003,548            | -                                  | -                                | (8,449,867)                                      |                          | \$ (8,449,867)        |
| Judicial  | 242,576              | 49,635               | -                                  | -                                | (192,941)  |                          | (192,941)             |
| Public Works  | 4,279,870            | 1,797,386            | -                                  | -                                | (2,482,484)                                      |                          | (2,482,484)           |
| Public Safety   | 11,744,917           | 839,527              | 112,853                            | -                                | (10,792,537)                                     |                          | (10,792,537)          |
| Culture and Recreation                                | 1,326,660            | 1,090,609            | 65,052                             | -                                | (170,999)  |                          | (170,999)             |
| Community Development                                 | 112,683              | -                    | -                                  | -                                | (112,683)  |                          | (112,683)             |
| Interest and Fiscal Charges                           | 90,367               | -                    | -                                  | -                                | (90,367)   |                          | (90,367)              |
| <b>Total Governmental Activities</b>                  | <b>29,250,488</b>    | <b>6,780,705</b>     | <b>177,905</b>                     | <b>-</b>                         | <b>(22,291,878)</b>                              |                          | <b>(22,291,878)</b>   |
| Business-Type Activities:                             |                      |                      |                                    |                                  |  |                          |                       |
| Water/Sewer   | 9,689,237            | 14,780,191           | -                                  | 1,178,714                        |  | 6,269,668                | 6,269,668             |
| Stormwater  | 945,079              | 988,573              | -                                  | -                                |  | 43,494                   | 43,494                |
| <b>Total Business-Type Activities</b>                 | <b>10,634,316</b>    | <b>15,768,764</b>    | <b>-</b>                           | <b>1,178,714</b>                 |  | <b>6,313,162</b>         | <b>6,313,162</b>      |
| <b>TOTAL - PRIMARY GOVERNMENT</b>                     | <b>\$ 39,884,804</b> | <b>22,549,469</b>    | <b>177,905</b>                     | <b>1,178,714</b>                 | <b>(22,291,878)</b>                              | <b>6,313,162</b>         | <b>(15,978,716)</b>   |
| General Revenues and Transfers:                       |                      |                      |                                    |                                  |  |                          |                       |
| Taxes:  |                      |                      |                                    |                                  |  |                          |                       |
| Property Taxes Levied for General Purposes            |                      |                      |                                    |                                  | 11,445,341                                       | -                        | 11,445,341            |
| Hospitality Taxes                                     |                      |                      |                                    |                                  | 1,451,975  | -                        | 1,451,975             |
| Accommodations Taxes                                  |                      |                      |                                    |                                  | 405,689  | -                        | 405,689               |
| Equipment Rental Fee                                  |                      |                      |                                    |                                  | 40,445   | -                        | 40,445                |
| Business Licenses                                     |                      |                      |                                    |                                  | 4,517,082  | -                        | 4,517,082             |
| Intergovernmental Revenue                             |                      |                      |                                    |                                  | 600,505  | -                        | 600,505               |
| Investment Income                                     |                      |                      |                                    |                                  | 31,026   | 46,492                   | 77,518                |
| Miscellaneous   |                      |                      |                                    |                                  | 683,984  | -                        | 683,984               |
| Insurance Recoveries                                  |                      |                      |                                    |                                  | 26,352   | 7,338                    | 33,690                |
| Transfers In (Out)                                    |                      |                      |                                    |                                  | 933,014  | (933,014)                | -                     |
| <b>Total General Revenues and Transfers</b>           |                      |                      |                                    |                                  | <b>20,135,413</b>                                | <b>(879,184)</b>         | <b>19,256,229</b>     |
| <b>CHANGES IN NET POSITION</b>                        |                      |                      |                                    |                                  | <b>(2,156,465)</b>                               | <b>5,433,978</b>         | <b>3,277,513</b>      |
| NET POSITIONS, Beginning of Year, Previously Reported |                      |                      |                                    |                                  | 58,093,784                                       | 57,024,428               | 115,118,212           |
| Cumulative Change in Accounting Principle - GASB #84  |                      |                      |                                    |                                  | 242,342  | -                        | 242,342               |
| NET POSITION, Beginning of Year, Adjusted             |                      |                      |                                    |                                  | 58,336,126                                       | 57,024,428               | 115,360,554           |
| <b>NET POSITION, End of Year</b>                      |                      |                      |                                    |                                  | <b>\$ 56,179,661</b>                             | <b>62,458,406</b>        | <b>\$ 118,638,067</b> |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

TOWN OF FORT MILL, SOUTH CAROLINA

BALANCE SHEET - GOVERNMENTAL FUNDS

SEPTEMBER 30, 2021

|  | GENERAL<br>FUND      | CAPITAL<br>PROJECTS<br>FUND | NON-MAJOR<br>FUNDS | TOTAL<br>GOVERNMENTAL<br>FUNDS |
|--|----------------------|-----------------------------|--------------------|--------------------------------|
| <b>ASSETS</b>  |                      |                             |                    |                                |
| Cash and Cash Equivalents  | \$ 26,141,747        | 5,233,091                   | -                  | \$ 31,374,838                  |
| Cash and Cash Equivalents, Restricted  | -                    | 234,802                     | 13,463,964         | 13,698,766                     |
| Receivables, Net:  |                      |                             |                    |                                |
| Property Taxes   | 287,170              | -                           | -                  | 287,170                        |
| Garbage  | 264,274              | -                           | -                  | 264,274                        |
| Other  | 268,685              | 15,641                      | 260,549            | 544,875                        |
| Due From:  |                      |                             |                    |                                |
| Other Funds  | 3,927,565            | 5,618,588                   | 45,761             | 9,591,914                      |
| State Government   | 204,571              | -                           | -                  | 204,571                        |
| Prepaid Expenses   | 60,748               | -                           | -                  | 60,748                         |
| <b>TOTAL ASSETS</b>  | <b>\$ 31,154,760</b> | <b>11,102,122</b>           | <b>13,770,274</b>  | <b>\$ 56,027,156</b>           |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES,<br/>AND FUND BALANCES</b>       |                      |                             |                    |                                |
| <b>LIABILITIES</b>   |                      |                             |                    |                                |
| Accounts Payable   | \$ 392,826           | 601,659                     | 76,902             | \$ 1,071,387                   |
| Accrued Salaries and Fringe Benefits   | 1,103,958            | -                           | -                  | 1,103,958                      |
| Other Accrued Expenses   | 9                    | -                           | -                  | 9                              |
| Retainage Payable  | -                    | 298,286                     | -                  | 298,286                        |
| Due to Other Funds   | 5,062,081            | -                           | 314,603            | 5,376,684                      |
| Due to Other Governments   | 9,416,119            | -                           | -                  | 9,416,119                      |
| Unearned Revenues  | 312,949              | -                           | -                  | 312,949                        |
| <b>TOTAL LIABILITIES</b>   | <b>16,287,942</b>    | <b>899,945</b>              | <b>391,505</b>     | <b>17,579,392</b>              |
| <b>DEFERRED INFLOWS OF RESOURCES</b>   |                      |                             |                    |                                |
| Unavailable Revenues - Property Taxes  | 163,102              | -                           | -                  | 163,102                        |
| <b>FUND BALANCES</b>   |                      |                             |                    |                                |
| Nonspendable - Prepays   | 60,748               | -                           | -                  | 60,748                         |
| Restricted For:  |                      |                             |                    |                                |
| Tourism Related Costs  | -                    | -                           | 7,724,473          | 7,724,473                      |
| Parks and Recreation   | -                    | 234,802                     | -                  | 234,802                        |
| Firefighters' 1%   | -                    | -                           | 281,879            | 281,879                        |
| Narcotics  | -                    | -                           | 93,705             | 93,705                         |
| Capital Projects (Impact Fees)   | -                    | -                           | 5,278,712          | 5,278,712                      |
| Assigned For:  |                      |                             |                    |                                |
| Capital Projects   | -                    | 9,967,375                   | -                  | 9,967,375                      |
| Community Development  | 77,138               | -                           | -                  | 77,138                         |
| Unassigned   | 14,565,830           | -                           | -                  | 14,565,830                     |
| <b>TOTAL FUND BALANCES</b>   | <b>14,703,716</b>    | <b>10,202,177</b>           | <b>13,378,769</b>  | <b>38,284,662</b>              |
| <b>TOTAL LIABILITIES, DEFERRED INFLOWS<br/>OF RESOURCES, AND FUND BALANCES</b> | <b>\$ 31,154,760</b> | <b>11,102,122</b>           | <b>13,770,274</b>  | <b>\$ 56,027,156</b>           |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION**

**SEPTEMBER 30, 2021**

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|  |                      |
|--|----------------------|
| <b>TOTAL FUND BALANCES - GOVERNMENTAL FUNDS</b>  | <b>\$ 38,284,662</b> |
| Amounts reported for the governmental activities in the Statement of Net Position are different because of the following:  |                      |
| Property taxes in the Statement of Net Position will be collected in the future, but are not available soon enough to pay for the current period's expenditures and therefore are unavailable in the governmental funds.   | 163,102              |
| Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the assets was \$50,273,355, and the accumulated depreciation was \$11,879,183.   | 38,394,172           |
| Accrued interest on bonds in governmental accounting was not due and payable in the current period and therefore has not been reported as a liability in the governmental funds.   | (36,544)             |
| The Town's proportionate shares of the net pension liability, deferred outflows of resources, and deferred inflows of resources related to its participation in the State retirement plans are not recorded in the governmental funds but are recorded in the Statement of Net Position. | (16,308,085)         |
| Long-term liabilities, including debt premiums, are not due or payable in the current period, and therefore are not reported as liabilities in the governmental funds. Governmental fund long-term liabilities at year-end consisted of the following:                                   |                      |
| Long-Term Debt (including Lease Purchases)   | (3,842,092)          |
| Compensated Absences   | (475,554)            |
| <b>TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES</b>  | <b>\$ 56,179,661</b> |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

TOWN OF FORT MILL, SOUTH CAROLINA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

YEAR ENDED SEPTEMBER 30, 2021

|   | GENERAL<br>FUND      | CAPITAL<br>PROJECTS<br>FUND | NON-MAJOR<br>FUNDS | TOTAL<br>GOVERNMENTAL<br>FUNDS |
|---|----------------------|-----------------------------|--------------------|--------------------------------|
| <b>REVENUES</b>                                       |                      |                             |                    |                                |
| Taxes   | \$ 11,663,270        | -                           | 1,857,664          | \$ 13,520,934                  |
| Fines, Fees, Licenses and Permits                     | 7,310,240            | -                           | 965,605            | 8,275,845                      |
| Charges for Service                                   | 2,261,468            | 21,000                      | -                  | 2,282,468                      |
| Grants  | 97,461               | -                           | -                  | 97,461                         |
| Intergovernmental                                     | 640,950              | -                           | -                  | 640,950                        |
| Miscellaneous   | 1,400,179            | -                           | 103,723            | 1,503,902                      |
| Investment Earnings                                   | 9,014                | 15,861                      | 6,151              | 31,026                         |
| <b>TOTAL REVENUES</b>                                 | <b>23,382,582</b>    | <b>36,861</b>               | <b>2,933,143</b>   | <b>26,352,586</b>              |
| <b>EXPENDITURES</b>                                   |                      |                             |                    |                                |
| Current:  |                      |                             |                    |                                |
| General Government                                    | 11,216,159           | -                           | -                  | 11,216,159                     |
| Judicial  | 226,436              | -                           | -                  | 226,436                        |
| Public Works  | 3,851,528            | -                           | -                  | 3,851,528                      |
| Public Safety   | 10,132,868           | -                           | 41,585             | 10,174,453                     |
| Culture and Recreation                                | 1,104,165            | -                           | -                  | 1,104,165                      |
| Community Development                                 | -                    | -                           | 112,683            | 112,683                        |
| Capital Outlay  | 1,239,102            | 5,309,235                   | -                  | 6,548,337                      |
| Debt Service:   |                      |                             |                    |                                |
| Principal Retirement                                  | 264,600              | 273,000                     | -                  | 537,600                        |
| Interest and Fiscal Charges                           | 37,928               | 58,129                      | -                  | 96,057                         |
| <b>TOTAL EXPENDITURES</b>                             | <b>28,072,786</b>    | <b>5,640,364</b>            | <b>154,268</b>     | <b>33,867,418</b>              |
| <b>EXCESS OF REVENUES OVER EXPENDITURES</b>           | <b>(4,690,204)</b>   | <b>(5,603,503)</b>          | <b>2,778,875</b>   | <b>(7,514,832)</b>             |
| <b>OTHER FINANCING SOURCES (USES)</b>                 |                      |                             |                    |                                |
| Sale of Capital Assets                                | 1,685                | -                           | -                  | 1,685                          |
| Insurance Recoveries                                  | 14,502               | -                           | 11,850             | 26,352                         |
| Transfers In  | 945,379              | -                           | -                  | 945,379                        |
| Transfers Out   | -                    | -                           | (12,365)           | (12,365)                       |
| <b>TOTAL OTHER FINANCING SOURCES (USES)</b>           | <b>961,566</b>       | <b>-</b>                    | <b>(515)</b>       | <b>961,051</b>                 |
| <b>CHANGES IN FUND BALANCES</b>                       | <b>(3,728,638)</b>   | <b>(5,603,503)</b>          | <b>2,778,360</b>   | <b>(6,553,781)</b>             |
| FUND BALANCES, Beginning of Year, Previously Reported | 18,432,354           | 15,805,680                  | 10,358,067         | 44,596,101                     |
| Cumulative Change in Accounting Principle - GASB #84  | -                    | -                           | 242,342            | 242,342                        |
| FUND BALANCES, Beginning of Year, Adjusted            | 18,432,354           | 15,805,680                  | 10,600,409         | 44,838,443                     |
| <b>FUND BALANCES, End of Year</b>                     | <b>\$ 14,703,716</b> | <b>10,202,177</b>           | <b>13,378,769</b>  | <b>\$ 38,284,662</b>           |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

TOWN OF FORT MILL, SOUTH CAROLINA

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

YEAR ENDED SEPTEMBER 30, 2021

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**TOTAL CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS** **\$ (6,553,781)**

Amounts reported for the governmental activities in the Statement of Activities are different because of the following:

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This amount represents the change in unavailable revenues for the year. (217,929)

Repayment of bond and lease principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 537,600

Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the governmental funds when it is due and payable and thus requires the use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due and payable. This amount represents the change in accrued interest for the year. 5,690

Changes in the Town's proportionate share of the net pension liability, deferred outflows of resources, and deferred inflows of resources related to the State retirement plans for the current year are not reported in the governmental funds but are reported in the Statement of Activities. (1,213,635)

Some expenses reported in the Statement of Activities do not require the use of current financial resources and are not reported as expenditures in the governmental funds. (13,588)

Governmental funds report only proceeds received from the sale of capital assets, without any consideration for the net book value of the asset(s) that were sold. The Statement of Activities reports gains or losses based on the proceeds and the net book value of the asset(s) sold. (7,178)

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets that are considered capital asset additions is allocated over their estimated useful lives as depreciation expense. This is the amount by which cash capital asset additions of \$6,789,323 exceeded depreciation expense of \$1,491,967 in the current period. 5,306,356

**TOTAL CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES** **\$ (2,156,465)**

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

TOWN OF FORT MILL, SOUTH CAROLINA

STATEMENT OF NET POSITION - PROPRIETARY FUNDS

SEPTEMBER 30, 2021

|  | <u>GROSS<br/>REVENUE<br/>FUND</u> | <u>NON-MAJOR<br/>STORMWATER<br/>FUND</u> | <u>TOTAL<br/>PROPRIETARY<br/>FUNDS</u> |
|--|-----------------------------------|--|--|
| <b>ASSETS</b>  |                                   |  |  |
| Current Assets:  |                                   |  |  |
| Cash and Cash Equivalents  | \$ 27,126,298                     | 3,622,875                                | \$ 30,749,173                          |
| Cash and Cash Equivalents, Restricted                                  | 9,097,765                         | -  | 9,097,765                              |
| Receivables, Net:  |                                   |  |  |
| Accounts   | 1,688,601                         | -  | 1,688,601                              |
| Other  | 357,751                           | 61,332                                   | 419,083                                |
| Due from Other Funds   | -                                 | 13,651                                   | 13,651                                 |
| Prepaid Expenses   | 4,397                             | 1,256                                    | 5,653                                  |
| Total Current Assets   | <u>38,274,812</u>                 | <u>3,699,114</u>                         | <u>41,973,926</u>                      |
| Non-Current Assets:  |                                   |  |  |
| Capital Assets:  |                                   |  |  |
| Non-Depreciable  | 49,034,402                        | -  | 49,034,402                             |
| Depreciable, Net   | 45,002,035                        | 624,936                                  | 45,626,971                             |
| Total Non-Current Assets   | <u>94,036,437</u>                 | <u>624,936</u>                           | <u>94,661,373</u>                      |
| <b>TOTAL ASSETS</b>  | <b><u>132,311,249</u></b>         | <b><u>4,324,050</u></b>                  | <b><u>136,635,299</u></b>              |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>                                  |                                   |  |  |
| Deferred Pension Charges   | <u>571,186</u>                    | <u>166,627</u>                           | <u>737,813</u>                         |
| <b>LIABILITIES</b>   |                                   |  |  |
| Current Liabilities:   |                                   |  |  |
| Accounts Payable   | 879,887                           | 12,414                                   | 892,301                                |
| Accrued Interest Payable   | 477,947                           | -  | 477,947                                |
| Accrued Salaries and Fringe Benefits                                   | 92,117                            | 30,010                                   | 122,127                                |
| Retainage Payable  | 2,393,435                         | -  | 2,393,435                              |
| Due to Other Funds   | 2,223,998                         | 2,004,883                                | 4,228,881                              |
| Customer Deposits  | 201,095                           | -  | 201,095                                |
| Unearned Revenues  | 165,750                           | -  | 165,750                                |
| Current Portion of Compensated Absences                                | 54,000                            | 14,000                                   | 68,000                                 |
| Current Portion of Revenue Bonds                                       | 1,564,524                         | -  | 1,564,524                              |
| Total Current Liabilities  | <u>8,052,753</u>                  | <u>2,061,307</u>                         | <u>10,114,060</u>                      |
| Non-Current Liabilities:   |                                   |  |  |
| Compensated Absences, Less Current Portion                             | 17,478                            | 4,068                                    | 21,546                                 |
| Revenue Bonds, Less Current Portion                                    | 60,541,475                        | -  | 60,541,475                             |
| Net Pension Liability  | 2,861,129                         | 834,648                                  | 3,695,777                              |
| Total Non-Current Liabilities  | <u>63,420,082</u>                 | <u>838,716</u>                           | <u>64,258,798</u>                      |
| <b>TOTAL LIABILITIES</b>   | <b><u>71,472,835</u></b>          | <b><u>2,900,023</u></b>                  | <b><u>74,372,858</u></b>               |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                   |                                   |  |  |
| Deferred Pension Credits   | <u>419,478</u>                    | <u>122,370</u>                           | <u>541,848</u>                         |
| <b>NET POSITION</b>  |                                   |  |  |
| Net Investment in Capital Assets                                       | 32,590,088                        | 624,936                                  | 33,215,024                             |
| Restricted for Depreciation Reserve/Operations and Maintenance Reserve | 3,851,345                         | -  | 3,851,345                              |
| Restricted for Debt Service  | 2,064,520                         | -  | 2,064,520                              |
| Unrestricted   | 22,484,169                        | 843,348                                  | 23,327,517                             |
| <b>TOTAL NET POSITION</b>  | <b><u>\$ 60,990,122</u></b>       | <b><u>1,468,284</u></b>                  | <b><u>\$ 62,458,406</u></b>            |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

TOWN OF FORT MILL, SOUTH CAROLINA

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITIONS - PROPRIETARY FUNDS

YEAR ENDED SEPTEMBER 30, 2021

|   | <b>GROSS<br/>REVENUE<br/>FUND</b> | <b>NON-MAJOR<br/>STORMWATER<br/>FUND</b> | <b>TOTAL<br/>PROPRIETARY<br/>FUNDS</b> |
|---|-----------------------------------|--|--|
| <b>OPERATING REVENUES</b>                               |                                   |  |  |
| Water Revenue and Penalties                             | \$ 5,280,358                      | -  | \$ 5,280,358                           |
| Sewer Revenues  | 4,843,596                         | -  | 4,843,596                              |
| Riverview Water Sales                                   | 241,126                           | -  | 241,126                                |
| Tega Cay Water Sales                                    | 917,321                           | -  | 917,321                                |
| Water Taps  | 2,360,511                         | -  | 2,360,511                              |
| Sewer Taps  | 1,072,941                         | -  | 1,072,941                              |
| Stormwater Revenues                                     | -                                 | 976,492                                  | 976,492                                |
| Other Revenues  | 64,338                            | 12,081                                   | 76,419                                 |
| <b>TOTAL OPERATING REVENUES</b>                         | <b>14,780,191</b>                 | <b>988,573</b>                           | <b>15,768,764</b>                      |
| <b>OPERATING EXPENSES</b>                               |                                   |  |  |
| Water   | 4,351,552                         | -  | 4,351,552                              |
| Sewer   | 2,345,721                         | -  | 2,345,721                              |
| Personnel Expenses                                      | -                                 | 651,367                                  | 651,367                                |
| Contractual Expenses                                    | -                                 | 54,352                                   | 54,352                                 |
| Materials and Supplies                                  | -                                 | 45,126                                   | 45,126                                 |
| Other Operating Expenses                                | 86,159                            | 75,750                                   | 161,909                                |
| Depreciation  | 1,849,631                         | 118,484                                  | 1,968,115                              |
| <b>TOTAL OPERATING EXPENSES</b>                         | <b>8,633,063</b>                  | <b>945,079</b>                           | <b>9,578,142</b>                       |
| <b>OPERATING INCOME (LOSS)</b>                          | <b>6,147,128</b>                  | <b>43,494</b>                            | <b>6,190,622</b>                       |
| <b>NON-OPERATING REVENUES (EXPENSES)</b>                |                                   |  |  |
| Grants  | 500,000                           | -  | 500,000                                |
| Insurance Recoveries from Casualty                      | 7,338                             | -  | 7,338                                  |
| Investment Earnings                                     | 46,492                            | -  | 46,492                                 |
| Interest Expense and Fiscal Charges                     | (1,056,174)                       | -  | (1,056,174)                            |
| <b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>          | <b>(502,344)</b>                  | <b>-</b>                                 | <b>(502,344)</b>                       |
| <b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b> | <b>5,644,784</b>                  | <b>43,494</b>                            | <b>5,688,278</b>                       |
| Capital Contributions - Donated Infrastructure          | 678,714                           | -  | 678,714                                |
| Transfers Out   | (933,014)                         | -  | (933,014)                              |
| <b>CHANGES IN NET POSITION</b>                          | <b>5,390,484</b>                  | <b>43,494</b>                            | <b>5,433,978</b>                       |
| NET POSITION, Beginning of Year                         | 55,599,638                        | 1,424,790                                | 57,024,428                             |
| <b>NET POSITION, End of Year</b>                        | <b>\$ 60,990,122</b>              | <b>1,468,284</b>                         | <b>\$ 62,458,406</b>                   |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

TOWN OF FORT MILL, SOUTH CAROLINA

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

YEAR ENDED SEPTEMBER 30, 2021

|  | <b>GROSS<br/>REVENUE<br/>FUND</b> | <b>NON-MAJOR<br/>STORMWATER<br/>FUND</b> | <b>TOTAL<br/>PROPRIETARY<br/>FUNDS</b> |
|--|-----------------------------------|--|--|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>  |                                   |  |  |
| Receipts from Charges for Fees and Services  | \$ 14,816,809                     | 976,492                                  | \$ 15,793,301                          |
| Receipts from Other Revenues   | (175,885)                         | 18,471                                   | (157,414)                              |
| Payments for Personnel Services  | (1,932,412)                       | (567,776)                                | (2,500,188)                            |
| Payments for Goods and Services  | (4,744,153)                       | (201,263)                                | (4,945,416)                            |
| NET CASH PROVIDED BY OPERATING ACTIVITIES  | <u>7,964,359</u>                  | <u>225,924</u>                           | <u>8,190,283</u>                       |
| <b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>                                |                                   |  |  |
| Transfers From (To) Other Funds  | 3,262,039                         | 554,991                                  | 3,817,030                              |
| Other Non-Operating Receipts (Payments)  | 7,338                             | -  | 7,338                                  |
| NET CASH PROVIDED BY NON-CAPITAL FINANCING ACTIVITIES                                  | <u>3,269,377</u>                  | <u>554,991</u>                           | <u>3,824,368</u>                       |
| <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>                        |                                   |  |  |
| Acquisition of Capital Assets  | (24,316,449)                      | (47,867)                                 | (24,364,316)                           |
| Debt Principal Payments  | (849,000)                         | -  | (849,000)                              |
| Borrowing/Proceeds from Debt   | 13,541,930                        | -  | 13,541,930                             |
| Proceeds from Grants   | 500,000                           | -  | 500,000                                |
| Interest Paid on Debt  | (1,148,624)                       | -  | (1,148,624)                            |
| NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES                              | <u>(12,272,143)</u>               | <u>(47,867)</u>                          | <u>(12,320,010)</u>                    |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>  |                                   |  |  |
| Income Received on Investments   | 46,492                            | -  | 46,492                                 |
| NET CASH PROVIDED BY INVESTING ACTIVITIES  | <u>46,492</u>                     | <u>-</u>                                 | <u>46,492</u>                          |
| <b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>                            | <b>(991,915)</b>                  | <b>733,048</b>                           | <b>(258,867)</b>                       |
| CASH AND CASH EQUIVALENTS (INCLUDING RESTRICTED), Beginning of Year                    | <u>37,215,978</u>                 | <u>2,889,827</u>                         | <u>40,105,805</u>                      |
| <b>CASH AND CASH EQUIVALENTS (INCLUDING RESTRICTED), End of Year</b>                   | <b><u>\$ 36,224,063</u></b>       | <b><u>3,622,875</u></b>                  | <b><u>\$ 39,846,938</u></b>            |
| Reconciliation of Operating Income to Net Cash Provided by Operating Activities:       |                                   |  |  |
| Operating Income   | \$ 6,147,128                      | 43,494                                   | \$ 6,190,622                           |
| Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities |                                   |  |  |
| Depreciation Expense   | 1,849,631                         | 118,484                                  | 1,968,115                              |
| Change in Accounts Representing Operating Activities                                   |                                   |  |  |
| Receivables  | (150,587)                         | 6,390                                    | (144,197)                              |
| Deferred Pension Charges   | 228,058                           | 53,547                                   | 281,605                                |
| Accounts Payable   | (22,411)                          | (26,035)                                 | (48,446)                               |
| Accrued Salaries & Fringe Benefits   | 7,813                             | 3,826                                    | 11,639                                 |
| Customer Deposits  | 11,320                            | -  | 11,320                                 |
| Compensated Absences   | 4,507                             | 3,546                                    | 8,053                                  |
| Net Pension Liability  | (517,801)                         | (96,178)                                 | (613,979)                              |
| Deferred Pension Credits   | 406,701                           | 118,850                                  | 525,551                                |
| Net Cash Provided by Operating Activities  | <u>\$ 7,964,359</u>               | <u>225,924</u>                           | <u>\$ 8,190,283</u>                    |
| Non-Cash Capital and Related Financing Activities:                                     |                                   |  |  |
| Donated Capital Assets   | \$ 678,714                        | -  | \$ 678,714                             |
| Amortization of Bond Premiums  | 92,450                            | -  | 92,450                                 |
| Change in Borrowing/Proceeds from Debt Not Yet Received                                | (1,010,353)                       | -  | (1,010,353)                            |
| Change in Acquisition of Capital Assets Not Yet Paid For                               | \$ (3,494,414)                    | -  | \$ (3,494,414)                         |

The notes to the financial statements are an integral part of this statement.  
See accompanying independent auditor's report.

# TOWN OF FORT MILL, SOUTH CAROLINA

## NOTES TO THE FINANCIAL STATEMENTS

### YEAR ENDED SEPTEMBER 30, 2021

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The Town of Fort Mill, South Carolina (the “Town”) was initially incorporated on February 12, 1873 under the general law for government of municipalities of the State of South Carolina. The original charter was surrendered on October 11, 1907 and the Town accepted incorporation under the provisions of Article II, Chapter XLIX, Code of 1902 and amendments thereto. The Town operates under the Council-Manager form of government pursuant to the Home Rule Statute, Act No. 283 of 1975. The Council is composed of a Mayor and six Council members. The Mayor and two Council members are elected at-large and four Council members are elected on a single member ward basis. The Council appoints a Town Manager who serves as the chief executive officer of the Town and is responsible to the Council for proper administration of all affairs of the Town.

#### I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

##### A. The Reporting Entity

The financial statements of the Town have been prepared in conformity with accounting principles generally accepted in the United States of America, (“GAAP”), as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Town’s accounting policies are described below.

As required by GAAP, the financial statements must present the Town’s financial information with any of its component units. The primary criterion for determining inclusion or exclusion of a legally separate entity (component unit) is financial accountability, which is presumed to exist if the Town both appoints a voting majority of the entity’s governing body, and either 1) the Town is able to impose its will on the entity or, 2) there is a potential for the entity to provide specific financial benefits to, or impose specific financial burdens on the Town. If either or both of the foregoing conditions are not met, the entity could still be considered a component unit if it is fiscally dependent on the Town and there is a potential that the entity could either provide specific financial benefits to, or to impose specific financial burdens on the Town.

In order to be considered fiscally independent, an entity must have the authority to do all of the following: (a) determine its budget without the Town having the authority to approve or modify that budget; (b) levy taxes or set rates or charges without approval by the Town; and (c) issue bonded debt without approval by the Town. An entity has a financial benefit or burden relationship with the Town if, for example, any one of the following conditions exists: (a) the Town is legally entitled to or can otherwise access the entity’s resources, (b) the Town is legally obligated or has otherwise assumed the obligation to finance the deficits or, or provide financial support to, the entity, or (c) the Town is obligated in some manner for the debt of the entity. Finally, an entity could be a component unit even if it met all the conditions described above for being fiscally independent if excluding it would cause the Town’s financial statements to be misleading.

Blended component units, although legally separate entities, are in substance, part of the government's operations and data from these units are combined with data of the primary government in the fund financial statements. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize they are legally separate from the Town. Based on the criteria above, the Town does not have any component units.

##### *Related Organizations*

###### Fort Mill Housing Authority

The Fort Mill Housing Authority (the “Authority”) is administered by a five member Board of Directors (the “Board”). Members of the Board which are appointed by the Mayor for a five year fixed term are made up of community leaders (who are not Town officials). The Town does not have the ability to impose its will on the Authority as its responsibility does not extend beyond the Mayor making these appointments. The Authority does not have a significant operational or financial relationship with the Town.

##### *Major Operations*

The Town’s major governmental operations include general government, judicial, public works, public safety (police and fire protection), culture and recreation, and community development. In addition, the Town provides water/sewer and stormwater services through its enterprise funds (business-type activities).

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Measurement Focus, Basis of Accounting, and Basis of Presentation

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the Town (the “Primary Government”). The effect of interfund activity has been removed from these statements.

*Governmental activities*, which normally are supported by taxes, fees, and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on user fees and charges for support.

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*. The comparison of direct expenses with program revenues identifies the extent to which each business segment or governmental function is self-financing or draws from the general revenues of the Town.

The **government-wide financial statements** are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as is the Proprietary Funds’ financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Non-exchange transactions, in which the Town gives or receives value without directly receiving or giving equal value in exchange, includes property taxes, grants and donations. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

The government-wide financial statements are prepared using a different measurement focus from the manner in which governmental fund financial statements are prepared (see further detail below). Governmental fund financial statements, therefore, include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

**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. Property taxes, intergovernmental revenues, franchise fees, licenses, permits, and interest associated with the current fiscal period are all considered to be measurable and susceptible to accrual and so have been recognized as revenues of the current fiscal period. For this purpose, the government generally considers all 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 payments are due and payable. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under lease purchases are reported as other financing sources.

Fund financial statements report detailed information about the Town. The focus of governmental and enterprise fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column.

Generally when both restricted and unrestricted resources are available for use, it is the Town’s practice to use restricted resources first, then unrestricted resources as they are needed.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

The accounts of the government are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds maintained is consistent with legal and managerial requirements. The following fund types are used by the Town.

**Governmental Fund types** are those through which most governmental functions of the Town are financed. The Town's expendable financial resources and related assets and liabilities (except for those accounted for in the Proprietary Funds) are accounted for through governmental funds. Governmental funds are accounted for using the current financial resources measurement focus and the modified accrual basis of accounting.

The Town's major and non-major governmental funds are as follows:

The **General Fund, a major fund** and a budgeted fund, is the general operating fund of the Town and accounts for all revenues and expenditures of the Town, except those required to be accounted for in another fund. All general tax revenues and other receipts that (a) are not allocated by law or contractual agreement to other funds or (b) that have not been restricted, committed, or assigned to other funds are accounted for in the General Fund. General operating expenditures and the capital improvement costs that are not paid through other funds are paid from the General Fund.

The **Capital Projects Fund, a major fund** and a budgeted fund, is used to account for and report financial resources that are restricted, committed, or assigned for expenditures of capital outlay related to the acquisition or construction of major capital facilities (other than those financed by the Proprietary Funds). These funds are also used to carry on specified ongoing major improvement projects or major equipment acquisitions usually spanning more than one fiscal year.

The **Special Revenue Funds, non-major funds** and budgeted and unbudgeted funds, are used to account for the proceeds of specific revenue sources (that are expected to continue to comprise a substantial portion of the inflows of the fund) that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. Some of these funds are budgeted and any remaining fund balance is generally restricted for the purpose of the specific revenue source. The Town has the following special revenue funds: Narcotics Fund, Local Accommodations Tax Fund, Fire Impact Fees Fund, Municipal Facilities Impact Fees Fund, Parks & Recreation Impact Fees Fund, Hospitality Tax Fund, and Firefighters' 1% Fund.

**Proprietary Fund Types** are accounted for based on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of enterprise funds are primarily charges for services and user fees. Operating expenses for enterprise funds include the expense for providing goods and services, administrative expenses, maintenance, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Proprietary Fund types include the following funds:

**Enterprise Funds** are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises — where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)**

The Town has two Enterprise Funds:

The *Gross Revenue Fund, a major fund* and a budgeted fund, is used to account for the Town's water and sewer operations.

The *Stormwater Fund, a non-major fund* and a budgeted fund, is used to account for the Town's stormwater drainage operations.

***Change in Accounting Principle***

The Town adopted GASB Statement No. 84, "*Fiduciary Activities*" ("GASB #84") for the year ended September 30, 2021. The primary objective of GASB #84 was to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This statement made it clear that the firefighters' 1% balances and activities should be reported by the Town in a special revenue fund. The balances and activities were previously recorded. The adoption of GASB #84 has resulted in the restatement of the Town's fund balance and net position as of October 1, 2020 for its governmental fund financial statements and its government-wide financial statements to reflect the reporting of the Firefighters' 1% Fund. Fund balance of the Town's governmental funds and net position of the Town's governmental activities as of October 1, 2020 was increased by approximately \$242,000, reflecting the cumulative change in accounting principle related to the adoption of GASB #84.

**C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Equity**

***1. Cash, Cash Equivalents, and Investments***

**Cash and Cash Equivalents**

The Town considers all highly liquid investments (including restricted assets) with original maturities of three months or less when purchased to be cash equivalents.

**Investments**

The Town's investment policy is designed to operate within existing statutes (which are identical for all funds, fund types and component units within the State of South Carolina) that authorize the Town to invest in the following:

- (a) Obligations of the United States and its agencies, the principal and interest of which is fully guaranteed by the United States.
- (b) Obligations issued by the Federal Financing Bank, Federal Farm Credit Bank, the Bank of Cooperatives, the Federal Intermediate Credit Bank, the Federal Land Banks, the Federal Home Loan Banks, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Housing Administration, and the Farmers Home Administration, if, at the time of investment, the obligor has a long-term, unenhanced, unsecured debt rating in one of the top two ratings categories, without regard to a refinement or gradation of rating category by numerical modifier or otherwise, issued by at least two nationally recognized credit rating organizations.
- (c) (i) General obligations of the State of South Carolina or any of its political units; or (ii) revenue obligations of the State of South Carolina or its political units, if at the time of investment, the obligor has a long-term, unenhanced, unsecured debt rating in one of the top two ratings categories, without regard to a refinement or gradation of rating category by numerical modifier or otherwise, issued by at least two nationally recognized credit rating organizations.
- (d) Savings and Loan Associations to the extent that the same are insured by an agency of the federal government.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Equity (Continued)**

**1. Cash, Cash Equivalents, and Investments (Continued)**

**Investments (Continued)**

- (e) Certificates of deposit where the certificates are collaterally secured by securities of the type described in (a) and (b) above held by a third party as escrow agent or custodian, of a market value not less than the amount of the certificates of deposit so secured, including interest; provided, however, such collateral shall not be required to the extent the same are insured by an agency of the federal government.
- (f) Repurchase agreements when collateralized by securities as set forth in this section.
- (g) No load open-end or closed-end management type investment companies or investment trusts registered under the Investment Company Act of 1940, as amended, where the investment is made by a bank or trust company or savings and loan association or other financial institution when acting as trustee or agent for a bond or other debt issue of that local government unit, political subdivision, or county treasurer if the particular portfolio of the investment company or investment trust in which the investment is made (i) is limited to obligations described in items (a), (b), (c), and (f) of this subsection, and (ii) has among its objectives the attempt to maintain a constant net asset value of one dollar a share and to that end, value its assets by the amortized cost method.

The Town's cash investment objectives are preservation of capital, liquidity, and yield. The Town reports its cash and investments at fair value which is normally determined by quoted market prices.

The Town currently or in the past year has used the following investments:

- US securities are generally treasury notes, treasury bonds, treasury bills, and related securities which are debt obligations of the U.S. government (lending money to the federal government for a specified period of time). These debt obligations are backed by the "full faith and credit" of the government, and thus by its ability to raise tax revenues and print currency, U.S. Treasury securities are considered the safest of all investments.
- Overnight repurchase agreements which are collateralized by U.S. securities or by securities issued from public government-sponsored organizations.

Certain cash, cash equivalents, and investments of the Town may be legally restricted from time to time. The major type of restrictions were (a) those imposed by the revenue source (i.e. accommodation tax, hospitality tax, impact fees, etc.) and (b) bond indenture requirements (i.e. debt service, depreciation reserve, etc.)

**2. Receivables and Payables**

During the course of its operations, the Town has numerous transactions occurring between funds. These transactions include expenditures and transfers of resources to provide services, construct assets, and service debt. The accompanying financial statements generally reflect such transactions as transfers in (out). Subsidies are also recorded as transfers. Town management determines the classification of amounts recorded as subsidies or advances. To the extent that certain transactions between funds have not been paid or received as of year-end, balances of interfund amounts or payables have been recorded.

All trade and property taxes receivable are shown net of an allowance for uncollectible amounts (if material). Trade receivables are comprised of amounts due from entities and individuals for a variety of types of fees, charges and services, including franchise fees, hospitality taxes, sanitation, water, sewer, and other fees and charges.

**3. Inventories and Prepaids**

Inventories and prepaid items are accounted for using the consumption method (expensed when consumed).

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Equity (Continued)

4. Capital Assets

General capital assets are those assets not specifically related to activities reported in the Proprietary Funds. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities column of the government-wide Statement of Net Position, but are not reported in the fund financial statements. Capital assets utilized by the Proprietary Funds are reported both in the business-type activities column of the government-wide Statement of Net Position and in the respective fund financial statements.

All capital assets are valued at historical cost or estimated historical cost, if actual historical cost is not available. Donated capital assets are valued at estimated acquisition value (as estimated by the Town) at the date of donation. Because the Town was a phase III entity (governments with total annual revenue of less than \$10 million based on a government's total annual revenues in the first fiscal year ending after June 15, 1999) it was not required to report infrastructure retroactively by GASB Statement No. 34 "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments" ("GASB #34"). In accordance with GASB #34, the Town has recorded all infrastructure assets since implementing GASB #34 in fiscal year 2004. These assets are reported at cost. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend capital assets' lives are not capitalized. The Town maintains a minimum capitalization threshold of \$5,000 for all capital assets.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

| Description                | Governmental Activities/<br>Business-Type Activities |
|----------------------------|--|
| Land Improvements          | 10-50 years  |
| Infrastructure             | 10-50 years  |
| Buildings and Improvements | 10-50 years  |
| Equipment                  | 5-10 years   |
| Vehicles                   | 5-20 years   |

5. Compensated Absences

The Town's vacation policy allows the accumulation of leave between 10 and 25 days annually, based upon length of service. Employees terminating or retiring are paid for accumulated vacation up to a maximum of 30 days based on their hourly rate of pay earned at the time of termination or retirement as well as accumulated compensatory time. The Town does not have a policy limiting the amount of compensatory time an employee can accumulate and be paid out.

The Town reports compensated absences in accordance with the provisions of GASB Statement No. 16 "Accounting for Compensated Absences". The entire compensated absence liability and expense is reported in the government-wide financial statements. The portion applicable to the proprietary funds is also recorded in the Proprietary Fund financial statements. Governmental funds will only recognize compensated absences liability if they have matured, for example, as a result of employee resignations or terminations.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

---

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Equity (Continued)

6. *Accrued Liabilities and Long-Term Obligations*

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements, and all payables, accrued liabilities and long-term obligations payable from proprietary funds are reported on the Proprietary Fund financial statements.

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the governmental fund financial statements regardless of whether they will be liquidated with current resources. However, claims and judgments, non-current portion of lease purchases, compensated absences, contractually required pension contributions, special termination benefits and other miscellaneous long-term obligations that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are due and payable.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities on the Statement of Net Position. Bond premiums and discounts (if material) are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discounts. Bond issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs are reported as expenditures.

7. *Deferred Outflows/Inflows of Resources*

In addition to assets, the Statement of Net Position and the Balance Sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town currently has one type of deferred outflows of resources: The Town reports *deferred pension charges* in its Statements of Net Position in connection with its participation in the South Carolina Retirement System and the South Carolina Police Officers Retirement System. These *deferred pension charges* are either (a) recognized in the subsequent period as a reduction of the net pension liability (which includes pension contributions made after the measurement date) or (b) amortized in a systematic and rational method as pension expense in future periods in accordance with GAAP.

In addition to liabilities, the Statement of Net Position (government-wide and proprietary funds) and the Balance Sheet (governmental funds) will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The Town currently has two types of deferred inflows of resources: (1) The Town reports *unavailable revenue – property taxes* only in the governmental funds Balance Sheet; it is deferred and recognized as an inflow of resources (property tax revenues) in the period the amounts become available. (2) The Town also reports *deferred pension credits* in its Statements of Net Position in connection with its participation in the South Carolina Retirement System and South Carolina Police Officers Retirement System (“Plans”). These *deferred pension credits* are amortized in a systematic and rational method and recognized as a reduction of pension expense in future periods in accordance with GAAP.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Equity (Continued)

8. Fund Balance

In accordance with GAAP, the Town classifies its governmental fund balances as follows:

**Nonspendable** – includes amounts that inherently cannot be spent either because it is not in spendable form (i.e., prepaids, inventories, etc.) or because of legal or contractual requirements (i.e., principal on an endowment, etc.).

**Restricted** – includes amounts that are constrained by specific purposes which are externally imposed by (a) other governments through laws and regulations, (b) grantors or contributions through agreements, (c) creditors through debt covenants or other contracts, or (d) imposed by law through constitutional provisions or enabling legislation.

**Committed** – includes amounts that are constrained for specific purposes that are internally imposed by the government through formal action made by the Council, which is the highest level of decision making authority, before the end of the reporting period. Those committed amounts cannot be used for any other purpose unless the government removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

**Assigned** – includes amounts that are intended to be used for specific purposes that are neither considered restricted or committed and that such assignments are made before the report issuance date. The Council is the only party that has the right to make assignments of fund balance for the Town at this time.

**Unassigned** – includes amounts that do not qualify to be accounted for and reported in any of the other fund balance categories. This classification represents the amount of fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund. The General Fund should be the only fund that reports a positive unassigned fund balance amount.

The Town currently has a fund balance policy which states that the Town should maintain a General Fund balance of approximately 25% to 30% of the current year's General Fund operating budget.

The Town generally uses restricted amounts first when both restricted and unrestricted (committed, assigned, and unassigned) fund balance is available to be expended unless there are legal documents, contracts, or agreements that prohibit doing such. Additionally, the Town generally would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

9. Net Position

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in the Statement of Net Position. Net position is classified as net investment in capital assets; restricted; and unrestricted. Net investment in capital assets consist of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Outstanding borrowings which have not been spent are included in the same net position component as the unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation or through external restrictions imposed by creditors, grantors, contributors, or laws or regulations of other governments.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Equity (Continued)

*10. Pensions*

In government-wide financial statements, pensions are required to be recognized and disclosed using the accrual basis of accounting (see Note IV.B and the required supplementary information immediately following the notes to the financial statements for more information), regardless of the amount recognized as pension expenditures on the modified accrual basis of accounting. The Town recognizes a net pension liability for its participation in the Plans, which represents the Town's proportionate share of the total pension liability over the fiduciary net position of the Plans, measured as of June 30<sup>th</sup> of the Town's current fiscal year.

Changes in the net pension liability during the period are recorded as pension expense, or as deferred outflows or inflows of resources depending on the nature of the change, in the period incurred. Those changes in net pension liability that are recorded as deferred outflows or inflows of resources that arise from changes in actuarial assumptions or other inputs and differences between expected or actual experience are amortized over the weighted average remaining service life of all participants in the respective qualified pension plan and recorded as a component of pension expense beginning with the period in which they are incurred. Projected earnings on qualified pension plan investments are recognized as a component of pension expense. Differences between projected and actual investment earnings are reported as deferred outflows or inflows of resources and amortized as a component of pension expense on a closed basis over a five-year period beginning with the period in which the difference occurred.

*11. Fair Value*

The fair value measurement and disclosure framework provides for a three-tier fair value hierarchy that gives highest priority to quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described below:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Town can access at the measurement date.

Level 2 – Inputs to the valuation methodology, other than quoted prices included in Level 1 that are observable for an asset or liability either directly or indirectly and include:

- Quoted prices for similar assets and liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in inactive markets.
- Inputs other than quoted market prices that are observable for the asset or liability.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs to the valuation methodology that are unobservable for an asset or liability and include:

- Fair value is often based on developed models in which there are few, if any, observable inputs.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used maximize the use of observable inputs and minimize the use of unobservable inputs.

The valuation methodologies described above may produce a fair value calculation that may not be indicative of future net realizable values or reflective of future fair values. The Town believes that the valuation methods used are appropriate and consistent with GAAP. The use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date. There have been no significant changes from the prior year in the methodologies used to measure fair value.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Equity (Continued)**

**12. Encumbrances**

Encumbrance accounting, under which purchase orders, contracts, and other commitments for expenditures are recorded to reflect the use of the applicable spending appropriations, is used by the General Fund during the year to control expenditures. Encumbrances do not constitute expenditures or liabilities. For budget purposes encumbrances and unused expenditure appropriations lapse at year end.

**13. Accounting Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. Those estimates and assumptions affect the reported amounts of assets and deferred outflows of resources and liabilities and deferred inflows of resources and disclosure of these balances at the date of the financial statements. In addition, they affect the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates and assumptions.

**14. Comparative Data**

Comparative data (i.e. presentation of prior year totals by fund type) has not been presented in each of the statements since their inclusion would make the statements unduly complex and difficult to read.

**II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**A. Budgetary Information**

The Town follows these procedures in establishing the budgetary data reflected in the financial statements:

1. In early August, the Town Manager submits to the Town Council a proposed operating budget for the fiscal year commencing October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings and Council meetings are conducted to inform and obtain taxpayer comments.
3. The budget is legally enacted through passage of an ordinance by October 1. Any supplemental budgetary appropriations made are subject to the same procedures as the original budget ordinance.
4. The Town Manager is authorized to administer the budget and may transfer appropriated funds between accounts within and between each department without Town Council's prior approval provided the transfer does not alter the total appropriations for either fund. Town Council must approve any revisions that alter the total appropriations of a fund. Department heads are responsible for managing their respective budgets. Department heads are not allowed to make transfers of appropriated funds. The legal level of budgetary authority is at the fund level.
5. Legally adopted budgets for the Town's budgeted funds are employed as a management control device during the year. Expenditures/expenses may not legally exceed appropriations on the fund level.
6. The budgets for the governmental funds are legally adopted on a basis consistent with GAAP. The proprietary fund (Gross Revenue Fund) is legally adopted on the cash basis (which is not consistent with GAAP).
7. The budgets at the end of the year for these funds represent the budgets adopted and amended by the Town Council.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)

A. Budgetary Information (Continued)

- 8. Encumbrances lapse but are generally added to the budget adopted by Town Council for that year. It is Town policy to close out all encumbrances possible before year-end. The Town had no encumbrances at September 30, 2021.

III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES

A. Deposits and Investments

*Deposits*

**Custodial Credit Risk for Deposits:** Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Town’s deposits might not be recovered. The Town does not have a deposit policy for custodial credit risk but follows the investment policy statutes of the State of South Carolina. As of September 30, 2021, none of the Town’s bank balances of approximately \$34,813,000 (which had a carrying value of approximately \$32,057,000) were exposed to custodial credit risk.

*Investments*

As of September 30, 2021, the Town had the following investments and maturities:

| Investment Type                 | Fair Value Level (1) | Credit Rating ^ | Fair Value    | Weighted Average Maturity (Years) |
|---------------------------------|----------------------|-----------------|---------------|-----------------------------------|
| US Treasury Bills               | Level 1              | *               | \$ 1,099,533  | < 1 Year                          |
| Overnight repurchase agreements | N/A                  | UR              | 51,763,609    | < 1 Year                          |
| Total                           |                      |                 | \$ 52,863,142 |                                   |

(1) See Note I.C.11 for details of the Town’s fair value hierarchy.

^ If available, credit ratings are for Standard & Poor’s, Moody’s Investors Service and Fitch Ratings.

\*US Treasury Bills are not considered to have credit risk. Credit ratings for these investments have not been disclosed.

N/A – Not Applicable

UR – Unrated

**Interest Rate Risk:** The Town does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

**Custodial Credit Risk for Investments:** Custodial credit risk for investments is the risk that, in the event of a bank failure, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town does not have an investment policy for custodial credit risk but follows the investment policy statutes of the State of South Carolina. As of September 30, 2021, approximately \$51,764,000 of the Town’s investments were exposed to custodial credit risk because the securities were uninsured, unregistered and were being held by the counterparty’s agent but not in the Town’s name.

**Credit Risk for Investments:** Credit risk for investments is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Town does not have an investment policy for credit risk but follows the investment policy statutes of the State of South Carolina.

**Concentration of Credit Risk for Investments:** The Town places no limit on the amount the Town may invest in any one issuer. Investments issued by or explicitly guaranteed by the U.S. Government and investments in mutual funds, external investment pools, and other pooled investments are exempt from concentration of credit risk disclosures. The Town has cash management overnight repurchase agreements which are collateralized by Freddie Mac securities which comprise approximately 98% of the Town’s total investments.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)

A. Deposits and Investments (Continued)

*Investments (Continued)*

Certain cash, cash equivalents, and investments of the Town are legally restricted for specified purposes. The major types of restrictions at September 30, 2021 were related to (a) bond and lease agreements (\$9,098,000), (b) accommodation taxes (\$1,990,000), (c) hospitality taxes (\$5,834,000), (d) impact fees (\$5,275,000), and (e) other (\$600,000).

B. Receivables and Unavailable Revenues

*Property Taxes and Unavailable Revenues*

Real property taxes are levied on October 1 on the assessed valuations of property located in York County as of the preceding January 1, and are due and payable at that time. All unpaid taxes levied October 1 become delinquent January 15 of the following year, and property taxes attach as an enforceable lien if not paid by March 16 of the following year. Penalties are added to taxes depending on the date paid as follows:

|                         |                                   |
|-------------------------|-----------------------------------|
| January 16-February 1   | 3% of tax                         |
| February 2-March 16     | 10% of tax                        |
| March 17 and thereafter | 15 % of tax plus collection costs |

Motor vehicle taxes are levied on the first day of the month in which the motor vehicle license expires and is due by the end of the month. Property taxes are billed and collected by York County. Property tax revenue is recognized when collected by the County Treasurer's Office. Assessed values for real estate are established annually by the York County Tax Assessor at 4% of market value for legal residence and 6% of market value for rental and other real property. For the year ended September 30, 2021, millage was set at 75.2 mills (86.0 mills in prior year) to cover general Town services and uses. The Town's assessed value of real and personal property was approximately \$158.4 million for the tax year 2021.

Based on information provided by the York County Treasurer's Office, the Town has recorded uncollected property taxes at September 30, 2021 of approximately \$287,000 (net of allowance for uncollectible portion of approximately \$7,000) for the General Fund. Delinquent property taxes of approximately \$124,000 have been recognized as revenue at September 30, 2021 because it was collected within 60 days of year end. The remaining delinquent property tax receivable of approximately \$163,000 has been recorded as unavailable revenue (component of deferred inflows of resources) on the governmental fund financial statements because it was not collected within 60 days of year end.

*Other Receivables*

The Town has receivables primarily related to its garbage services and water/sewer operations of approximately \$264,000 (net of allowance for uncollectible portion of approximately \$3,000) and \$1,689,000 (net of allowance for uncollectible portion of approximately \$41,000), respectively. The services that generate the garbage and water/sewer receivables are provided and billed each month and are considered due as of September 30, 2021 (garbage service receivables are considered available as they are expected to be collected within 60 days of year-end). The Town also has other receivables of approximately \$964,000 primarily related to intergovernmental revenues, franchise fees, accommodation taxes, and hospitality taxes.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)

C. Interfund Receivables, Payables, and Transfers

*Interfund Receivables and Payables*

The interfund balances at September 30, 2021, consisted of the following net individual fund receivables and payables (all of which are expected to be paid within one year except for instances in which a fund is holding cash for another fund):

| Fund                                  | Receivables         | Payables            |
|---------------------------------------|---------------------|---------------------|
| <b><u>Major Funds:</u></b>            |                     |                     |
| General Fund                          | \$ 3,927,565        | \$ 5,062,081        |
| Capital Projects Fund                 | 5,618,588           | -                   |
| Gross Revenue Fund                    | -                   | 2,223,998           |
| <b><u>Other Non-Major Funds:</u></b>  |                     |                     |
| Narcotics Fund                        | -                   | 9,661               |
| Local Accommodations Tax Fund         | 36,010              | 67,032              |
| Fire Impact Fees Fund                 | 760                 | -                   |
| Municipal Facilities Impact Fees Fund | 781                 | 1,323               |
| Parks and Recreation Impact Fees Fund | 7,682               | 4,611               |
| Hospitality Tax Fund                  | 528                 | 231,976             |
| Stormwater Fund                       | 13,651              | 2,004,883           |
| Totals                                | <u>\$ 9,605,565</u> | <u>\$ 9,605,565</u> |

The interfund receivables and payables are primarily the result of the General Fund collecting the revenues and financing operating and capital expenditures/expenses for the other funds.

*Interfund Transfers*

Interfund transfers for the year ended September 30, 2021, consisted of the following:

| Fund                                 | Transfers In      | Transfers Out     |
|--------------------------------------|-------------------|-------------------|
| <b><u>Major Funds:</u></b>           |                   |                   |
| General Fund                         | \$ 945,379        | \$ -              |
| Gross Revenue Fund                   | -                 | 933,014           |
| <b><u>Other Non-Major Funds:</u></b> |                   |                   |
| Fire Impact Fees Fund                | -                 | 12,365            |
| Totals                               | <u>\$ 945,379</u> | <u>\$ 945,379</u> |

During the course of normal operations and in order to support the numerous functions of the Town, transactions between funds may occur. The Town transferred approximately \$933,000 from its Gross Revenue Fund to the General Fund to cover indirect costs incurred in the General Fund related to the Gross Revenue Fund.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)

D. Capital Assets

Capital asset activity for the Town’s governmental activities for the year ended September 30, 2021, was as follows:

|  | Beginning<br>Balance | Increases        | Decreases     | Transfers | Ending<br>Balance    |
|--|----------------------|------------------|---------------|-----------|----------------------|
| <b>Governmental Activities:</b>                    |                      |                  |               |           |                      |
| Capital Assets, Non-Depreciable:                   |                      |                  |               |           |                      |
| Land   | \$ 8,798,279         | -                | -             | -         | \$ 8,798,279         |
| Construction in Progress                           | 1,292,905            | 5,260,707        | -             | -         | 6,553,612            |
| <b>Total Capital Assets, Non-Depreciable</b>       | <b>10,091,184</b>    | <b>5,260,707</b> | <b>-</b>      | <b>-</b>  | <b>15,351,891</b>    |
| Capital Assets, Depreciable:                       |                      |                  |               |           |                      |
| Land Improvements                                  | 273,285              | -                | -             | -         | 273,285              |
| Infrastructure                                     | 10,864,858           | -                | -             | -         | 10,864,858           |
| Building and Improvements                          | 12,103,533           | 151,111          | -             | -         | 12,254,644           |
| Equipment  | 3,557,558            | 576,654          | 10,295        | -         | 4,123,917            |
| Vehicles   | 6,609,181            | 809,851          | 14,272        | -         | 7,404,760            |
| <b>Total Capital Assets, Depreciable</b>           | <b>33,408,415</b>    | <b>1,537,616</b> | <b>24,567</b> | <b>-</b>  | <b>34,921,464</b>    |
| Less: Accumulated Depreciation for:                |                      |                  |               |           |                      |
| Land Improvements                                  | 242,280              | 18,199           | -             | -         | 260,479              |
| Infrastructure                                     | 1,081,090            | 275,721          | -             | -         | 1,356,811            |
| Building and Improvements                          | 2,858,360            | 310,030          | -             | -         | 3,168,390            |
| Equipment  | 2,362,301            | 314,397          | 9,603         | -         | 2,667,095            |
| Vehicles   | 3,860,574            | 573,620          | 7,786         | -         | 4,426,408            |
| <b>Total Accumulated Depreciation</b>              | <b>10,404,605</b>    | <b>1,491,967</b> | <b>17,389</b> | <b>-</b>  | <b>11,879,183</b>    |
| <b>Total Capital Assets, Depreciable, Net</b>      | <b>23,003,810</b>    | <b>45,649</b>    | <b>7,178</b>  | <b>-</b>  | <b>23,042,281</b>    |
| <b>Governmental Activities Capital Assets, Net</b> | <b>\$ 33,094,994</b> | <b>5,306,356</b> | <b>7,178</b>  | <b>-</b>  | <b>\$ 38,394,172</b> |

Capital asset additions and depreciation expense for the Town’s governmental activities were charged/allocated to functions/programs for the year ended September 30, 2021 as follows:

| Functions/Programs                      | Capital Asset<br>Additions | Depreciation<br>Expense |
|---|----------------------------|-------------------------|
| General Government                      | \$ 194,667                 | \$ 177,023              |
| Public Safety                           | 842,922                    | 664,824                 |
| Public Works                            | 467,572                    | 540,640                 |
| Culture and Recreation                  | 5,293,162                  | 109,480                 |
| <b>Totals - Governmental Activities</b> | <b>\$ 6,798,323</b>        | <b>\$ 1,491,967</b>     |

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)

D. Capital Assets (Continued)

Capital asset activity for the Town’s business-type activities for the year ended September 30, 2021, was as follows:

|   | Beginning<br>Balance | Increases         | Decreases | Transfers          | Ending<br>Balance    |
|---|----------------------|-------------------|-----------|--------------------|----------------------|
| <b>Business-Type Activities</b>                     |                      |                   |           |                    |                      |
| Capital Assets, Non-Depreciable:                    |                      |                   |           |                    |                      |
| Land  | \$ 832,805           | -                 | -         | -                  | \$ 832,805           |
| Construction in Progress                            | 33,033,678           | 20,510,417        | -         | (5,342,498)        | 48,201,597           |
| <b>Total Capital Assets, Non-Depreciable</b>        | <b>33,866,483</b>    | <b>20,510,417</b> | <b>-</b>  | <b>(5,342,498)</b> | <b>49,034,402</b>    |
| Capital Assets, Depreciable:                        |                      |                   |           |                    |                      |
| Infrastructure                                      | 54,729,704           | 678,714           | -         | 5,342,498          | 60,750,916           |
| Building and Improvements                           | 2,937,742            | -                 | -         | -                  | 2,937,742            |
| Equipment   | 2,861,226            | 293,800           | -         | -                  | 3,155,026            |
| Vehicles  | 1,290,839            | 65,685            | -         | -                  | 1,356,524            |
| <b>Total Capital Assets, Depreciable</b>            | <b>61,819,511</b>    | <b>1,038,199</b>  | <b>-</b>  | <b>5,342,498</b>   | <b>68,200,208</b>    |
| Less: Accumulated Depreciation for:                 |                      |                   |           |                    |                      |
| Infrastructure                                      | 18,509,928           | 1,567,259         | -         | -                  | 20,077,187           |
| Building and Improvements                           | 369,612              | 72,248            | -         | -                  | 441,860              |
| Equipment   | 1,023,870            | 178,677           | -         | -                  | 1,202,547            |
| Vehicles  | 701,712              | 149,931           | -         | -                  | 851,643              |
| <b>Total Accumulated Depreciation</b>               | <b>20,605,122</b>    | <b>1,968,115</b>  | <b>-</b>  | <b>-</b>           | <b>22,573,237</b>    |
| <b>Total Capital Assets, Depreciable, Net</b>       | <b>41,214,389</b>    | <b>(929,916)</b>  | <b>-</b>  | <b>5,342,498</b>   | <b>45,626,971</b>    |
| <b>Business-Type Activities Capital Assets, Net</b> | <b>\$ 75,080,872</b> | <b>19,580,501</b> | <b>-</b>  | <b>-</b>           | <b>\$ 94,661,373</b> |

Capital asset additions and depreciation expense from the Town’s business-type activities were charged/allocated to functions/programs for the year ended September 30, 2021 as follows:

| Function/Program | Capital Asset<br>Additions | Depreciation<br>Expense |
|------------------|----------------------------|-------------------------|
| Water/Sewer      | \$ 21,500,749              | \$ 1,849,631            |
| Stormwater       | 47,867                     | 118,484                 |
| <b>Totals</b>    | <b>\$ 21,548,616</b>       | <b>\$ 1,968,115</b>     |

The Town has several projects as of September 30, 2021, primarily consisting of ongoing costs for the park upgrades and the sewer treatment expansion project. The Town had remaining commitments on construction contracts of approximately \$10,108,000 at September 30, 2021.

The Town’s governmental and business-type activities receive from time-to-time donated capital assets (generally street and water/sewer infrastructure) from subdivisions/projects that are given to the Town from various parties. In 2021, the Town received infrastructure donations of approximately \$679,000.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)

E. Long-Term Obligations

The Town issues bonds to provide for the acquisition and construction of major capital facilities. General Obligation Bonds (“GOB”) are direct obligations and pledge the full faith credit of the Town. Lease Purchase obligations are special obligations of the Town payable from the general revenues of the Town. Revenue Bonds are obligations of the Town that are secured by revenue from a specific source. The full faith, credit and taxing powers of the Town are not pledged for the payment of revenue bonds, lease purchase obligations, and capital lease obligations nor the interest thereon.

Each of the Town’s outstanding debt and lease purchase obligations are either direct borrowings/placements (“DBP”) or publicly traded (“PT”). Obligations through DBP are generally secured/collateralized by the underlying assets and contain provisions that in an event of default (a) outstanding amounts can become immediately due if the Town is unable to make payment and (b) the lender could exercise its option to demand return of the financed asset.

Details on the Town’s governmental activities outstanding debt and lease purchase obligations as of September 30, 2021 are as follows:

|   | Outstanding at<br>Year End |
|---|----------------------------|
| <b><i>General Obligation Bonds</i></b>  |                            |
| \$1,500,000 general obligation bonds (DBP) issued in March, 2012 (“Series 2012”), due in annual installments of \$127,017 beginning March 16, 2013 through March 16, 2027 which includes interest at 3.150%. The proceeds from this issue were used to defray the cost of designing and constructing two athletic fields and renovating an existing athletic field. | \$ 684,667                 |
| \$3,000,000 general obligation bonds (DBP) issued in December, 2019 (“Series 2019”), due in annual installments ranging from \$273,000 to \$328,000 beginning December 1, 2020 through December 1, 2029 which includes interest at 2.03%. The proceeds from this issue were used to defray the cost of designing and constructing recreational facilities.          | 2,727,000                  |
| Total Outstanding General Obligation Bonds  | <u>\$ 3,411,667</u>        |
| <b><i>Lease Purchase Obligations</i></b>  |                            |
| \$850,000 lease purchase (DBP) was entered into in December 2013, with annual installments of \$97,673 beginning December 11, 2014 through December 11, 2023 which includes interest at 2.610%. The proceeds were primarily used to fund the acquisition of a fire pumper truck.  | \$ 278,362                 |
| \$512,000 lease purchase (DBP) was entered into in July 2016, with annual installments of \$77,838 beginning July 20, 2017 through July 20, 2023 which includes interest at 1.580%. The proceeds were primarily used to fund the acquisition of equipment/vehicles.   | 152,063                    |
| Total Lease Purchase Obligations  | <u>\$ 430,425</u>          |

**TOWN OF FORT MILL, SOUTH CAROLINA**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2021**

**III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)**

**E. Long-Term Obligations (Continued)**

Details on the Town’s governmental activities outstanding debt and lease purchase obligations as of September 30, 2021 are as follows:

| Long-Term Obligations                | Beginning<br>Balance | Additions      | Reductions     | Ending<br>Balance | Due Within<br>One Year |
|--------------------------------------|----------------------|----------------|----------------|-------------------|------------------------|
| <b>Governmental Activities:</b>      |                      |                |                |                   |                        |
| Bonds:                               |                      |                |                |                   |                        |
| GOB - Series 2012 - DBP              | \$ 786,897           | -              | 102,230        | 684,667           | \$ 105,450             |
| GOB - Series 2019 - DBP              | 3,000,000            | -              | 273,000        | 2,727,000         | 279,000                |
| <b>Total Bonds</b>                   | <u>3,786,897</u>     | <u>-</u>       | <u>375,230</u> | <u>3,411,667</u>  | <u>384,450</u>         |
| Lease Purchases:                     |                      |                |                |                   |                        |
| 2013 Pumper Truck - DBP              | 366,470              | -              | 88,108         | 278,362           | 90,407                 |
| 2016 Equipment Lease - DBP           | 226,325              | -              | 74,262         | 152,063           | 75,435                 |
| <b>Total Lease Purchases</b>         | <u>592,795</u>       | <u>-</u>       | <u>162,370</u> | <u>430,425</u>    | <u>165,842</u>         |
| Compensated Absences                 | 461,966              | 210,369        | 196,781        | 475,554           | 357,000                |
| <b>Total Governmental Activities</b> | <u>\$ 4,841,658</u>  | <u>210,369</u> | <u>734,381</u> | <u>4,317,646</u>  | <u>\$ 907,292</u>      |

Resources from the General Fund and Capital Projects Fund have been used to liquidate the governmental activities bonds. Resources from the General Fund have been used to liquidate the governmental activities lease purchase obligations and compensated absence liabilities.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2021**

**III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)**

**E. Long-Term Obligations (Continued)**

Details on the Town’s business-type activities outstanding debt obligations as of September 30, 2021 are as follows:

| <i>Revenue Bonds and State Revolving Fund Loans</i>  | Outstanding at<br>Year End |
|--|----------------------------|
| <p>\$6,152,000 waterworks and sewer system refunding revenue bonds (DBP) issued in January, 2011 (“2011 Refunding Bonds”), due in annual installments ranging from \$471,000 to \$555,000 beginning December 1, 2012 through December 1, 2023 and semi-annual interest payments at 3.550%. The proceeds from this issuance were used to advance refund the 1998, 2003A, and 2004 series bonds and to provide funding for further expansion and improvement of the water/sewer system.</p>  | \$ 1,060,000               |
| <p>\$926,000 waterworks and sewer system refunding and improvement revenue bonds (DBP) issued in June, 2011 (“2011B Refunding Bonds”), due in annual installments ranging from \$82,000 to \$104,000 beginning December 1, 2011 through December 1, 2020 and semi-annual interest payments at 3.190%. The proceeds from this issuance were used to refund the Town's 2011 series bonds and to expand the Town's water and wastewater system.</p>   | -                          |
| <p>\$1,330,000 water and wastewater system revenue bonds (DBP) issued in April, 2013 (“2013A Revenue Bonds”), due in annual installments ranging from \$28,000 to \$120,000 beginning December 1, 2015 through December 1, 2027 and semi-annual interest payments at 1.900%. The proceeds from this issuance were used to finance certain improvements and extensions to the Town's water and wastewater system.</p>   | 795,000                    |
| <p>\$11,605,000 water and wastewater system improvement revenue bonds (PT) issued in August, 2015 (“2015 Revenue Bonds”), due in annual installments ranging from \$65,000 to \$885,000 beginning December 1, 2017 through December 1, 2040 and semi-annual interest payments ranging from 2.000% to 5.000%. The proceeds from this issuance were used to finance certain improvements to the Town's water and wastewater system.</p>  | 11,185,000                 |
| <p>\$35,000,000 South Carolina water pollution control revolving fund loan (DBP) approved in October 2018 (“2019A SRF”). The Town is currently drawing down on this state revolving fund (“SRF”) loan and when the final drawdown has been made, the loan payments will be due in 120 equal quarterly installments of \$465,237 which includes interest at approximately 2.70%. Proceeds from this loan are being used for the water pollution control plant expansion.</p>  | 31,302,598                 |
| <p>\$16,095,000 waterworks and sewer system improvement revenue bonds (PT) issued in April 2019 (“2019B Revenue Bonds”), due in annual installments ranging from \$720,000 to \$1,275,000 beginning December 1, 2023 through December 1, 2038 and semi-annual interest payments from 3.0% to 5.0%. The proceeds from this issuance were used to (i) finance a portion of the costs of certain improvements and additions to waterworks and sewer facilities and a meter upgrade project and (ii) to pay capitalized interest and issuance costs.</p> | 16,095,000                 |
| <p>Total Revenue Bonds and State Revolving Fund Loans</p>  | \$ 60,437,598              |

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)

E. Long-Term Obligations (Continued)

Presented below is a summary of changes in long-term obligations for the year ended September 30, 2021, for the Town’s business-type activities:

| Long-Term Obligations                 | Beginning<br>Balance | Additions         | Reductions       | Ending<br>Balance | Due Within<br>One Year |
|---------------------------------------|----------------------|-------------------|------------------|-------------------|------------------------|
| <b>Business-Type Activities:</b>      |                      |                   |                  |                   |                        |
| Debt:                                 |                      |                   |                  |                   |                        |
| 2011 Refunding Bonds - DBP            | \$ 1,565,000         | -                 | 505,000          | 1,060,000         | \$ 515,000             |
| 2011B Refunding Bonds - DBP           | 104,000              | -                 | 104,000          | -                 | -                      |
| 2013A Revenue Bonds - DBP             | 900,000              | -                 | 105,000          | 795,000           | 107,000                |
| 2015 Revenue Bonds - PT               | 11,320,000           | -                 | 135,000          | 11,185,000        | 255,000                |
| 2019A SRF - DBP                       | 18,771,021           | 12,531,577        | -                | 31,302,598        | 687,524                |
| 2019B Revenue Bonds - PT              | 16,095,000           | -                 | -                | 16,095,000        | -                      |
| <b>Total Debt</b>                     | <b>48,755,021</b>    | <b>12,531,577</b> | <b>849,000</b>   | <b>60,437,598</b> | <b>1,564,524</b>       |
| Debt Premiums                         | 1,760,851            | -                 | 92,450           | 1,668,401         | -                      |
| Compensated Absences                  | 81,493               | 124,678           | 116,625          | 89,546            | 68,000                 |
| <b>Total Business-Type Activities</b> | <b>\$ 50,597,365</b> | <b>12,656,255</b> | <b>1,058,075</b> | <b>62,195,545</b> | <b>\$ 1,632,524</b>    |

Resources from the Gross Revenue Fund have been used to liquidate business-type activities debt. Resources from the Gross Revenue Fund and the Stormwater Fund have been used to liquidate business-type activities compensated absence liabilities.

Certain proceeds from the issuance of the Revenue Bonds as well as revenues generated by water/sewer operations are restricted by the bond ordinance for construction, payment of operating, and other expenses, or are set aside as reserves to ensure repayment of the bonds. Certain other assets are accumulated and restricted in accordance with the bond ordinance for the purposes of paying interest and principal payments and for the purpose of maintaining reserve funds at the required levels.

In addition, the bond ordinance also contains various negative, affirmative, and administrative covenants as defined in the bond ordinance. Of particular importance is the requirement that the Town maintain a rate covenant (net earnings to annual principal and interest requirements for qualified debt for the each fiscal year as defined) of 120%. The Town maintained a rate covenant of approximately 354% for the year ended September 30, 2021.

Article Eight, Section Seven of the South Carolina Constitution of 1895, as amended, provides that no City or Town shall incur any bonded debt which shall exceed eight percent (8%) of the assessed value of the property therein and no such debt shall be created without the electors of such City or Town voting in favor of such further bonded debt. Prior to Home Rule Act of July 1, 1976, the bonded debt exemption was thirty five percent (35%). In 1976, the General Assembly reduced the general obligation debt limit without voter approval to eight percent (8%) of assessed valuation; whereas, with a referendum any amount can be floated. As of September 30, 2021, the Town had approximately \$3,412,000 of bonded debt subject to the 8% limit of approximately \$12,676,000 resulting in an unused legal debt margin of approximately \$9,264,000.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

III. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES (CONTINUED)

E. Long-Term Obligations (Continued)

Presented below is a summary of debt service requirements (including lease purchases) to maturity by year for the Town's governmental activities as of September 30, 2021:

| Year Ended September 30,              | Debt - DBP          |                | Lease Purchases - DBP |               | Totals              |
|---------------------------------------|---------------------|----------------|-----------------------|---------------|---------------------|
|                                       | Principal           | Interest       | Principal             | Interest      |                     |
| <b><u>Governmental Activities</u></b> |                     |                |                       |               |                     |
| 2022                                  | \$ 384,450          | 74,093         | 165,842               | 9,668         | \$ 634,053          |
| 2023                                  | 393,772             | 65,046         | 169,395               | 6,117         | 634,330             |
| 2024                                  | 402,198             | 55,784         | 95,188                | 2,484         | 555,654             |
| 2025                                  | 411,732             | 46,303         | -                     | -             | 458,035             |
| 2026                                  | 422,378             | 36,577         | -                     | -             | 458,955             |
| 2027-2030                             | 1,397,137           | 56,254         | -                     | -             | 1,453,391           |
| Totals                                | <u>\$ 3,411,667</u> | <u>334,057</u> | <u>430,425</u>        | <u>18,269</u> | <u>\$ 4,194,418</u> |

Presented below is a summary of debt service requirements to maturity by year for the Town's business-type activities as of September 30, 2021:

| Year Ended September 30,               | Debt - DBP           |                   | Debt - PT         |                   | Totals               |
|--|----------------------|-------------------|-------------------|-------------------|----------------------|
|  | Principal            | Interest          | Principal         | Interest          |                      |
| <b><u>Business-Type Activities</u></b> |                      |                   |                   |                   |                      |
| 2022                                   | \$ 1,429,524         | 873,700           | 135,000           | 1,072,469         | \$ 3,510,693         |
| 2023                                   | 1,360,276            | 833,556           | 255,000           | 1,065,344         | 3,514,176            |
| 2024                                   | 1,626,539            | 781,504           | 255,000           | 1,057,694         | 3,720,737            |
| 2025                                   | 914,328              | 734,628           | 1,045,000         | 1,029,019         | 3,722,975            |
| 2026                                   | 4,208,886            | 3,538,897         | 1,100,000         | 975,394           | 9,823,177            |
| 2027-2031                              | 5,278,133            | 2,717,092         | 6,575,000         | 4,046,320         | 18,616,545           |
| 2032-2036                              | 5,596,234            | 2,030,755         | 8,395,000         | 2,587,616         | 18,609,605           |
| 2037-2041                              | 5,068,266            | 1,268,639         | 8,770,000         | 913,075           | 16,019,980           |
| 2042-2046                              | 7,540,412            | 711,523           | 885,000           | 17,696            | 9,154,631            |
| Totals                                 | <u>\$ 33,022,598</u> | <u>13,490,294</u> | <u>27,415,000</u> | <u>12,764,627</u> | <u>\$ 86,692,519</u> |

**TOWN OF FORT MILL, SOUTH CAROLINA**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**IV. OTHER INFORMATION**

**A. Risk Management**

**Participation in Public Entity Risk Pools for Property and Casualty Insurance**

The Town is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, and natural disasters. The Town has joined together with other municipalities in the state to form the South Carolina Municipal Insurance and Risk Financing Fund (“SCMIRF”), which is a public entity risk pool currently operating as a common risk management and insurance program. The Town pays a bi-annual premium to SCMIRF for its general insurance. SCMIRF is self-sustaining through member premiums and reinsures through commercial companies. SCMIRF’s net position from its audited financial statements at December 31, 2020, totaled approximately \$14,492,000. There were no significant reductions in coverage in the past fiscal year, and there were no settlements exceeding insurance coverage in the past three fiscal years.

The Town has also joined together with other municipalities in the state to form the South Carolina Municipal Insurance Trust (“SCMIT”), a public entity risk pool operating as a common risk management and insurance program for worker’s compensation. The Town pays a quarterly premium to SCMIT. The Trust uses reinsurance agreements to reduce its exposure to large workers’ compensation losses. SCMIT’s net position from its audited financial statements at December 31, 2020, totaled approximately \$60,286,000. There were no significant reductions in coverage in the past fiscal year, and there were no settlements exceeding insurance coverage in the past three fiscal years.

**Health Plan**

The Town maintains a fully insured health insurance program for Town employees. The Town pays a premium each month to the insurer and the insurance provider pays all covered claims.

**B. Retirement Plans**

The Town participates in the State of South Carolina’s retirement plans. The South Carolina Public Employee Benefit Authority (“PEBA”), created July 1, 2012, is the state agency responsible for the administration and management of the various retirement systems and retirement programs of the state of South Carolina, including the State Optional Retirement Program and the S.C. Deferred Compensation Program, as well as the state’s employee insurance programs. As such, PEBA is responsible for administering the South Carolina Retirement Systems’ (“Systems”) five defined benefit pension plans. PEBA has an 11-member Board of Directors (“PEBA Board”), appointed by the Governor and General Assembly leadership, which serves as custodian, co-trustee and co-fiduciary of the Systems and the assets of the retirement trust funds. The Retirement System Investment Commission (Commission as the governing body, RSIC as the agency), created by the General Assembly in 2005, has exclusive authority to invest and manage the retirement trust funds’ assets. The Commission, an eight-member board, serves as co-trustee and co-fiduciary for the assets of the retirement trust funds. By law, the State Fiscal Accountability Authority (“SFAA”), which consists of five elected officials, also reviews certain PEBA Board decisions regarding the actuary of the Systems.

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Systems and additions to/deductions from the Systems fiduciary net position have been determined on the accrual basis of accounting as they are reported by the Systems in accordance with GAAP. For this purpose, revenues are recognized when earned and expenses are recognized when incurred. Benefit and refund expenses are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

The PEBA issues an Annual Comprehensive Financial Report (formerly known as the “Comprehensive Annual Financial Report”) containing financial statements and required supplementary information for the System’ Pension Trust Funds. The Annual Comprehensive Financial Report is publicly available through the PEBA’s website at [www.peba.sc.gov](http://www.peba.sc.gov), or a copy may be obtained by submitting a request to PEBA, 202 Arbor Lake Drive, Columbia, SC 29223. The PEBA is considered a division of the primary government of the state of South Carolina and therefore, retirement trust fund financial information is also included in the Annual Comprehensive Financial Report of the state.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**IV. OTHER INFORMATION (CONTINUED)**

**B. Retirement Plans (Continued)**

*Plan Descriptions*

The South Carolina Retirement System (“SCRS”), a cost-sharing multiple-employer defined benefit pension plan, was established effective July 1, 1945, pursuant to the provisions of Section 9-1-20 of the South Carolina Code of Laws for the purpose of providing retirement and other benefits for teachers and employees of the state and its political subdivisions. SCRS covers employees of state agencies, public school districts, higher education institutions, other participating local subdivisions of government and individuals newly elected to the South Carolina General Assembly at or after the 2012 general election

The South Carolina Police Officers Retirement System (“PORS”), a cost-sharing multiple-employer defined benefit pension plan, was established effective July 1, 1962, pursuant to the provisions of Section 9-11-20 of the South Carolina Code of Laws for the purpose of providing retirement and other benefits to police officers and firefighters. PORS also covers peace officers, coroners, probate judges, and magistrates.

*Plan Membership*

Membership requirements are prescribed in Title 9 of the South Carolina Code of Laws. A brief summary of the requirements under each system is presented below.

- SCRS – Generally, all employees of covered employers are required to participate in and contribute to the system as a condition of employment. This plan covers general employees and teachers and individuals newly elected to the South Carolina General Assembly beginning with the November 2012 general election. An employee member of the system with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the system with an effective date of membership on or after July 1, 2012, is a Class Three member.
- PORS – To be eligible for PORS membership, an employee must be required by the terms of his employment, by election or appointment, to preserve public order, protect life and property, and detect crimes in the state; to prevent and control property destruction by fire; be a coroner in a full-time permanent position; or be a peace officer employed by the Department of Corrections, the Department of Juvenile Justice, or the Department of Mental Health. Probate judges and coroners may elect membership in the PORS. Magistrates are required to participate in the PORS for service as a magistrate. PORS members, other than magistrates and probate judges, must also earn at least \$2,000 per year and devote at least 1,600 hours per year to this work, unless exempted by statute. An employee member of the system with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the system with an effective date of membership on or after July 1, 2012, is a Class Three member.

*Plan Benefits*

Benefit terms are prescribed in Title 9 of the South Carolina Code of Laws. PEBA does not have the authority to establish or amend benefit terms without a legislative change in the code of laws. Key elements of the benefit calculation include the benefit multiplier, years of service, and average final compensation/current annual salary. A brief summary of benefit terms for each system is presented below.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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IV. OTHER INFORMATION (CONTINUED)

**B. Retirement Plans (Continued)**

*Plan Benefits (Continued)*

- SCRS – A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 65 or with 28 years credited service regardless of age. A member may elect early retirement with reduced pension benefits payable at age 55 with 25 years of service credit. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension upon satisfying the Rule of 90 requirement that the total of the member's age and the member's creditable service equals at least 90 years. Both Class Two and Class Three members are eligible to receive a reduced deferred annuity at age 60 if they satisfy the five- or eight-year earned service requirement, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program.

The annual retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of one percent or five hundred dollars every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase. Members who retire under the early retirement provisions at age 55 with 25 years of service are not eligible for the benefit adjustment until the second July 1 after reaching age 60 or the second July 1 after the date they would have had 28 years of service credit had they not retired.

- PORS – A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 55 or with 25 years of service regardless of age. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension at age 55 or with 27 years of service regardless of age. Both Class Two and Class Three members are eligible to receive a deferred annuity at age 55 with five or eight years of earned service, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program. Accidental death benefits are also provided upon the death of an active member working for a covered employer whose death was a natural and proximate result of an injury incurred while in the performance of duty.

The retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of one percent or five hundred dollars every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase.

*Plan Contributions*

Actuarial valuations are performed annually by an external consulting actuary to ensure applicable contribution rates satisfy the funding parameters specified in Title 9 of the South Carolina Code of Laws. Under these provisions, SCRS and PORS ("Plans") contribution requirements must be sufficient to maintain an amortization period for the financing of the unfunded actuarial accrued liability ("UAAL") over a period that does not exceed the number of years scheduled in state statute. Legislation in 2017 increased, but also established a ceiling for SCRS and PORS employee contribution rates. Effective July 1, 2017, employee rates were increased to a capped rate of 9.00 percent for SCRS and 9.75 percent for PORS. The legislation also increased employer contribution rates beginning July 1, 2017 for both SCRS and PORS by two percentage points and further scheduled employer contribution rates to increase by a minimum of one percentage point each year in accordance with state statute. However, the General Assembly postponed the one percent increase in the SCRS and PORS employer contribution rates that was scheduled to go into effect beginning July 1, 2020. If the scheduled contributions are not sufficient to meet the funding periods set in state statute, the PEBA Board shall increase the employer contribution rates as necessary to meet the funding periods set for the applicable year. The maximum funding period of SCRS and PORS is scheduled to be reduced over a ten-year schedule from 30 years beginning fiscal year 2018 to 20 years by fiscal year 2028.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

IV. OTHER INFORMATION (CONTINUED)

B. Retirement Plans (Continued)

*Plan Contributions (Continued)*

Additionally, the PEBA Board is prohibited from decreasing the SCRS and PORS contribution rates until the funded ratio is at least 85 percent. If the most recent annual actuarial valuation of the Systems for funding purposes shows a ratio of the actuarial value of system assets to the actuarial accrued liability of the system (the funded ratio) that is equal to or greater than 85 percent, then the PEBA Board, effective on the following July 1, may decrease the then current contribution rates upon making a finding that the decrease will not result in a funded ratio of less than 85 percent. If contribution rates are decreased pursuant to this provision, and the most recent annual actuarial valuation of the system shows a funded ratio of less than 85 percent, then effective on the following July 1, and annually thereafter as necessary, the PEBA Board shall increase the then current contribution rates until a subsequent annual actuarial valuation of the system shows a funded ratio that is equal to or greater than 85 percent.

As noted earlier, both employees and the Town are required to contribute to the Plans at rates established and as amended by the PEBA. The Town’s contributions are actuarially determined but are communicated to and paid by the Town as a percentage of the employees’ annual eligible compensation. Required employer and employee contribution rates for the past two years are as follows:

|                                | SCRS Rates    |               |               |               |
|--------------------------------|---------------|---------------|---------------|---------------|
|                                | 2020          |               | 2021          |               |
|                                | 10/1-6/30     | 7/1-9/30      | 10/1-6/30     | 7/1-9/30      |
| Employer Rate: ^               |               |               |               |               |
| Retirement                     | 15.41%        | 15.41%        | 15.41%        | 16.41%        |
| Incidental Death Benefit       | 0.15%         | 0.15%         | 0.15%         | 0.15%         |
| Accidental Death Contributions | 0.00%         | 0.00%         | 0.00%         | 0.00%         |
|                                | <u>15.56%</u> | <u>15.56%</u> | <u>15.56%</u> | <u>16.56%</u> |
| Employee Rate ^                | <u>9.00%</u>  | <u>9.00%</u>  | <u>9.00%</u>  | <u>9.00%</u>  |
|                                |               |               |               |               |
|                                | PORS Rates    |               |               |               |
|                                | 2020          |               | 2021          |               |
|                                | 10/1-6/30     | 7/1-9/30      | 10/1-6/30     | 7/1-9/30      |
| Employer Rate: ^               |               |               |               |               |
| Retirement                     | 17.84%        | 17.84%        | 17.84%        | 18.84%        |
| Incidental Death Benefit       | 0.20%         | 0.20%         | 0.20%         | 0.20%         |
| Accidental Death Contributions | 0.20%         | 0.20%         | 0.20%         | 0.20%         |
|                                | <u>18.24%</u> | <u>18.24%</u> | <u>18.24%</u> | <u>19.24%</u> |
| Employee Rate ^                | <u>9.75%</u>  | <u>9.75%</u>  | <u>9.75%</u>  | <u>9.75%</u>  |

^ Calculated on earnable compensation as defined in Title 9 of the South Carolina Code of Laws.

The actual and required contributions to the SCRS and PORS were approximately \$929,000 and \$997,000, respectively, for the year ended September 30, 2021 and include the nonemployer contributions noted below.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

IV. OTHER INFORMATION (CONTINUED)

B. Retirement Plans (Continued)

*Nonemployer Contributions*

In an effort to help offset a portion of the burden of the increased contribution requirement for employers, the State General Assembly (“State”) funded 1 percent of the SCRS and PORS contribution increases for the year ended June 30, 2021. The State’s budget appropriated these funds directly to the PEBA for the South Carolina Retirement System Trust Fund and the Police Officers Retirement System Trust Fund. The amount of funds appropriated by the State (nonemployer contributing entity) for the year ended September 30, 2021 were approximately \$31,000 and \$30,000 for the SCRS and PORS, respectively. These contributions (on-behalf benefits) from the State were recognized as intergovernmental revenues and pension expenditures in the Town’s governmental fund financial statements.

*Actuarial Assumptions and Methods*

Actuarial valuations of the plan involve estimates of the reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and future salary increases. Amounts determined regarding the net pension liability are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. South Carolina state statute requires that an actuarial experience study be completed at least once in each five-year period. An experience report on the Systems was most recently issued for the period ending June 30, 2019.

The June 30, 2021 total pension liability (“TPL”), net pension liability (“NPL”), and sensitivity information shown in this report were determined by the consulting actuary, Gabriel, Roeder, Smith and Company, and are based on an actuarial valuation performed as of July 1, 2020. The TPL was rolled-forward from the valuation date to the Plans’ fiscal year end, June 30, 2021, using generally accepted actuarial principles. There was no legislation enacted during the 2021 legislative session that had a material change in the benefit provisions for any of the systems. In FY 2021, the PEBA Board adopted updated demographic assumptions. Also, the General Assembly permitted the investment return assumption at July 1, 2021 to decrease from 7.25% to 7.00%, as provided by Section 9-16-335 in South Carolina State Code.

The following table provides a summary of the actuarial assumptions and methods used to calculate the TPL as of June 30, 2021 (measurement date) for the SCRS and PORS.

|                             | SCRS                              | PORS                              |
|-----------------------------|-----------------------------------|-----------------------------------|
| Actuarial Cost Method       | Entry Age Normal                  | Entry Age Normal                  |
| Actuarial Assumptions:      |                                   |                                   |
| Investment Rate of Return*  | 7.00%                             | 7.00%                             |
| Projected Salary Increases* | 3.0% to 11.0% (varies by service) | 3.5% to 10.5% (varies by service) |
| Benefit Adjustments         | Lesser of 1% or \$500 annually    | Lesser of 1% or \$500 annually    |

\* Includes inflation at 2.25%.

The post-retiree mortality assumption is dependent upon the member’s job category and gender. The base mortality assumptions, the 2020 Public Retirees of South Carolina Mortality table (“2020 PRSC”), was developed using the Systems’ mortality experience. These base rates are adjusted for future improvement in mortality using 80% of Scale UMP projected from the year 2020.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

IV. OTHER INFORMATION (CONTINUED)

B. Retirement Plans (Continued)

*Actuarial Assumptions and Methods (Continued)*

| Former Job Class                                      | Males                              | Females                              |
|---|------------------------------------|--------------------------------------|
| Educators   | 2020 PRSC Males multiplied by 95%  | 2020 PRSC Females multiplied by 94%  |
| General Employees and Members of the General Assembly | 2020 PRSC Males multiplied by 97%  | 2020 PRSC Females multiplied by 107% |
| Public Safety and Firefighters                        | 2020 PRSC Males multiplied by 127% | 2020 PRSC Females multiplied by 107% |

*Long-Term Expected Rate of Return*

The long-term expected rate of return on pension plan investments is based upon 20-year capital market assumptions. The long-term expected rate of returns represent assumptions developed using an arithmetic building block approach primarily based on consensus expectations and market based inputs. Expected returns are net of investment fees.

The expected returns, along with the expected inflation rate, form the basis for the target asset allocation adopted at the beginning of the 2021 fiscal year. The long-term expected rate of return is produced by weighting the expected future real rates of return by the target allocation percentage and adding expected inflation and is summarized in the following table. For actuarial purposes, the 7.00 percent assumed annual investment rate of return used in the calculation of the TPL includes a 4.75 percent real rate of return and a 2.25 percent inflation component.

| Allocation/Exposure                | Policy Target | Expected Arithmetic Real Rate of Return | Long-Term Expected Portfolio Real Rate of Return |
|------------------------------------|---------------|---|--|
| <b>Public Equity</b>               | <b>46.0%</b>  | 6.87%                                   | 3.16%  |
| <b>Bonds</b>                       | <b>26.0%</b>  | 0.27%                                   | 0.07%  |
| <b>Private Equity</b>              | <b>9.0%</b>   | 9.68%                                   | 0.87%  |
| <b>Private Debt</b>                | <b>7.0%</b>   | 5.47%                                   | 0.39%  |
| <b>Real Assets</b>                 | <b>12.0%</b>  |   |  |
| Real Estate                        | 9.0%          | 6.01%                                   | 0.54%  |
| Infrastructure                     | 3.0%          | 5.08%                                   | 0.15%  |
| Total Expected Real Rate of Return | <u>100.0%</u> |   | <u>5.18%</u>                                     |
| Inflation for Actuarial Purposes   |               |   | <u>2.25%</u>                                     |
| Total Expected Nominal Return      |               |   | <u><u>7.43%</u></u>                              |

*Pension Liabilities, Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions*

The NPL is calculated separately for each system and represents that particular system's TPL determined in accordance with GASB No. 67 less that System's fiduciary net position. NPL totals, as of the June 30, 2021 measurement date, for the SCRS and PORS, are presented in the following table:

| System | Total Pension Liability | Plan Fiduciary Net Position | Employers' Net Pension Liability (Asset) | Plan Fiduciary Net Position as a Percentage of the Total Pension Liability |
|--------|-------------------------|-----------------------------|--|--|
| SCRS   | \$ 55,131,579,363       | 33,490,305,970              | \$ 21,641,273,393                        | 60.7%  |
| PORS   | \$ 8,684,586,488        | 6,111,672,064               | \$ 2,572,914,424                         | 70.4%  |

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

IV. OTHER INFORMATION (CONTINUED)

B. Retirement Plans (Continued)

*Pension Liabilities, Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)*

The TPL is calculated by the Systems' actuary, and each Plans' fiduciary net position is reported in the Systems' financial statements. The NPL is disclosed in accordance with the requirements of GASB No. 67 in the Systems' notes to the financial statements and required supplementary information. Liability calculations performed by the Systems' actuary for the purpose of satisfying the requirements of GASB Nos. 67 and 68 are not applicable for other purposes, such as determining the Plans' funding requirements.

At September 30, 2021, the Town reported liabilities of approximately \$11,233,000 and \$9,116,000 for its proportionate share of the NPL for the SCRS and PORS, respectively. The NPL were measured as of June 30, 2021, and the TPL for the Plans used to calculate the NPL were determined based on the most recent actuarial valuation report of July 1, 2020 that was projected forward to the measurement date. The Town's proportion of the NPL were based on a projection of the Town's long-term share of contributions to the Plans relative to the projected contributions of all participating South Carolina state and local governmental employers, actuarially determined. At the June 30, 2021 measurement date, the Town's SCRS proportion was 0.051907 percent, which was an increase of 0.001652 from its proportion measured as of June 30, 2020. At the June 30, 2021 measurement date, the Town's PORS proportion was 0.354311 percent, which was an increase of 0.023461 from its proportion measured as of June 30, 2020.

For the year ended September 30, 2021, the Town recognized pension expense of approximately \$1,714,000 and \$1,618,000 for the SCRS and PORS, respectively. At September 30, 2021, the Town reported deferred outflows of resources (deferred pension charges) and deferred inflows of resources (deferred pension credits) related to pensions from the following sources:

| Description   | Deferred<br>Outflows of<br>Resources | Deferred<br>Inflows of<br>Resources |
|---|--------------------------------------|-------------------------------------|
| SCRS:   |                                      |                                     |
| Differences Between Expected and Actual Experience  | \$ 191,348                           | \$ 15,161                           |
| Change in Assumptions   | 614,879                              | -                                   |
| Net Difference Between Projected and Actual Earnings on Pension Plan Investments  | -                                    | 1,631,799                           |
| Changes in Proportionate Share and Differences Between Employer Contributions<br>and Proportionate Share of Total Plan Employer Contributions | 1,211,641                            | -                                   |
| Employer Contributions Subsequent to the Measurement Date   | 224,731                              | -                                   |
| Total SCRS  | 2,242,599                            | 1,646,960                           |
| PORS:   |                                      |                                     |
| Differences Between Expected and Actual Experience  | 310,123                              | 28,391                              |
| Change in Assumptions   | 650,205                              | -                                   |
| Net Difference Between Projected and Actual Earnings on Pension Plan Investments  | -                                    | 2,043,794                           |
| Changes in Proportionate Share and Differences Between Employer Contributions<br>and Proportionate Share of Total Plan Employer Contributions | 821,479                              | -                                   |
| Employer Contributions Subsequent to the Measurement Date   | 236,364                              | -                                   |
| Total PORS  | 2,018,171                            | 2,072,185                           |
| Total SCRS and PORS   | \$ 4,260,770                         | \$ 3,719,145                        |

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

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IV. OTHER INFORMATION (CONTINUED)

B. Retirement Plans (Continued)

*Pension Liabilities, Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)*

Approximately \$225,000 and \$236,000 that were reported as deferred outflows of resources related to the Town's contributions subsequent to the measurement date to the SCRS and PORS, respectively, will be recognized as a reduction of the NPL in the year ended September 30, 2022. Other amounts reported as deferred outflows of resources (deferred pension charges) and deferred inflows of resources (deferred pension credits) related to the SCRS and PORS will be recognized in pension expense as follows:

| Year Ended September<br>30, | SCRS              | PORS             | Total            |
|-----------------------------|-------------------|------------------|------------------|
| 2022                        | \$ 648,303        | 254,294          | \$ 902,597       |
| 2023                        | 384,681           | 157,728          | 542,409          |
| 2024                        | (51,478)          | (561)            | (52,039)         |
| 2025                        | (610,598)         | (701,839)        | (1,312,437)      |
| Total                       | <u>\$ 370,908</u> | <u>(290,378)</u> | <u>\$ 80,530</u> |

*Discount Rate*

The discount rate used to measure the TPL was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers in the SCRS and PORS will be made based on the actuarially determined rates based on provisions in the South Carolina Code of Laws. Based on those assumptions, each System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan 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 TPL.

TOWN OF FORT MILL, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2021

IV. OTHER INFORMATION (CONTINUED)

B. Retirement Plans (Continued)

*Sensitivity Analysis*

The following table presents the sensitivity of the Town’s proportionate share of the NPL of the Plans to changes in the discount rate, calculated using the discount rate of 7.00 percent, as well as what it would be if it were calculated using a discount rate that is 1% point lower (6.00 percent) or 1% point higher (8.00 percent) than the current rate:

| System   | 1% Decrease<br>(6.00%) | Current Discount Rate<br>(7.00%) | 1% Increase<br>(8.00%) |
|--|------------------------|----------------------------------|------------------------|
| Town’s proportionate share<br>of the net pension liability of the SCRS | \$ 14,714,352          | 11,233,398                       | \$ 8,340,004           |
| Town’s proportionate share<br>of the net pension liability of the PORS | 13,226,330             | 9,116,124                        | 5,749,236              |
| Total  | <u>\$ 27,940,682</u>   | <u>20,349,522</u>                | <u>\$ 14,089,240</u>   |

*Plans Fiduciary Net Position*

Detailed information regarding the fiduciary net position of the Plans administered by the PEBA is available in the separately issued Annual Comprehensive Financial Report containing financial statements and required supplementary information for the SCRS and PORS. The Annual Comprehensive Financial Report is publicly available through the PEBA’s website at [www.peba.sc.gov](http://www.peba.sc.gov), or a copy may be obtained by submitting a request to PEBA, 202 Arbor Lake Drive, Columbia, SC 29223.

*Payable to Plans*

The Town reported a payable of approximately \$231,000 to the PEBA as of September 30, 2021, representing required employer and employee contributions for the month of September 2021 for the SCRS and PORS. This amount is included in Accrued Salaries and Fringe Benefits on the financial statements and was paid in October 2021.

C. Contingent Liabilities and Commitments

*Grants*

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

*Litigation*

The Town is periodically the subject of litigation by a variety of plaintiffs. The Town’s management believes that such amounts claimed by these plaintiffs, net of applicable insurance coverage, are immaterial.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**IV. OTHER INFORMATION (CONTINUED)**

**C. Contingent Liabilities and Commitments (Continued)**

*Heavy Equipment Rental Surcharge*

Since 2017, the Town has received funds from the South Carolina Department of Revenue (“DOR”) related to a state mandated surcharge on heavy equipment rentals. The DOR has in the past collected the surcharge from the heavy equipment rental vendors in Fort Mill and then remitted it in quarterly payments to the Town. In 2021, the DOR has changed its procedure, remitting the funds directly to York County (“County”). The County then distributes the funds to the Town. This change in procedure uncovered a misallocation of past funds. After further investigation it was discovered that the Town was being remitted one heavy equipment rental vendors statewide surcharges that should have been remitted to other local governments across the state. The Town worked with legal counsel and DOR and determined that the Town owed DOR approximately \$8,818,000 for overpayments received. The Town is working with DOR to arrange a payment schedule. The Town also was required to pay back approximately \$598,000 that was received during the year ended September 30, 2021 to York County. The Town has recorded a liability in its General Fund for the amounts owed and recognized expenditures of approximately \$7,636,000 for the year ended September 30, 2021 for past amounts received.

**D. Deferred Compensation Plan**

The Town offers its employees the option to participate in the South Carolina 401(k) Deferred Compensation Plan (“401(k) Plan”), a defined contribution plan. The 401(k) Plan is administered by the South Carolina Deferred Compensation Commission. All amounts of compensation contributed under the 401(k) Plan, all income, and rights attributable to such amounts remain the sole property of the participating employee. Current year payroll covered under the 401(k) Plan was approximately \$9,273,000 of the Town’s approximately \$11,471,000 total payroll (for all Town employees). Employees can contribute a minimum of \$10 of gross salary per paycheck, up to a maximum of \$19,500 per year. Contributions are not available to employees until termination of employment, retirement, death, or unforeseeable emergency, with the exceptions of education and purchase or improvement of a primary residence. There are no eligibility or vesting requirements. The Town contributes \$10 per pay period to each employee chosen to participate. Employer and employee contributions were approximately \$41,000 and \$212,000, respectively, for the year ended September 30, 2021. There were no significant changes in plan provisions during the current year.

**E. Tax Abatements**

*Town’s Tax Abatements*

The Town does not have any of its own tax abatement agreements.

*York County Tax Abatements*

The Town’s property tax revenues were reduced by approximately \$965,000 under agreements entered into by York County.

**F. Subsequent Events**

In November 2021, the Town received approximately \$5,547,000 in American Rescue Plan Act (“ARPA”) funds.

In December 2021, the Town sold a building for approximately \$500,000.

In June 2022, the Town awarded bids for renovations at the Town’s tennis facility for approximately \$1,500,000.

In October 2022, the Town received approximately \$5,547,000 in American Rescue Plan Act (“ARPA”) funds.

In November 2022, the Town awarded a bid for new playground equipment at Walter Y. Elisha Park for approximately \$415,000.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**IV. OTHER INFORMATION (CONTINUED)**

**F. Subsequent Events (Continued)**

In November 2022, the Town awarded a bid for the Archie Street lift station improvements project for approximately \$1,071,000.

In April 2023, the Town was awarded a grant from the South Carolina Infrastructure Investment Program of approximately \$6,620,000 from the SC Rural Infrastructure Authority.

In May 2023, the Town purchased property on Banks Road for approximately \$3,481,000.

In June 2023, the Town was allocated approximately \$25,000,000 from the state of South Carolina for a new Operations Center.

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# **REQUIRED SUPPLEMENTARY INFORMATION**

TOWN OF FORT MILL, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION - BUDGETARY COMPARISON SCHEDULE

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGETS AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2021

|  | GENERAL FUND         |                    |                    |                       |
|--|----------------------|--------------------|--------------------|-----------------------|
|  | BUDGETED AMOUNTS     |                    | ACTUAL             | VARIANCE              |
|  | ORIGINAL             | FINAL              |                    |                       |
| <b>REVENUES</b>  |                      |                    |                    |                       |
| Taxes  | \$ 10,134,500        | 11,452,500         | 11,663,270         | \$ 210,770            |
| Fines, Fees, Licenses and Permits                                | 5,275,000            | 6,213,000          | 7,310,240          | 1,097,240             |
| Charges For Services   | 1,964,036            | 2,047,500          | 2,261,468          | 213,968               |
| Grants   | 60,000               | 97,461             | 97,461             | -                     |
| Intergovernmental  | 2,448,402            | 2,873,579          | 640,950            | (2,232,629)           |
| Miscellaneous  | 1,042,867            | 976,615            | 1,400,179          | 423,564               |
| Investment Earnings  | 5,500                | 5,500              | 9,014              | 3,514                 |
| <b>TOTAL REVENUES</b>  | <b>20,930,305</b>    | <b>23,666,155</b>  | <b>23,382,582</b>  | <b>(283,573)</b>      |
| <b>EXPENDITURES</b>  |                      |                    |                    |                       |
| Current:   |                      |                    |                    |                       |
| General Government   | 4,493,068            | 6,010,574          | 11,216,159         | (5,205,585)           |
| Judicial   | 250,803              | 256,289            | 226,436            | 29,853                |
| Public Works   | 4,208,834            | 4,257,985          | 3,851,528          | 406,457               |
| Public Safety  | 10,834,203           | 11,089,627         | 10,132,868         | 956,759               |
| Culture and Recreation   | 1,293,953            | 1,329,845          | 1,104,165          | 225,680               |
| Capital Outlay   | 1,735,595            | 1,845,095          | 1,239,102          | 605,993               |
| Debt Service:  |                      |                    |                    |                       |
| Principal Retirement   | 264,600              | 264,600            | 264,600            | -                     |
| Interest and Fiscal Charges                                      | 37,926               | 37,926             | 37,928             | (2)                   |
| <b>TOTAL EXPENDITURES</b>  | <b>23,118,982</b>    | <b>25,091,941</b>  | <b>28,072,786</b>  | <b>(2,980,845)</b>    |
| <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b> | <b>(2,188,677)</b>   | <b>(1,425,786)</b> | <b>(4,690,204)</b> | <b>(3,264,418)</b>    |
| <b>OTHER FINANCING SOURCES (USES)</b>                            |                      |                    |                    |                       |
| Sale of Capital Assets   | 10,000               | -                  | 1,685              | 1,685                 |
| Insurance Recoveries   | 10,000               | -                  | 14,502             | 14,502                |
| Transfers In   | 1,347,005            | 1,425,786          | 945,379            | (480,407)             |
| <b>TOTAL OTHER FINANCING SOURCES (USES)</b>                      | <b>1,367,005</b>     | <b>1,425,786</b>   | <b>961,566</b>     | <b>(464,220)</b>      |
| <b>CHANGES IN FUND BALANCES</b>                                  | <b>(821,672)</b>     | <b>-</b>           | <b>(3,728,638)</b> | <b>(3,728,638)</b>    |
| FUND BALANCES, Beginning of Year                                 | 18,432,354           | 18,432,354         | 18,432,354         | -                     |
| <b>FUND BALANCES, End of Year</b>                                | <b>\$ 17,610,682</b> | <b>18,432,354</b>  | <b>14,703,716</b>  | <b>\$ (3,728,638)</b> |

Note: Expenditures were over budget due to the Town having to record expenditures of approximately \$7,636,000 related to the liability for the heavy equipment rental surcharges. See Note IV. C in the Notes to the Financial Statements for additional information.

Note: The Town's original budget reflected the use of appropriated fund balance of approximately \$822,000.

Note: The budget is presented on the modified accrual basis of accounting, which is consistent with accounting principles generally accepted in the United States of America.

TOWN OF FORT MILL, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION - PENSION PLAN SCHEDULES

SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
SOUTH CAROLINA RETIREMENT SYSTEM

LAST EIGHT FISCAL YEARS

|   | Year Ended September 30, |            |            |           |           |           |           |              |
|---|--------------------------|------------|------------|-----------|-----------|-----------|-----------|--------------|
|   | 2021                     | 2020       | 2019       | 2018      | 2017      | 2016      | 2015      | 2014         |
| Town's Proportion of the Net Pension Liability (Asset)  | 0.051907%                | 0.050255%  | 0.044675%  | 0.039328% | 0.035588% | 0.031794% | 0.030520% | 0.028883%    |
| Town's Proportionate Share of the Net Pension Liability (Asset)   | \$ 11,233,398            | 12,841,112 | 10,201,105 | 8,812,054 | 8,011,431 | 6,791,150 | 5,788,265 | \$ 4,972,695 |
| Town's Covered Payroll  | \$ 5,867,642             | 5,606,661  | 4,717,537  | 4,075,429 | 3,590,592 | 3,074,149 | 2,859,756 | \$ 2,625,432 |
| Town's Proportionate Share of the Net Pension Liability (Asset)<br>as a Percentage of its Covered Payroll | 191.45%                  | 229.03%    | 216.24%    | 216.22%   | 223.12%   | 220.91%   | 202.40%   | 189.40%      |
| Plan Fiduciary Net Position as a Percentage of the Total<br>Pension Liability                             | 60.75%                   | 50.71%     | 54.40%     | 54.10%    | 53.34%    | 52.91%    | 56.99%    | 59.92%       |

Notes to Schedule:

The amounts presented for each fiscal year were determined as of June 30th of the year presented.

The Town implemented GASB #68/71 during the year ended September 30, 2015. Information before 2014 is not available.

The discount rate was lowered from (a) 7.25% to 7.00% beginning with the year ended June 30, 2021 measurement date and (b) 7.50% to 7.25% beginning with the year ended June 30, 2017 measurement date.

**TOWN OF FORT MILL, SOUTH CAROLINA**  
**REQUIRED SUPPLEMENTARY INFORMATION - PENSION PLAN SCHEDULES**  
**SCHEDULE OF CONTRIBUTIONS**  
**SOUTH CAROLINA RETIREMENT SYSTEM**

**LAST EIGHT FISCAL YEARS**

|  | Year Ended September 30, |           |           |           |           |           |           |              |
|--|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
|  | 2021                     | 2020      | 2019      | 2018      | 2017      | 2016      | 2015      | 2014         |
| Contractually Required Contribution                                  | \$ 928,926               | 894,279   | 734,123   | 574,049   | 433,629   | 350,962   | 321,943   | \$ 282,776   |
| Contributions in Relation to the Contractually Required Contribution |                          |           |           |           |           |           |           |              |
| Contributions from the Town  | 897,520                  | 862,873   | 702,717   | 542,643   | 433,629   | 350,962   | 321,943   | 282,776      |
| Contributions from the State   | 31,406                   | 31,406    | 31,406    | 31,406    | -         | -         | -         | -            |
| Contribution Deficiency (Excess)                                     | \$ -                     | -         | -         | -         | -         | -         | -         | \$ -         |
| Town's Covered Payroll   | \$ 5,882,744             | 5,747,293 | 4,959,544 | 4,162,656 | 3,600,233 | 3,134,263 | 2,941,829 | \$ 2,647,317 |
| Contributions as a Percentage of Covered Payroll                     | 15.79%                   | 15.56%    | 14.80%    | 13.79%    | 12.04%    | 11.20%    | 10.94%    | 10.68%       |

**Notes to Schedule:**

The Town implemented GASB #68/71 during the year ended September 30, 2015. Information before 2014 is not available.

TOWN OF FORT MILL, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION - PENSION PLAN SCHEDULES

SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
SOUTH CAROLINA POLICE/OFFICERS RETIREMENT SYSTEM

LAST EIGHT FISCAL YEARS

|   | Year Ended September 30, |            |           |           |           |           |           |              |
|---|--------------------------|------------|-----------|-----------|-----------|-----------|-----------|--------------|
|   | 2021                     | 2020       | 2019      | 2018      | 2017      | 2016      | 2015      | 2014         |
| Town's Proportion of the Net Pension Liability (Asset)  | 0.35431%                 | 0.33085%   | 0.31707%  | 0.31033%  | 0.27281%  | 0.22559%  | 0.20109%  | 0.19145%     |
| Town's Proportionate Share of the Net Pension Liability (Asset)   | \$ 9,116,124             | 10,971,693 | 9,086,918 | 8,793,446 | 7,473,933 | 5,722,084 | 4,382,727 | \$ 3,665,229 |
| Town's Covered Payroll  | \$ 5,327,739             | 4,997,980  | 4,598,913 | 4,291,889 | 3,673,932 | 2,876,001 | 2,491,219 | \$ 2,301,374 |
| Town's Proportionate Share of the Net Pension Liability (Asset)<br>as a Percentage of its Covered Payroll | 171.11%                  | 219.52%    | 197.59%   | 204.89%   | 203.43%   | 198.96%   | 175.93%   | 159.26%      |
| Plan Fiduciary Net Position as a Percentage of the Total<br>Pension Liability                             | 70.37%                   | 58.79%     | 62.69%    | 61.73%    | 60.94%    | 60.44%    | 64.57%    | 67.55%       |

Notes to Schedule:

The amounts presented for each fiscal year were determined as of June 30th of the year presented.

The Town implemented GASB #68/71 during the year ended September 30, 2015. Information before 2014 is not available.

The discount rate was lowered from (a) 7.25% to 7.00% beginning with the year ended June 30, 2021 measurement date and (b) 7.50% to 7.25% beginning with the year ended June 30, 2017 measurement date.

**TOWN OF FORT MILL, SOUTH CAROLINA**  
**REQUIRED SUPPLEMENTARY INFORMATION - PENSION PLAN SCHEDULES**  
**SCHEDULE OF CONTRIBUTIONS**  
**SOUTH CAROLINA POLICE OFFICERS RETIREMENT SYSTEM**

**LAST EIGHT FISCAL YEARS**

|  | Year Ended September 30, |           |           |           |           |           |           |              |
|--|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
|  | 2021                     | 2020      | 2019      | 2018      | 2017      | 2016      | 2015      | 2014         |
| Contractually Required Contribution                                  | \$ 997,158               | 921,633   | 819,268   | 722,424   | 552,991   | 421,206   | 342,355   | \$ 305,395   |
| Contributions in Relation to the Contractually Required Contribution |                          |           |           |           |           |           |           |              |
| Contributions from the Town  | 967,589                  | 892,064   | 789,699   | 692,855   | 552,991   | 421,206   | 342,355   | 305,395      |
| Contributions from the State   | 29,569                   | 29,569    | 29,569    | 29,569    | -         | -         | -         | -            |
| Contribution Deficiency (Excess)                                     | \$ -                     | -         | -         | -         | -         | -         | -         | \$ -         |
| Town's Covered Payroll   | \$ 5,399,521             | 5,052,814 | 4,688,218 | 4,386,070 | 3,754,375 | 3,035,051 | 2,536,274 | \$ 2,350,328 |
| Contributions as a Percentage of Covered Payroll                     | 18.47%                   | 18.24%    | 17.48%    | 16.47%    | 14.73%    | 13.88%    | 13.50%    | 12.99%       |

**Notes to Schedule:**

The Town implemented GASB #68/71 during the year ended September 30, 2015. Information before 2014 is not available.

# **SUPPLEMENTARY INFORMATION**

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER BUDGETARY SCHEDULE

SCHEDULE OF DETAILED REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -  
FINAL BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2021

|   | <u>FINAL<br/>BUDGET</u>  | <u>ACTUAL</u>            | <u>VARIANCE</u>           |
|---|--------------------------|--------------------------|---------------------------|
| <b>REVENUES</b>                                     |                          |                          |                           |
| <b>Taxes:</b>                                       |                          |                          |                           |
| Current Property Taxes                              | \$ 10,500,000            | 10,468,818               | \$ (31,182)               |
| Current Vehicle Taxes                               | 900,000                  | 1,132,001                | 232,001                   |
| Prior Years, Including Penalties and Execution Fees | 30,000                   | 23,534                   | (6,466)                   |
| Housing Authority in Lieu of Taxes                  | 22,500                   | 38,917                   | 16,417                    |
| <b>Total Taxes</b>                                  | <b><u>11,452,500</u></b> | <b><u>11,663,270</u></b> | <b><u>210,770</u></b>     |
| <b>Fines, Fees, Licenses, and Permits:</b>          |                          |                          |                           |
| Business Licenses                                   | 3,700,000                | 4,517,082                | 817,082                   |
| Duke Power in Lieu of Taxes                         | 400,000                  | 442,437                  | 42,437                    |
| York Electric in Lieu of Taxes                      | 700,000                  | 717,485                  | 17,485                    |
| Fines and Penalties                                 | 48,000                   | 49,635                   | 1,635                     |
| Permits   | 1,365,000                | 1,583,601                | 218,601                   |
| <b>Total Fines, Fees, Licenses, and Permits</b>     | <b><u>6,213,000</u></b>  | <b><u>7,310,240</u></b>  | <b><u>1,097,240</u></b>   |
| <b>Charges for Services:</b>                        |                          |                          |                           |
| Garbage Revenue                                     | 1,800,000                | 1,757,811                | (42,189)                  |
| Athletics Revenue                                   | 225,000                  | 464,082                  | 239,082                   |
| Grave Openings                                      | 22,500                   | 39,575                   | 17,075                    |
| <b>Total Charges for Services</b>                   | <b><u>2,047,500</u></b>  | <b><u>2,261,468</u></b>  | <b><u>213,968</u></b>     |
| <b>Grant Revenues:</b>                              |                          |                          |                           |
| Federal Grant                                       | 32,461                   | 32,461                   | -                         |
| State Grant   | 65,000                   | 65,000                   | -                         |
| <b>Total Grant Revenues</b>                         | <b><u>97,461</u></b>     | <b><u>97,461</u></b>     | <b><u>-</u></b>           |
| <b>Intergovernmental Revenues:</b>                  |                          |                          |                           |
| State Shared Revenue                                | 2,663,000                | 429,749                  | (2,233,251)               |
| State Accommodations Taxes                          | 37,000                   | 37,363                   | 363                       |
| Manufacturer's Depreciation Reimbursement           | 600                      | 859                      | 259                       |
| Merchants Inventory Tax                             | 15,469                   | 15,469                   | -                         |
| Parks (York County Government)                      | 157,510                  | 157,510                  | -                         |
| <b>Total Intergovernmental Revenues</b>             | <b><u>2,873,579</u></b>  | <b><u>640,950</u></b>    | <b><u>(2,232,629)</u></b> |
| <b>Miscellaneous:</b>                               |                          |                          |                           |
| School Resource Officers                            | 643,884                  | 651,874                  | 7,990                     |
| York County Fire Protection                         | 31,731                   | 31,731                   | -                         |
| Spring Festival                                     | 25,000                   | 32,591                   | 7,591                     |
| Credit Card Convenience Fee                         | 60,000                   | 113,158                  | 53,158                    |
| Other   | 216,000                  | 570,825                  | 354,825                   |
| <b>Total Miscellaneous</b>                          | <b><u>\$ 976,615</u></b> | <b><u>1,400,179</u></b>  | <b><u>\$ 423,564</u></b>  |

(Continued)

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER BUDGETARY SCHEDULE

SCHEDULE OF DETAILED REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -  
FINAL BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2021

|  | FINAL<br>BUDGET   | ACTUAL            | VARIANCE           |
|--|-------------------|-------------------|--------------------|
| <b>Investment Earnings:</b>                |                   |                   |                    |
| Investment Earnings                        | \$ 5,500          | 9,014             | \$ 3,514           |
| <b>Total Investment Earnings</b>           | <b>5,500</b>      | <b>9,014</b>      | <b>3,514</b>       |
| <b>TOTAL REVENUES</b>                      | <b>23,666,155</b> | <b>23,382,582</b> | <b>(283,573)</b>   |
| <b>EXPENDITURES</b>                        |                   |                   |                    |
| <b>General Government:</b>                 |                   |                   |                    |
| Town Council:                              |                   |                   |                    |
| Personnel Services                         | 72,875            | 72,290            | 585                |
| Operating Expenditures                     | 2,121,482         | 351,105           | 1,770,377          |
| Community Promotions                       | 6,000             | -                 | 6,000              |
| Miscellaneous                              | 500               | -                 | 500                |
| Total Town Council                         | 2,200,857         | 423,395           | 1,777,462          |
| Administration:                            |                   |                   |                    |
| Personnel Services                         | 2,468,814         | 2,288,576         | 180,238            |
| Operating Expenditures                     | 1,340,903         | 867,972           | 472,931            |
| Capital Outlay                             | 60,500            | 42,558            | 17,942             |
| Heavy Equipment Rental Surcharge Liability | -                 | 7,636,216         | (7,636,216)        |
| Total Administration                       | 3,870,217         | 10,835,322        | (6,965,105)        |
| <b>Total General Government</b>            | <b>6,071,074</b>  | <b>11,258,717</b> | <b>(5,187,643)</b> |
| <b>Judicial:</b>                           |                   |                   |                    |
| Municipal Court:                           |                   |                   |                    |
| Personnel Services                         | 197,720           | 189,017           | 8,703              |
| Operating Expenditures                     | 58,569            | 37,419            | 21,150             |
| Total Municipal Court                      | 256,289           | 226,436           | 29,853             |
| <b>Total Judicial</b>                      | <b>256,289</b>    | <b>226,436</b>    | <b>29,853</b>      |
| <b>Public Works:</b>                       |                   |                   |                    |
| Administration:                            |                   |                   |                    |
| Personnel Services                         | 138,323           | 136,765           | 1,558              |
| Operating Expenditures                     | 50,891            | 18,177            | 32,714             |
| Capital Outlay                             | 400,000           | -                 | 400,000            |
| Total Administration                       | 589,214           | 154,942           | 434,272            |
| Sanitation:                                |                   |                   |                    |
| Personnel Services                         | 286,121           | 285,164           | 957                |
| Operating Expenditures                     | 1,238,881         | 1,287,459         | (48,578)           |
| Total Sanitation                           | \$ 1,525,002      | 1,572,623         | \$ (47,621)        |

(Continued)

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER BUDGETARY SCHEDULE

SCHEDULE OF DETAILED REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -  
FINAL BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2021

|                                      | FINAL<br>BUDGET            | ACTUAL                   | VARIANCE                 |
|--------------------------------------|----------------------------|--------------------------|--------------------------|
| <b>Public Works (Continued):</b>     |                            |                          |                          |
| Building and Grounds:                |                            |                          |                          |
| Personnel Services                   | \$ 820,871                 | 769,997                  | \$ 50,874                |
| Operating Expenditures               | 243,345                    | 133,013                  | 110,332                  |
| Capital Outlay                       | 34,000                     | 31,901                   | 2,099                    |
| Total Building and Grounds           | <u>1,098,216</u>           | <u>934,911</u>           | <u>163,305</u>           |
| Street Department:                   |                            |                          |                          |
| Personnel Services                   | 537,433                    | 516,917                  | 20,516                   |
| Operating Expenditures               | 680,103                    | 519,230                  | 160,873                  |
| Capital Outlay                       | 168,300                    | 168,935                  | (635)                    |
| Total Street Department              | <u>1,385,836</u>           | <u>1,205,082</u>         | <u>180,754</u>           |
| Garage and Vehicle:                  |                            |                          |                          |
| Personnel Services                   | 149,457                    | 151,799                  | (2,342)                  |
| Operating Expenditures               | 112,560                    | 33,007                   | 79,553                   |
| Total Garage and Vehicle             | <u>262,017</u>             | <u>184,806</u>           | <u>77,211</u>            |
| <b>Total Public Works</b>            | <b><u>4,860,285</u></b>    | <b><u>4,052,364</u></b>  | <b><u>807,921</u></b>    |
| <b>Public Safety:</b>                |                            |                          |                          |
| Police Department:                   |                            |                          |                          |
| Personnel Services                   | 5,738,255                  | 5,352,505                | 385,750                  |
| Operating Expenditures               | 1,211,128                  | 1,013,065                | 198,063                  |
| Capital Outlay                       | 1,072,795                  | 897,245                  | 175,550                  |
| Total Police Department              | <u>8,022,178</u>           | <u>7,262,815</u>         | <u>759,363</u>           |
| Fire Department:                     |                            |                          |                          |
| Personnel Services                   | 3,514,094                  | 3,260,621                | 253,473                  |
| Operating Expenditures               | 626,150                    | 506,677                  | 119,473                  |
| Capital Outlay                       | 50,000                     | 46,146                   | 3,854                    |
| Total Fire Department                | <u>4,190,244</u>           | <u>3,813,444</u>         | <u>376,800</u>           |
| <b>Total Public Safety</b>           | <b><u>12,212,422</u></b>   | <b><u>11,076,259</u></b> | <b><u>1,136,163</u></b>  |
| <b>Cultural and Recreation:</b>      |                            |                          |                          |
| Recreation:                          |                            |                          |                          |
| Personnel Services                   | 706,601                    | 664,863                  | 41,738                   |
| Operating Expenditures               | 623,244                    | 439,302                  | 183,942                  |
| Capital Outlay                       | 59,500                     | 52,317                   | 7,183                    |
| <b>Total Cultural and Recreation</b> | <b><u>\$ 1,389,345</u></b> | <b><u>1,156,482</u></b>  | <b><u>\$ 232,863</u></b> |

(Continued)

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER BUDGETARY SCHEDULE

SCHEDULE OF DETAILED REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -  
FINAL BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2021

|  | FINAL<br>BUDGET                 | ACTUAL                        | VARIANCE                         |
|--|---------------------------------|-------------------------------|----------------------------------|
| <b>Debt Service:</b>   |                                 |                               |                                  |
| Principal Retirement   | \$ 264,600                      | 264,600                       | \$ -                             |
| Interest and Fiscal Charges  | 37,926                          | 37,928                        | (2)                              |
| <b>Total Debt Service</b>  | <u>302,526</u>                  | <u>302,528</u>                | <u>(2)</u>                       |
| <br><b>TOTAL EXPENDITURES</b>  | <br><u><b>25,091,941</b></u>    | <br><u><b>28,072,786</b></u>  | <br><u><b>(2,980,845)</b></u>    |
| <br><b>EXCESS (DEFICIENCY) OF<br/>REVENUES OVER (UNDER) EXPENDITURES</b> | <br><u><b>(1,425,786)</b></u>   | <br><u><b>(4,690,204)</b></u> | <br><u><b>(3,264,418)</b></u>    |
| <br><b>OTHER FINANCING SOURCES (USES)</b>                                |                                 |                               |                                  |
| Sale of Capital Assets   | -                               | 1,685                         | 1,685                            |
| Insurance Recoveries   | -                               | 14,502                        | 14,502                           |
| Transfers In   | 1,425,786                       | 945,379                       | (480,407)                        |
| <b>TOTAL OTHER FINANCING SOURCES (USES)</b>                              | <u>1,425,786</u>                | <u>961,566</u>                | <u>(464,220)</u>                 |
| <br><b>CHANGES IN FUND BALANCES</b>                                      | <br>-                           | <br><b>(3,728,638)</b>        | <br><b>(3,728,638)</b>           |
| <br>FUND BALANCES, Beginning of Year                                     | <br><u>18,432,354</u>           | <br><u>18,432,354</u>         | <br><u>-</u>                     |
| <br><b>FUND BALANCES, End of Year</b>                                    | <br><u><b>\$ 18,432,354</b></u> | <br><u><b>14,703,716</b></u>  | <br><u><b>\$ (3,728,638)</b></u> |

Note: Expenditures were over budget due to the Town having to record expenditures of approximately \$7,636,000 related to the liability for the heavy equipment rental surcharges. See Note IV. C in the Notes to the Financial Statements for additional information.

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - COMBINING AND INDIVIDUAL FUND FINANCIAL SCHEDULES

COMBINING BALANCE SHEET - NON-MAJOR FUNDS

SEPTEMBER 30, 2021

|  | SPECIAL REVENUE FUNDS |   |                             |  |  |                            |                             | TOAL<br>NON-MAJOR<br>FUNDS |
|--|-----------------------|---|-----------------------------|--|--|----------------------------|-----------------------------|----------------------------|
|  | NARCOTICS<br>FUND     | LOCAL<br>ACCOMM-<br>ODATIONS<br>TAX<br>FUND | FIRE<br>IMPACT FEES<br>FUND | MUNICIPAL<br>FACILITIES<br>IMPACT FEES<br>FUND | PARKS &<br>RECREATION<br>IMPACT FEES<br>FUND | HOSPITALITY<br>TAX<br>FUND | FIREFIGHTERS'<br>1%<br>FUND |                            |
| <b>ASSETS</b>                              |                       |   |                             |  |  |                            |                             |                            |
| Cash and Cash Equivalents, Restricted      | \$ 83,034             | 1,990,339                                   | 313,130                     | 520,381  | 4,441,375                                    | 5,833,826                  | 281,879                     | \$ 13,463,964              |
| Receivables, Net:                          |                       |   |                             |  |  |                            |                             |                            |
| Other                                      | 20,332                | 105,828                                     | 408                         | -  | 129  | 133,852                    | -                           | 260,549                    |
| Due From:                                  |                       |   |                             |  |  |                            |                             |                            |
| Other Funds                                | -                     | 36,010                                      | 760                         | 781  | 7,682  | 528                        | -                           | 45,761                     |
| <b>TOTAL ASSETS</b>                        | <b>\$ 103,366</b>     | <b>2,132,177</b>                            | <b>314,298</b>              | <b>521,162</b>                                 | <b>4,449,186</b>                             | <b>5,968,206</b>           | <b>281,879</b>              | <b>\$ 13,770,274</b>       |
| <b>LIABILITIES AND FUND BALANCES</b>       |                       |   |                             |  |  |                            |                             |                            |
| <b>LIABILITIES</b>                         |                       |   |                             |  |  |                            |                             |                            |
| Accounts Payable                           | \$ -                  | 56,651                                      | -                           | -  | -  | 20,251                     | -                           | \$ 76,902                  |
| Due to Other Funds                         | 9,661                 | 67,032                                      | -                           | 1,323  | 4,611  | 231,976                    | -                           | 314,603                    |
| <b>TOTAL LIABILITIES</b>                   | <b>9,661</b>          | <b>123,683</b>                              | <b>-</b>                    | <b>1,323</b>                                   | <b>4,611</b>                                 | <b>252,227</b>             | <b>-</b>                    | <b>391,505</b>             |
| <b>FUND BALANCES</b>                       |                       |   |                             |  |  |                            |                             |                            |
| Restricted for:                            |                       |   |                             |  |  |                            |                             |                            |
| Tourism Related Costs                      | -                     | 2,008,494                                   | -                           | -  | -  | 5,715,979                  | -                           | 7,724,473                  |
| Firefighters' 1%                           | -                     | -   | -                           | -  | -  | -                          | 281,879                     | 281,879                    |
| Narcotics                                  | 93,705                | -   | -                           | -  | -  | -                          | -                           | 93,705                     |
| Capital Projects (Impact Fees)             | -                     | -   | 314,298                     | 519,839  | 4,444,575                                    | -                          | -                           | 5,278,712                  |
| <b>TOTAL FUND BALANCES</b>                 | <b>93,705</b>         | <b>2,008,494</b>                            | <b>314,298</b>              | <b>519,839</b>                                 | <b>4,444,575</b>                             | <b>5,715,979</b>           | <b>281,879</b>              | <b>13,378,769</b>          |
| <b>TOTAL LIABILITIES AND FUND BALANCES</b> | <b>\$ 103,366</b>     | <b>2,132,177</b>                            | <b>314,298</b>              | <b>521,162</b>                                 | <b>4,449,186</b>                             | <b>5,968,206</b>           | <b>281,879</b>              | <b>\$ 13,770,274</b>       |

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - COMBINING AND INDIVIDUAL FUND FINANCIAL SCHEDULES

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -  
NON-MAJOR FUNDS

YEAR ENDED SEPTEMBER 30, 2021

|  | SPECIAL REVENUE FUNDS |   |                             |  |  |                            |                             | TOTAL<br>NON-MAJOR<br>FUNDS |
|--|-----------------------|---|-----------------------------|--|--|----------------------------|-----------------------------|-----------------------------|
|  | NARCOTICS<br>FUND     | LOCAL<br>ACCOMM-<br>ODATIONS<br>TAX<br>FUND | FIRE<br>IMPACT FEES<br>FUND | MUNICIPAL<br>FACILITIES<br>IMPACT FEES<br>FUND | PARKS &<br>RECREATION<br>IMPACT FEES<br>FUND | HOSPITALITY<br>TAX<br>FUND | FIREFIGHTERS'<br>1%<br>FUND |                             |
| <b>REVENUES</b>  |                       |   |                             |  |  |                            |                             |                             |
| Taxes  | \$ -                  | 405,689                                     | -                           | -  | -  | 1,451,975                  | -                           | \$ 1,857,664                |
| Fines, Fees, Licenses and Permits                                    | -                     | -   | 165,053                     | 239,025  | 561,527                                      | -                          | -                           | 965,605                     |
| Miscellaneous  | 22,601                | -   | -                           | -  | -  | -                          | 81,122                      | 103,723                     |
| Investment Earnings  | 46                    | 1,913                                       | 230                         | 18   | 3,944  | -                          | -                           | 6,151                       |
| <b>TOTAL REVENUES</b>  | <b>22,647</b>         | <b>407,602</b>                              | <b>165,283</b>              | <b>239,043</b>                                 | <b>565,471</b>                               | <b>1,451,975</b>           | <b>81,122</b>               | <b>2,933,143</b>            |
| <b>EXPENDITURES</b>  |                       |   |                             |  |  |                            |                             |                             |
| Current:   |                       |   |                             |  |  |                            |                             |                             |
| Public Safety  | -                     | -   | -                           | -  | -  | -                          | 41,585                      | 41,585                      |
| Community Development  | -                     | 112,683                                     | -                           | -  | -  | -                          | -                           | 112,683                     |
| <b>TOTAL EXPENDITURES</b>  | <b>-</b>              | <b>112,683</b>                              | <b>-</b>                    | <b>-</b>                                       | <b>-</b>                                     | <b>-</b>                   | <b>41,585</b>               | <b>154,268</b>              |
| <b>EXCESS (DEFICIENCY) OF<br/>REVENUES OVER (UNDER) EXPENDITURES</b> | <b>22,647</b>         | <b>294,919</b>                              | <b>165,283</b>              | <b>239,043</b>                                 | <b>565,471</b>                               | <b>1,451,975</b>           | <b>39,537</b>               | <b>2,778,875</b>            |
| <b>OTHER FINANCING SOURCES (USES)</b>                                |                       |   |                             |  |  |                            |                             |                             |
| Insurance Proceeds   | 11,850                | -   | -                           | -  | -  | -                          | -                           | 11,850                      |
| Transfers Out  | -                     | -   | (12,365)                    | -  | -  | -                          | -                           | (12,365)                    |
| <b>TOTAL OTHER FINANCING SOURCES (USES)</b>                          | <b>11,850</b>         | <b>-</b>                                    | <b>(12,365)</b>             | <b>-</b>                                       | <b>-</b>                                     | <b>-</b>                   | <b>-</b>                    | <b>(515)</b>                |
| <b>CHANGES IN FUND BALANCES</b>                                      | <b>34,497</b>         | <b>294,919</b>                              | <b>152,918</b>              | <b>239,043</b>                                 | <b>565,471</b>                               | <b>1,451,975</b>           | <b>39,537</b>               | <b>2,778,360</b>            |
| FUND BALANCES, Beginning of Year, Previously Reported                | 59,208                | 1,713,575                                   | 161,380                     | 280,796  | 3,879,104                                    | 4,264,004                  | -                           | 10,358,067                  |
| Cumulative Change in Accounting Principle - GASB #84                 | -                     | -   | -                           | -  | -  | -                          | 242,342                     | 242,342                     |
| FUND BALANCES, Beginning of Year, Adjusted                           | 59,208                | 1,713,575                                   | 161,380                     | 280,796  | 3,879,104                                    | 4,264,004                  | 242,342                     | 10,600,409                  |
| <b>FUND BALANCES, End of Year</b>                                    | <b>\$ 93,705</b>      | <b>2,008,494</b>                            | <b>314,298</b>              | <b>519,839</b>                                 | <b>4,444,575</b>                             | <b>5,715,979</b>           | <b>281,879</b>              | <b>\$ 13,378,769</b>        |

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER SCHEDULES

SCHEDULE OF DETAILED REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITIONS  
FINAL BUDGET AND ACTUALS - GROSS REVENUE FUND

YEAR ENDED SEPTEMBER 30, 2021

|                                 | GROSS REVENUE FUND                      |                                |                     |                   |                                  |
|---------------------------------|---|--------------------------------|---------------------|-------------------|----------------------------------|
|                                 | FINAL<br>BUDGET<br>(Budgetary<br>Basis) | ACTUAL<br>(Budgetary<br>Basis) | GAAP<br>Adjustments | ACTUAL<br>(GAAP)  | VARIANCE<br>(Budgetary<br>Basis) |
| <b>OPERATING REVENUES</b>       |   |                                |                     |                   |                                  |
| Water Revenue and Penalties     | \$ 3,884,798                            | 5,280,358                      | -                   | 5,280,358         | \$ 1,395,560                     |
| Sewer Revenues                  | 3,724,883                               | 4,843,596                      | -                   | 4,843,596         | 1,118,713                        |
| Riverview Water Sales           | 243,490                                 | 241,126                        | -                   | 241,126           | (2,364)                          |
| Tega Cay Water Sales            | 977,950                                 | 917,321                        | -                   | 917,321           | (60,629)                         |
| Water Taps                      | 1,600,000                               | 2,360,511                      | -                   | 2,360,511         | 760,511                          |
| Sewer Taps                      | 979,200                                 | 1,072,941                      | -                   | 1,072,941         | 93,741                           |
| Other Revenues                  | 37,199                                  | 64,338                         | -                   | 64,338            | 27,139                           |
| <b>TOTAL OPERATING REVENUES</b> | <b>11,447,520</b>                       | <b>14,780,191</b>              | <b>-</b>            | <b>14,780,191</b> | <b>3,332,671</b>                 |
| <b>OPERATING EXPENSES</b>       |   |                                |                     |                   |                                  |
| Water:                          |   |                                |                     |                   |                                  |
| Water Purchases                 | 2,685,238                               | 2,480,602                      | -                   | 2,480,602         | 204,636                          |
| Salaries                        | 766,548                                 | 720,711                        | -                   | 720,711           | 45,837                           |
| Fringe Benefits                 | 314,565                                 | 289,277                        | -                   | 289,277           | 25,288                           |
| Pension Expense                 | -                                       | -                              | 61,126              | 61,126            | -                                |
| Material and Supplies           | 195,000                                 | 130,989                        | -                   | 130,989           | 64,011                           |
| Electricity                     | 4,000                                   | 1,845                          | -                   | 1,845             | 2,155                            |
| Permits                         | 15,550                                  | 1,000                          | -                   | 1,000             | 14,550                           |
| Water Meter Replacement         | 556,000                                 | 184,789                        | -                   | 184,789           | 371,211                          |
| Equipment Repairs               | 20,000                                  | 13,549                         | -                   | 13,549            | 6,451                            |
| Postage                         | 750                                     | 54,773                         | -                   | 54,773            | (54,023)                         |
| Gas, Oil, and Grease            | 25,000                                  | 31,419                         | -                   | 31,419            | (6,419)                          |
| Street Maintenance              | 100,000                                 | 8,683                          | -                   | 8,683             | 91,317                           |
| Miscellaneous                   | 357,348                                 | 13,095                         | -                   | 13,095            | 344,253                          |
| Auto Repairs                    | 14,000                                  | 17,458                         | -                   | 17,458            | (3,458)                          |
| Uniforms                        | 13,787                                  | 7,385                          | -                   | 7,385             | 6,402                            |
| Water and Heat                  | 5,000                                   | 925                            | -                   | 925               | 4,075                            |
| Telephone                       | 25,540                                  | 17,418                         | -                   | 17,418            | 8,122                            |
| Travel/Training                 | 16,800                                  | 6,681                          | -                   | 6,681             | 10,119                           |
| Transportation                  | 25,500                                  | 25,992                         | (25,992)            | -                 | (492)                            |
| Membership/Dues                 | 27,525                                  | 26,364                         | -                   | 26,364            | 1,161                            |
| Advertising                     | 4,000                                   | 1,046                          | -                   | 1,046             | 2,954                            |
| Professional Services           | 262,000                                 | 99,732                         | -                   | 99,732            | 162,268                          |
| Hydrant Repairs                 | 60,000                                  | 31,469                         | -                   | 31,469            | 28,531                           |
| Pre-Employment Expense          | 1,000                                   | -                              | -                   | -                 | 1,000                            |
| Contracted Services             | 260,000                                 | 26,390                         | -                   | 26,390            | 233,610                          |
| Rentals                         | 5,000                                   | (121)                          | -                   | (121)             | 5,121                            |
| Building Maintenance            | 7,500                                   | 6,911                          | -                   | 6,911             | 589                              |
| Service Contracts               | 61,685                                  | 84,296                         | -                   | 84,296            | (22,611)                         |
| Capital Outlay                  | 47,500                                  | 64,866                         | (31,126)            | 33,740            | (17,366)                         |
|                                 | <b>\$ 5,876,836</b>                     | <b>4,347,544</b>               | <b>4,008</b>        | <b>4,351,552</b>  | <b>\$ 1,529,292</b>              |

(Continued)

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER SCHEDULES

SCHEDULE OF DETAILED REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITIONS  
FINAL BUDGET AND ACTUALS - GROSS REVENUE FUND

YEAR ENDED SEPTEMBER 30, 2021

|                                       | GROSS REVENUE FUND                      |                                |                     |                  |                                  |
|---------------------------------------|---|--------------------------------|---------------------|------------------|----------------------------------|
|                                       | FINAL<br>BUDGET<br>(Budgetary<br>Basis) | ACTUAL<br>(Budgetary<br>Basis) | GAAP<br>Adjustments | ACTUAL<br>(GAAP) | VARIANCE<br>(Budgetary<br>Basis) |
| <b>OPERATING EXPENSES (CONTINUED)</b> |   |                                |                     |                  |                                  |
| Sewer:                                |   |                                |                     |                  |                                  |
| Salaries                              | \$ 735,599                              | 659,358                        | -                   | 659,358          | \$ 76,241                        |
| Fringe Benefits                       | 314,102                                 | 275,386                        | -                   | 275,386          | 38,716                           |
| Pension Expense                       | -                                       | -                              | 55,832              | 55,832           | -                                |
| Electricity                           | 175,000                                 | 138,843                        | -                   | 138,843          | 36,157                           |
| Equipment Repairs                     | 120,000                                 | 51,971                         | -                   | 51,971           | 68,029                           |
| Material and Supplies                 | 130,000                                 | 133,018                        | -                   | 133,018          | (3,018)                          |
| Electricity Lift Station              | 100,000                                 | 76,184                         | -                   | 76,184           | 23,816                           |
| Alum                                  | 35,000                                  | 37,448                         | -                   | 37,448           | (2,448)                          |
| Professional Services                 | 141,350                                 | 70,947                         | -                   | 70,947           | 70,403                           |
| Contracted Services                   | 170,000                                 | 85,392                         | -                   | 85,392           | 84,608                           |
| Chemicals                             | 50,000                                  | 47,269                         | -                   | 47,269           | 2,731                            |
| Lab Supplies                          | 20,000                                  | 6,202                          | -                   | 6,202            | 13,798                           |
| Gas, Oil, and Grease                  | 27,000                                  | 27,336                         | -                   | 27,336           | (336)                            |
| Service Contracts                     | 10,300                                  | 250                            | -                   | 250              | 10,050                           |
| Auto Repairs                          | 8,000                                   | 11,340                         | -                   | 11,340           | (3,340)                          |
| Telephone                             | 26,500                                  | 18,647                         | -                   | 18,647           | 7,853                            |
| Uniforms                              | 12,537                                  | 8,221                          | -                   | 8,221            | 4,316                            |
| Travel/Training                       | 8,500                                   | 4,640                          | -                   | 4,640            | 3,860                            |
| Transportation                        | 15,000                                  | 170,062                        | -                   | 170,062          | (155,062)                        |
| Miscellaneous                         | 2,500                                   | 774                            | -                   | 774              | 1,726                            |
| Water and Heat                        | 4,100                                   | 4,774                          | -                   | 4,774            | (674)                            |
| Building/Grounds Maintenance          | 6,000                                   | 3,396                          | -                   | 3,396            | 2,604                            |
| Lime                                  | 30,000                                  | 11,779                         | -                   | 11,779           | 18,221                           |
| Membership/Dues                       | 5,165                                   | 3,968                          | -                   | 3,968            | 1,197                            |
| Landfill Fees                         | 192,000                                 | 187,950                        | -                   | 187,950          | 4,050                            |
| Rental                                | 5,000                                   | 3,671                          | -                   | 3,671            | 1,329                            |
| Permits                               | 4,500                                   | 3,492                          | -                   | 3,492            | 1,008                            |
| Pump Station Repairs                  | 150,000                                 | 90,220                         | -                   | 90,220           | 59,780                           |
| York County Sewer Processing          | 135,000                                 | 93,510                         | -                   | 93,510           | 41,490                           |
| Machinery and Equipment               | 255,000                                 | 254,500                        | (254,500)           | -                | 500                              |
| Capital Outlay                        | 21,450,717                              | 20,562,625                     | (20,510,417)        | 52,208           | 888,092                          |
| Pump Station Monitoring               | 24,000                                  | 11,633                         | -                   | 11,633           | 12,367                           |
|                                       | <u>24,362,870</u>                       | <u>23,054,806</u>              | <u>(20,709,085)</u> | <u>2,345,721</u> | <u>1,308,064</u>                 |
| Other Operating Expenses              | 66,553                                  | 86,159                         | -                   | 86,159           | (19,606)                         |
| Depreciation                          | -                                       | -                              | 1,849,631           | 1,849,631        | -                                |
| <b>TOTAL OPERATING EXPENSES</b>       | <u>30,306,259</u>                       | <u>27,488,509</u>              | <u>(18,855,446)</u> | <u>8,633,063</u> | <u>2,817,750</u>                 |
| <b>OPERATING INCOME (LOSS)</b>        | <u>\$ (18,858,739)</u>                  | <u>(12,708,318)</u>            | <u>18,855,446</u>   | <u>6,147,128</u> | <u>\$ 6,150,421</u>              |

(Continued)

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER SCHEDULES

SCHEDULE OF DETAILED REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITIONS  
FINAL BUDGET AND ACTUALS - GROSS REVENUE FUND

YEAR ENDED SEPTEMBER 30, 2021

|   | <b>GROSS REVENUE FUND</b>                         |   |                             |                          |   |
|---|---|---|-----------------------------|--------------------------|---|
|   | <b>FINAL<br/>BUDGET<br/>(Budgetary<br/>Basis)</b> | <b>ACTUAL<br/>(Budgetary<br/>Basis)</b> | <b>GAAP<br/>Adjustments</b> | <b>ACTUAL<br/>(GAAP)</b> | <b>VARIANCE<br/>(Budgetary<br/>Basis)</b> |
| <b>NON-OPERATING REVENUES (EXPENSES)</b>                |   |   |                             |                          |   |
| Grants  | \$ 500,000  | 500,000                                 | -                           | 500,000                  | \$ -                                      |
| Insurance Recoveries from Casualty                      | -   | 7,338                                   | -                           | 7,338                    | 7,338                                     |
| Investment Earnings                                     | 20,000  | 46,492                                  | -                           | 46,492                   | 26,492                                    |
| Debt Service - Payments and Fiscal Charges              | (1,997,825)                                       | (1,905,174)                             | 849,000                     | (1,056,174)              | 92,651                                    |
| Debt Service - Debt Issuance                            | 21,590,950  | 12,531,577                              | (12,531,577)                | -                        | (9,059,373)                               |
| <b>TOTAL NON-OPERATING<br/>REVENUES (EXPENSES)</b>      | <b>20,113,125</b>                                 | <b>11,180,233</b>                       | <b>(11,682,577)</b>         | <b>(502,344)</b>         | <b>(8,932,892)</b>                        |
| <b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b> | <b>1,254,386</b>                                  | <b>(1,528,085)</b>                      | <b>7,172,869</b>            | <b>5,644,784</b>         | <b>(2,782,471)</b>                        |
| Capital Contributions - Donated Infrastructure          | -   | -                                       | 678,714                     | 678,714                  | -   |
| Transfers Out   | (1,254,386)                                       | (933,014)                               | -                           | (933,014)                | 321,372                                   |
| <b>CHANGES IN NET POSITIONS</b>                         | <b>-</b>  | <b>(2,461,099)</b>                      | <b>7,851,583</b>            | <b>5,390,484</b>         | <b>(2,461,099)</b>                        |
| NET POSITIONS, Beginning of Year                        | 55,599,638  | 55,599,638                              | -                           | 55,599,638               | -   |
| <b>NET POSITIONS, End of Year</b>                       | <b>\$ 55,599,638</b>                              | <b>53,138,539</b>                       | <b>7,851,583</b>            | <b>60,990,122</b>        | <b>\$ (2,461,099)</b>                     |

Note: The above budgetary information has been prepared on the Town's budgetary basis (cash basis), which is not consistent with accounting principles generally accepted in the United States of America ("GAAP").

The actual budgetary basis results have been adjusted to reflect GAAP adjustments to tie to the financial statements as follows:

|   |                     |
|---|---------------------|
| - Depreciation Expense                                  | \$ (1,849,631)      |
| - Capital Asset Additions Included in Budgetary Basis   | 20,822,035          |
| - Donated Capital Assets (Infrastructure)               | 678,714             |
| - Principal Payments on Debt and Capital Leases         | 849,000             |
| - Borrowings on Debt Issuances                          | (12,531,577)        |
| - Pension Expense - Net Change in NPL and Related Items | (116,958)           |
| <b>Total GAAP Adjustments</b>                           | <b>\$ 7,851,583</b> |

TOWN OF FORT MILL, SOUTH CAROLINA

SUPPLEMENTARY INFORMATION - OTHER SCHEDULE

UNIFORM SCHEDULE OF FINES, ASSESSMENTS, AND SURCHARGES (PER ACT 96)

YEAR ENDED SEPTEMBER 30, 2021

FOR THE STATE TREASURER'S OFFICE:

| COUNTY / MUNICIPAL FUNDS COLLECTED<br>BY CLERK OF COURT              | General<br>Sessions | Magistrate<br>Court | Municipal<br>Court | Total           |
|--|---------------------|---------------------|--------------------|-----------------|
| <b>Court Fines and Assessments:</b>                                  |                     |                     |                    |                 |
| Court fines and assessments collected                                |                     |                     | \$ 121,871         | \$ 121,871      |
| Court fines and assessments remitted to State Treasurer              |                     |                     | (53,857)           | (53,857)        |
| <b>Total Court Fines and Assessments retained</b>                    |                     |                     | <b>68,014</b>      | <b>68,014</b>   |
| <b>Surcharges and Assessments retained for victim services:</b>      |                     |                     |                    |                 |
| Surcharges collected and retained                                    |                     |                     | 607                | 607             |
| Assessments retained   |                     |                     | 5,592              | 5,592           |
| <b>Total Surcharges and Assessments retained for victim services</b> |                     |                     | <b>\$ 6,199</b>    | <b>\$ 6,199</b> |

FOR THE DEPARTMENT OF CRIME VICTIM COMPENSATION (DCVC)

| VICTIM SERVICE FUNDS COLLECTED  | Municipal        | County        | Total        |
|---|------------------|---------------|--------------|
| Carryforward from Previous Year – Beginning Balance                         | \$ -             |               | \$ -         |
| <b>Victim Service Revenue:</b>  |                  |               |              |
| Victim Service Fines Retained by City/County Treasurer                      |                  |               |              |
| Victim Service Assessments Retained by City/County Treasurer                | 5,592            |               | 5,592        |
| Victim Service Surcharges Retained by City/County Treasurer                 | 607              |               | 607          |
| Interest Earned   |                  |               |              |
| Grant Funds Received  |                  |               |              |
| Grant from:   |                  |               |              |
| General Funds Transferred to Victim Service Fund                            |                  |               |              |
| <b>Contribution Received from Victim Service Contracts:</b>                 |                  |               |              |
| (1) Town of   |                  |               |              |
| (2) Town of   |                  |               |              |
| (3) City of   |                  |               |              |
| <b>Total Funds Allocated to Victim Service Fund + Beginning Balance (A)</b> | <b>6,199</b>     |               | <b>6,199</b> |
| <b>Expenditures for Victim Service Program:</b>                             | <b>Municipal</b> | <b>County</b> | <b>Total</b> |
| Salaries and Benefits   |                  |               |              |
| Operating Expenditures  |                  |               |              |
| <b>Victim Service Contract(s):</b>  |                  |               |              |
| (1) York County   | 6,199            |               | 6,199        |
| (2) Entity's Name   |                  |               |              |
| <b>Victim Service Donation(s):</b>  |                  |               |              |
| (1) Domestic Violence Shelter:  |                  |               |              |
| (2) Rape Crisis Center:   |                  |               |              |
| (3) Other local direct crime victims service agency:                        |                  |               |              |
| Transferred to General Fund   |                  |               |              |
| <b>Total Expenditures from Victim Service Fund/Program (B)</b>              | <b>6,199</b>     |               | <b>6,199</b> |
| Total Victim Service Funds Retained by Municipal/County Treasurer (A-B)     |                  |               |              |
| Less: Prior Year Fund Deficit Repayment                                     |                  |               |              |
| <b>Carryforward Funds – End of Year</b>                                     | <b>\$ -</b>      |               | <b>\$ -</b>  |

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# **COMPLIANCE SECTION**

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**TOWN OF FORT MILL, SOUTH CAROLINA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**YEAR ENDED SEPTEMBER 30, 2021**

| <b>Program</b>  | <b>Assistance<br/>Listing<br/>Number</b> | <b>Grant / Contract<br/>Number</b> | <b>Expenditures</b> |
|---|--|------------------------------------|---------------------|
| <b>US ENVIRONMENTAL PROTECTION AGENCY</b>   |  |                                    |                     |
| Pass-through South Carolina Rural Infrastructure Authority:<br>Capitalization Grants for Clean Water State Revolving Funds - Loan | 66.458                                   | 1-213-19-336-09                    | \$ 1,266,455        |
| <b>TOTAL US ENVIRONMENTAL PROTECTION AGENCY</b>   |  |                                    | <b>1,266,455</b>    |
| <b>US DEPARTMENT OF TREASURY</b>  |  |                                    |                     |
| Pass-through State of South Carolina:<br>COVID-19 - Coronavirus Relief Fund   | 21.019                                   | SA-1063                            | 32,461              |
| <b>TOTAL US DEPARTMENT OF TREASURY</b>  |  |                                    | <b>32,461</b>       |
| <b>GRAND TOTAL</b>  |  |                                    | <b>\$ 1,298,916</b> |

Note: There were no expenditures to subrecipients for the year ended September 30, 2021.

See accompanying notes to the schedule of expenditures of federal awards.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**A. GENERAL**

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) presents the activity of all federal award programs of the Town of Fort Mill, South Carolina (the “Town”) for the year ended September 30, 2021. Expenditures for federal financial assistance awarded directly from the federal agencies, as well as those passed through other government agencies, are included on the Schedule.

**B. BASIS OF ACCOUNTING**

The accompanying Schedule is presented using the modified accrual basis of accounting, which is described in the notes to the Town’s financial statements.

**C. RELATIONSHIP TO THE FINANCIAL STATEMENTS**

Federal award expenditures are generally reported in the Town’s financial statements as expenditures in the General Fund and Special Revenue Funds and as expenses and/or capital assets additions in the Town’s enterprise funds.

**D. MATCHING COSTS**

Matching costs, i.e., the non-federal share of certain program costs, are not included in the accompanying Schedule.

**E. INDIRECT COST RATE**

The Town has elected not to use the 10% *de minimis* indirect cost rate allowed under the Uniform Guidance.

**F. OUTSTANDING LOAN BALANCE**

The Capitalization Grants for Clean Water State Revolving Funds – Loan federal award amount as listed in the Schedule is comprised of a state revolving fund loan and has an outstanding balance of \$31,302,598 at September 30, 2021, of which \$8,469,994 is federal. Expenditures of \$1,266,455 are reported in the accompany Schedule for the current year and are in accordance with Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.



**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***

**INDEPENDENT AUDITOR’S REPORT**

Honorable Mayor and Members of Town Council  
 Town of Fort Mill, South Carolina

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 Town of Fort Mill, South Carolina (the “Town”), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Town’s basic financial statements, and have issued our report thereon dated July 10, 2023.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Town’s internal control over financial reporting (internal control) to determine the 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 Town’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Town’s internal control.

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

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 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. We consider the deficiency described in the accompanying schedule of findings and questioned costs as 2021-001 to be a material weakness.

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. We consider the deficiency described in the accompanying schedule of findings and questioned costs as 2021-002 to be a significant deficiency.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town’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 determination of financial statement amounts. 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*.

## **Town's Responses to Findings**

The Town's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The Town's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

## **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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Greene Finney Cauley, LLP*

Greene Finney Cauley, LLP  
Mauldin, South Carolina  
July 10, 2023



**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON  
 INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

**INDEPENDENT AUDITOR’S REPORT**

Honorable Mayor and Member of Town Council  
 Town of Fort Mill, South Carolina

**Report on Compliance for Each Major Federal Program**

We have audited the Town of Fort Mill, South Carolina’s (the “Town”) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Town’s major federal programs for the year ended September 30, 2021. The Town’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

***Management’s Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditor’s Responsibility***

Our responsibility is to express an opinion on compliance for each of the Town’s major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; 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”). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Town’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Town’s compliance.

***Opinion on Each Major Federal Program***

In our opinion, the Town complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2021.

## Report on Internal Control Over Compliance

Management of the Town is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Town's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town's 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 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 first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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.

*Greene Finney Cauley, LLP*

Greene Finney Cauley, LLP  
Mauldin, South Carolina  
July 10, 2023

TOWN OF FORT MILL, SOUTH CAROLINA

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

YEAR ENDED SEPTEMBER 30, 2021

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**2020-001: PERFORMING BANK RECONCILIATIONS**

- Condition:** During the fiscal year 2020 (“FY 2020”) audit, we found that formal bank reconciliations (primarily operating accounts) had not been prepared timely. Timely completion of the formal bank reconciliations is an important and fundamental internal control that can help prevent accounting errors and fraud.
- Criteria:** The Town should have adequate internal controls in place to ensure that all bank reconciliations are being prepared and reviewed in a timely manner.
- Context, Cause and Effect:** The Town was impacted in FY 2020 by the COVID-19 pandemic and played a part in the delays as staff were stretched in performance of their job duties as they were assisting with the job duties of others who were unavailable to work; as well as additional duties brought on by federal assistance programs. The Town was also working toward better understanding and utilization of the new financial software.
- Status:** Management continued to work toward getting caught up. However, the Town had a similar finding in the current year as it relates to performing formal bank reconciliations.
- 

**2020-002: RECORDING OF RECEIVABLES**

- Condition:** In connection with preparing for the FY 2020 audit, several misstatements were identified related to receivables which resulted in several audit adjustments.
- Criteria:** The Town should have adequate internal controls in place to ensure that all receivables are properly recorded.
- Context, Cause and Effect:** The Town did not initially record a receivable or related liability for a state revolving fund loan drawdown that was for reimbursement of capital project costs that were incurred during FY 2020. The Town also recorded several receipts to accounts receivable even though a related receivable and revenue had not been previously recorded. These misstatements were due to oversight by Town personnel. The Town was impacted in FY 2020 by the COVID-19 pandemic as staff were stretched in performance of their job duties as they were assisting with the job duties of others who were unavailable to work; as well as additional duties brought on by federal assistance programs. These errors were corrected when we brought them to the Town’s attention. When transactions are not recorded properly or to the appropriate accounting period, there is a higher risk that material misstatements (due to error or fraud) in the financial statements will go undetected.
- Status:** Management addressed the prior year’s recommendation to address the above finding as no significant misstatements were identified.

**TOWN OF FORT MILL, SOUTH CAROLINA**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**Federal Agency: US Environmental Protection Agency**  
**Pass-Through Agency: South Carolina Rural Infrastructure Authority**  
**Capitalization Grants For Clean Water State Revolving Funds**  
**Assistance Listing Number 66.458**  
**Pass-Through Grantor's Award Numbers and Years: 1-213-19-336-09**  
**Repeat Comment from Prior Year? No**

**2020-003: ACTIVITIES ALLOWED/ALLOWABLE COSTS**

**Condition:** In our single audit testing a misstatement was identified related to the accounting of the Town's state revolving fund loan.

**Criteria:** The Town should have adequate internal controls in place to ensure that grants and loans are properly accounted for.

**Context, Cause and Effect:** The Town did not initially record a receivable or related liability for a state revolving fund loan drawdown that was for reimbursement of capital project costs that were incurred during FY 2020. These misstatements were due to oversight by Town personnel. The Town was impacted in FY 2020 by the COVID-19 pandemic as staff were stretched in performance of their job duties as they were assisting with the job duties of others who were unavailable to work; as well as additional duties brought on by federal assistance programs. These errors were corrected when we brought them to the Town's attention. When transactions are not recorded properly or to the appropriate accounting period, there is a higher risk that material misstatements (due to error or fraud) will go undetected.

**Status:** Management addressed the prior year's recommendation to address the above finding as no significant misstatements were identified.

TOWN OF FORT MILL, SOUTH CAROLINA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED SEPTEMBER 30, 2021

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Section I - Summary of Auditor's Results

*Financial Statements*

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified?  X  Yes   No

Significant deficiencies identified that are not considered to be material weaknesses?  X  Yes   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 deficiencies identified that are not considered to be material weaknesses?   Yes  X  None Reported

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

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (Uniform Guidance)?   Yes  X  No

Identification of major programs:

| <u>Assistance Listing Number(s)</u> | <u>Name of Federal Program or Cluster</u>                          |
|-------------------------------------|--|
| 66.458                              | Capitalization Grants for Clean Water State Revolving Funds - Loan |

Dollar threshold used to distinguish between type A and type B programs:  \$ 750,000

Auditee qualified as low-risk auditee?   Yes  X  No

**TOWN OF FORT MILL, SOUTH CAROLINA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

**YEAR ENDED SEPTEMBER 30, 2021**

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**Section II – Current Year Financial Statement Findings**

**2021-001: PERFORMING BANK RECONCILIATIONS**

- Condition:** During the fiscal year 2021 (“FY 2021”) audit, we found that formal bank reconciliations (primarily operating accounts) had not been prepared timely. Timely completion of the formal bank reconciliations is an important and fundamental internal control that can help prevent accounting errors and fraud.
- Criteria:** The Town should have adequate internal controls in place to ensure that all bank reconciliations are being prepared and reviewed in a timely manner.
- Context, Cause and Effect:** The Town was impacted in FY 2021 by the COVID-19 pandemic and played a part in the delays as staff were stretched in performance of their job duties as they were assisting with the job duties of others who were unavailable to work; as well as additional duties brought on by federal assistance programs. The Town was also working toward better understanding and utilization of the new financial software.
- Recommendation:** The Town needs to prioritize ensuring that formal bank reconciliations are being prepared and reviewed in a timely manner. Bank reconciliations should be completed within a few days of obtaining the bank statement at month end and should be reviewed by someone who was not involved in the reconciliation process. Both the preparer and reviewer should sign and date the reconciliation after each process is complete.
- Response:** The Town agrees with this finding and will adhere to the corrective action plan on page 85 in this audit report.
- 

**2021-002: RECORDING OF RETAINAGE LIABILITIES**

- Condition:** In connection with preparing for the FY 2021 audit, two misstatements were identified related to retainage liabilities which resulted in audit adjustments.
- Criteria:** The Town should have adequate internal controls in place to ensure that all retainage liabilities are properly recorded.
- Context, Cause and Effect:** The Town did not initially record retainage liabilities for two construction projects. These misstatements were due to oversight by Town personnel. The Town was impacted in FY 2021 by the COVID-19 pandemic as staff were stretched in performance of their job duties as they were assisting with the job duties of others who were unavailable to work; as well as additional duties brought on by federal assistance programs. These errors were corrected when we brought them to the Town’s attention. When transactions are not recorded properly or to the appropriate accounting period, there is a higher risk that material misstatements (due to error or fraud) in the financial statements will go undetected.
- Recommendation:** The Town should develop a process to ensure that retainage liabilities are properly recorded.
- Response:** The Town agrees with this finding and will adhere to the corrective action plan on page 85 in this audit report.
- 

**Section III – Current Year Federal Award Findings and Questioned Costs**

No matters to report.



TOWN OF FORT MILL, SOUTH CAROLINA

CORRECTIVE ACTION PLAN

YEAR ENDED SEPTEMBER 30, 2021

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**Financial Statement Findings**

**Finding:** 2021-001

**Contact Person:** Chantay Bouler, Finance Director, [cbouler@fortmillsc.gov](mailto:cbouler@fortmillsc.gov)

**Corrective Action:** The Town recognizes the importance of timely bank reconciliations and does not take this practice lightly. We have acquired a better working knowledge of our new financial system and are using its features to assist us with this process in a more structured way.

**Proposed Completion**

**Date:** September 30, 2023

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**Finding:** 2021-002

**Contact Person:** Chantay Bouler, Finance Director, [cbouler@fortmillsc.gov](mailto:cbouler@fortmillsc.gov)

**Corrective Action:** The Town understands the need to identify and record retainage liabilities. Finance will perform an in-depth review of the balance sheet to ensure that retainage liability balances are properly stated.

**Proposed Completion**

**Date:** September 30, 2023

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