



Administration Office  
503/645-6433  
Fax 503/629-6301

**Board of Directors Regular Meeting  
Wednesday, January 12, 2022**

**5:30 pm Executive Session  
7:00 pm Regular Meeting**

**AGENDA**

1. Executive Session\*
  - A. Personnel
  - B. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. Presentation
  - A. [Accept: Audit Report on Park District Financial Statements and Schedule of Expenditures of Federal Awards for Fiscal Year 2020/21](#)
5. Audience Time\*\*
6. Board Time
  - A. Committee Liaisons Updates
7. Consent Agenda\*\*\*
  - A. [Approve: Minutes of December 8, 2021 Regular Board Meeting](#)
  - B. [Approve: Monthly Bills](#)
  - C. [Approve: Monthly Financial Statement](#)
  - D. [Approve: Request to Reallocate 2008 Bond Funds](#)
8. Unfinished Business
  - A. [Information: General Manager's Report](#)
9. New Business
  - A. [Approve: South Cooper Mountain Blackbird Farms Park A & B Concept Plans](#)
10. Adjourn

**Due to the current State of Emergency as a result of the COVID-19 pandemic, the THPRD Board of Director's January 12, 2022, Regular Meeting will be conducted electronically. Live streaming of this meeting will be available at <https://youtu.be/tWLOnHprXgc> and also posted on the district's website at [www.thprd.org](http://www.thprd.org)**

**\*Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park & Recreation District.

**\*\* Audience Time / Public Testimony:** Testimony is being accepted for this meeting via email (written) or virtually via MS Teams (spoken).

If you wish to submit written testimony via email, please do so by 3 pm the day of the meeting to [boardofdirectors@thprd.org](mailto:boardofdirectors@thprd.org) Testimony received by the deadline will be read into the record during the applicable agenda item, or Audience Time, with a 3-minute time limit. Testimony received regarding work session topics will be read during Audience Time.

If you wish to speak during the virtual meeting, please sign up by emailing [boardofdirectors@thprd.org](mailto:boardofdirectors@thprd.org) by 3 pm the day of the meeting with your name, email address, phone number and testimony topic. You will be provided additional instructions and a link to access the meeting. Testimony will be taken with a 3-

minute time limit during the applicable agenda item, or Audience Time. Testimony received regarding work session topics will be taken during Audience Time.

**\*\*\*Consent Agenda:** Testimony regarding an item on the Consent Agenda will be heard under Audience Time. Consent Agenda items will be approved without discussion unless there is a board member request to discuss a particular Consent Agenda item. The issue separately discussed will be voted on separately.

In compliance with the Americans with Disabilities Act (ADA), this material in an alternate format, or special accommodations for the meeting, will be made available by calling 503-645-6433 at least 48 hours prior to the meeting.



# MEMORANDUM

**DATE:** December 29, 2021  
**TO:** Board of Directors  
**FROM:** Doug Menke, General Manager  
**RE:** **Information Regarding the January 12, 2022 Board of Directors Meeting**

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## **Agenda Item #4 – Presentation**

**A. [Audit Report on Park District Financial Statements and Schedule of Expenditures of Federal Awards for Fiscal Year 2020/21](#)**

Attached please find a memo reporting that Julie Fahey, Audit Partner with Talbot, Korvola & Warwick, LLP, will be at your meeting to present the Audit Report on the park district's Comprehensive Annual Financial Report for the fiscal year ended June 30, 2021.

**Action Requested:** **Board of directors' acceptance of the Audit Report on the park district's Annual Comprehensive Financial Report and Schedule of Expenditures of Federal Awards for the fiscal year ended June 30, 2021.**

## **Agenda Item #7 – Consent Agenda**

Attached please find the following consent agenda items for your review and approval:

- A. [Approve: Minutes of December 8, 2021 Regular Board Meeting](#)**
- B. [Approve: Monthly Bills](#)**
- C. [Approve: Monthly Financial Statement](#)**
- D. [Approve: Request to Reallocate 2008 Bond Funds](#)**

## **Agenda Item #8 – Unfinished Business**

**A. [General Manager's Report](#)**

Attached please find the General Manager's Report for the January regular board meeting.

## **Agenda Item #9 – New Business**

**A. [South Cooper Mountain Blackbird Farms Park A and B Concept Plans](#)**

Attached please find a memo requesting approval of the preferred concept plans for Park A and Park B located in South Cooper Mountain. These pocket parks would be designed and constructed by Wishcamper Development Partners for system development charge credits.

**Action Requested:** **Board of directors' approval of the preferred concept plans for Park A and Park B located in South Cooper Mountain.**

## **Other Packet Enclosures**

- [Monthly Capital Report](#)
- [Monthly Bond Capital Report](#)
- [System Development Charge Report](#)



# MEMORANDUM

**DATE:** December 27, 2021  
**TO:** Doug Menke, General Manager  
**FROM:** Olivia Tsujimura, Accounting and Budget Manager  
**RE:** **Audit Report on Park District Financial Statements and Schedule of Expenditures of Federal Awards for Fiscal Year 2020/21**

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Julie Fahey, Audit Partner with Talbot, Korvola & Warwick, LLP, will be presenting the Audit Reports on the park district's Annual Comprehensive Financial Report (ACFR) and Schedule of Expenditures of Federal Awards (SEFA) for the fiscal year ended June 30, 2021, at the January 12, 2022 board meeting.

Staff and the district auditors, Talbot, Korvola and Warwick LLP, presented the draft ACFR and SEFA to the district's Audit Committee on December 16, 2021 for their review and approval. A copy of the audited ACFR and SEFA is attached.

Furthermore, the district has once again received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the ACFR dated June 30, 2020. Julie will share the significance of this award and the various ways this ensures the district maintains fiscal credibility.

**Action Requested**

Board of directors' acceptance of the Audit Report on the park district's Annual Comprehensive Financial Report and Schedule of Expenditures of Federal Awards for the fiscal year ended June 30, 2021.

# Tualatin Hills Park and Recreation District Beaverton, OR

Annual Comprehensive Financial Report  
For the year ended June 30, 2021



**Tualatin Hills  
Park & Recreation District  
Beaverton, Oregon**

**Annual Comprehensive Financial Report**

**For the year ended June 30, 2021**



**Prepared by the  
Business Services Division  
Finance Department**

Tualatin Hills  
Park & Recreation District  
**Annual Comprehensive Financial Report**  
**For the year ended June 30, 2021**

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Tualatin Hills  
Park & Recreation District  
**Annual Comprehensive Financial Report**  
**For the year ended June 30, 2021**

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## Introductory Section





December 20, 2021

To the Honorable Members of the Board of Directors  
and the Members of the Public of the Tualatin Hills Park & Recreation District:

In accordance with state statutes, the Annual Comprehensive Financial Report (Annual Report) of the Tualatin Hills Park & Recreation District (district) for the fiscal year ended June 30, 2021 is hereby submitted. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the district. All disclosures necessary to enable the reader to gain the maximum understanding of the district's financial activities have been included.

In developing and evaluating the district's accounting system, consideration is given to the adequacy of the internal accounting controls. Because the cost of internal controls should not outweigh their benefits, the district's framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free of material misstatement. Within this framework, management believes that the district's transactions are properly recorded, and the financial report is complete and reliable in all material respects.

As required by Oregon Revised Statutes Chapter 297, "the Municipal Audit Law", an independent audit must be conducted annually. Accordingly, the board of directors appointed the firm of Talbot, Korvola & Warwick, LLP to complete the audit of the district's records.

Talbot, Korvola & Warwick, LLP has issued an unmodified opinion on the district's financial statements for the year ended June 30, 2021. The independent auditor's report is located at the front of the financial section of this report. Immediately following, the reader will find Management's Discussion and Analysis (MD&A) that provides a narrative introduction, overview and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

## **Profile of the Government**

The Tualatin Hills Park & Recreation District is a special service district formed in 1955, operating under Oregon Revised Statutes Chapter 266 as a separate municipal corporation. The district is governed by a five member board of directors, elected to four-year terms of office, with daily operations administered by a general manager. The district provides year-round park and recreation services to a diverse population of approximately 250,000 residents within 50 square miles of east Washington County, Oregon, including the City of Beaverton.

- District facilities include: five indoor and two outdoor swim centers; a combined recreation/aquatic center; two recreation centers; an athletic center with six indoor multi-purpose athletic courts and a running track; a senior center; historic sites (Jenkins Estate, Fanno Farmhouse and John Quincy Adams Young House); a 220-acre Nature Park and Interpretive Center; the Cooper Mountain Nature Park and Interpretive Center; a tennis center with six indoor and eight outdoor courts (covered by two air structures for fall and winter season usage); and a camp for developmentally disabled youth.

- The district maintains, either through direct ownership or joint use agreement (including school sites): 52 outdoor basketball pads; 108 outdoor tennis courts; six indoor tennis courts; 147 soccer/football/lacrosse fields; 99 softball/baseball fields; three skate parks; four bocce courts; six volleyball courts; six long/high jump courts; and an outdoor hockey rink.
- The district has 305 park and recreation facility sites totaling approximately 2,495 acres, consisting of 1,371 acres of wetland/natural areas, and 1,124 acres of developed sites, including neighborhood, community and regional parks. District sites include three lakes, 27 miles of stream corridor, and 52 miles of off-street pathways.
- District programs include: aquatics instruction, leagues and drop-in programs; youth and adult sports leagues and fitness programs; youth and adult general and specialized recreation programs; youth after-school and day camps; senior fitness and recreation programs; developmentally disabled and special needs recreation programs; and natural resource education programs.

The district is required to adopt a final budget by no later than the close of the preceding fiscal year. The annual budget is intended to serve as a financial plan, operational plan and operations guide for the district's activities. The budget is prepared and adopted by fund and organizational unit, or division. Most budget changes after adoption require either a resolution by the board of directors, or a supplemental budget process.

## **Factors Affecting Financial Conditions**

Because of the unique focus of a special district, the information presented in the financial statements may be best understood when considered from the broader perspective of the specific environment within which the district operates.

*Local economy* – due to Ballot Measure 50, passed by voters in May 1997, the district has a permanent tax rate of \$1.3073 per \$1,000 of assessed value. An annual 3.0 percent increase is allowed on maximum assessed valuation of existing properties, along with increases due to new construction, land partitions, zoning changes, etc. The district was able to maintain a stable revenue base throughout the last recession. Over the past several years the district experienced significant revenue growth from System Development Charge (SDC) fees due to increased construction within the district boundaries and a fee increase in fiscal year 2015/16 based on updated methodology. However, in fiscal year 2018/19, fees decreased by 30.8 percent compared to the previous year, as a result of timing of new construction projects subject to SDC fees. In fiscal year 2019/20, SDC fees increased by 49.6 percent compared to the previous year, as a result of increases in new construction projects subject to SDC fees. In fiscal year 2020/21, SDC revenues decreased by 34.8 percent compared to the previous year, as a result of decreases in new construction projects subject to SDC fees. The district updated the SDC methodology in fiscal year 2020/21. The update addressed three policy issues relating to equity: residential tiering, affordable housing, and level of service. SDC revenues are statutorily restricted to use for purchase or construction of new, or expansion of existing, facilities, improvements and land within the district, and do not fund district operations.

Because the district's 2021 assessed value is only 56.0 percent of market value, there is an inherent cushion in property tax collections on most properties. Fiscal year 2020/21 resulted in a growth of 5.3 percent in current year general fund property taxes over fiscal year 2019/20, consisting of approximately 3.0 percent approved valuation increase on existing properties, and 2.3 percent exception based growth (growth due to new development). Timing of collections on prior year property taxes resulted in a growth of 16.4 percent in revenues for the fiscal year. Property values are continuing to increase, and combined with three new urban expansion areas within the boundaries, the district is projecting growth in property taxes for fiscal year 2021/22 of 4.5 percent.

Beginning in March 2020, Washington County, the second most populous county in Oregon, experienced significant impacts to job growth and unemployment, as a result of state mandated stay at home orders, in response to the COVID-19 pandemic. County jobs declined 4.0 percent compared to the previous year. The following job categories showed a significant decline in jobs: retail trade, professional and business services,

administrative and waste services, education and health services, and government. There was a total net decrease of 11,829 jobs on an annual average basis. The county's unemployment rate as of June 2021 was 4.4 percent, compared to unemployment in June 2020 of 10.4 percent (seasonally adjusted).

The district has continued to experience operational impacts due to the health emergency resulting from the COVID-19 pandemic, as all district facilities and programs were closed, under order of the Oregon governor, from March 23, 2020 through Fall 2020. The district continued with facility closures and reduced facility occupancy during fiscal year 2020/21. The district lost an estimated \$4.5 million in program revenues during fiscal year 2019/20 and an additional \$ 6.9 million in program revenues in fiscal year 2020/21, and is continuing to evaluate the impact of the closures and capacity reductions. The district responded by implementing cost reductions, including layoff of nearly 800 part-time and seasonal employees, and 24 full-time employees, as well as furlough of 39 employees from May 15, 2020 through and beyond the end of fiscal year 2019/20. The district has continued to operate with reduced staffing in fiscal year 2020/21, and has managed district operations closely to ensure financial stability.

In planning for fiscal year 2021/22, the district adopted a budget that reflects regular operations. Given that the pandemic situation was changing on a daily basis, and outcomes were not known during the budget process, the district determined that the best approach in the budget process was to adopt a regular budget, while continuing to monitor the situation and plan for possible contingencies. The district plans to continue monitoring the situation and manage operations to reflect any impacts on the budget.

## **Long-term financial planning**

To address the ongoing funding and patron needs, the district continues to maintain the application of a long-term focus in decision making. The district has a comprehensive strategic planning process that begins with community visioning. The district completed a community visioning outreach process, and adopted a Vision Action Plan in September 2020. The visioning work is the basis for updates to the Comprehensive Plan that are currently underway. The eight long-term strategic goals, included in the current Comprehensive Plan, remain the foundation of our annual budget process.

The Strategic Plan details goals and objectives for the district. The Service and Financial Sustainability Plan provides guidance on resource allocation for park district activities and establishes a service assessment tool to best determine the types of activities the district should offer.

The final step necessary for the district's long-term focus was the completion of the five functional plans. These plans address five key areas (parks, programs, natural resources, trails and athletic fields) and provide a structured approach for implementation of the recommendations generated from the three main plans.

To implement the key priorities as identified annually by the board of directors, the district will undertake to address or complete the following during the 2021/22 budget year:

Investing in our future through technology: Key items in the budget for this include:

- Continue replacement of Finance Services' financial software to provide for growth and efficiency needs of THPRD; and
- Fund a Project Manager to begin evaluating business needs associated with the replacement of the registration system.

Planning for future natural areas, facility and trail needs, and funding resources: Key items in the budget for this include:

- Continue the update of the district's comprehensive and strategic plans;
- Continue the completion of the Bond Capital program, which has added additional parks, natural areas, trail connections and athletic facilities;

- Continue to manage the SDC capital program which will add new parks, trails and open space to serve newly developing, or redeveloping, areas of the district;
- Continue to operate under a grant strategy that prioritizes THPRD's needs and matches them against available funding opportunities;
- Acquire, conserve and enhance natural areas and open spaces within the district;
- Complete analysis of park amenities on a walkable systems basis to reduce redundancies and provide opportunities for enhancement of amenities; and
- Complete a facilities functional plan to identify new major facilities needs and strategies for funding.

Investing in our employees and volunteers: Key items in the budget for this include:

- Implement a new on-line training content and delivery module; and
- Funding of the retirement plan under the terms of the Pension Funding Policy

The district actively monitors deferred and projected maintenance replacements for both major and routine replacement needs. The five-year funding projection, prepared during the annual budget process, illustrates the importance of addressing this long-term need, to avoid a decline in district assets.

As part of the fiscal year 2018/19 audit, the district engaged a new actuary to value the net pension liability for the pension plan. This valuation resulted in changes to assumptions in the valuation to align with current activity in the plan, and a related decision to value the liability using the current year end of June 30, 2019 as the measurement date. These changes in estimate and measurement date, resulted in a restatement of balances related to pension. The district is continuing to review pension cashflow projections and adopted a pension funding plan in January 2021, to ensure that the pension plan funding issues are addressed. Additionally, an updated investment policy for the plan was adopted in fiscal year 2020/21 to align with the pension funding to allow the district to address the ongoing cash flow needs of the plan.

## **Major Initiatives**

### **Bond measure**

To facilitate the long-term vision of the district, a bond measure was developed for the November 2008 ballot, in the amount of \$100 million, payable by a dedicated property tax increase over the next 20 years. The measure provided funding for natural areas, trail expansions, athletic field additions, park additions and upgrades, building expansions and facility replacements and upgrades. Voters approved the measure, and subsequently, the district sold the first series of bonds (\$58.5 million) in April 2009, followed by sale of the second series (\$40.1 million) in September 2011.

In May 2015, the district advance refunded \$38.3 million of the Series 2009 issue to achieve an economic gain of over \$2.9 million and reduce the life of the debt by two years. Also, included in the Series 2015 borrowing was the final amount available (\$1.4 million) that fulfilled the \$100 million bond measure. In October 2016, the district advance refunded \$8.6 million of the Series 2011 issue to achieve an economic gain of \$0.7 million. In March 2021, the district advance refunded the remaining portion of the Series 2011 issue to achieve an economic gain of \$1.9 million. The district's debt structure, capital improvements and ultimately, the tax payers have benefitted significantly from the low interest rate environment within the last nine years.

Approximately \$2.8 million in funds are available for completion of the voter approved projects.

### **Future goals**

The district will continue to maintain a long-term focus, monitoring a forward-looking 10-year projection of financial position, including the deferred maintenance backlog. With completion of all five functional plans, key implementation items will be identified and prioritized within the eight long-term strategic goals.

## Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a *Certificate of Achievement for Excellence in Financial Reporting* to the district for its Annual Report for the fiscal year ended June 30, 2020. This was the sixteenth year of submission, and subsequent receipt, of this prestigious award. In order to be awarded the Certificate of Achievement, the district had to publish an easily readable and efficiently organized Annual Report that satisfied GFOA, accounting principles generally accepted in the United States of America (US GAAP), and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. Staff believes that our current Annual Report continues to meet the Certificate of Achievement Program's requirements and will be submitting it to the GFOA to determine its eligibility for another certificate.

The district's Adopted Budget Document for the 2020/21 Fiscal Year received the *Distinguished Budget Presentation* award from GFOA. This is the sixteenth year that the district has received such an award. In order to qualify, the budget document must be judged proficient as a policy document, a financial plan, an operations guide and a communications device.

Finally, I would like to express my sincere gratitude to the personnel in the Finance Department who contributed in the preparation of this report. Without the efficient and dedicated services of the entire finance staff, completion of this report on a timely basis could not have been accomplished.

In closing, the dedication, commitment and professional contribution to the financial stability of the district made by the board of directors must be acknowledged. Their guidance and leadership are of invaluable assistance to the financial management of the district.

Respectfully submitted,



Doug Menke

General Manager



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Tualatin Hills Park and Recreation District  
Oregon**

For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

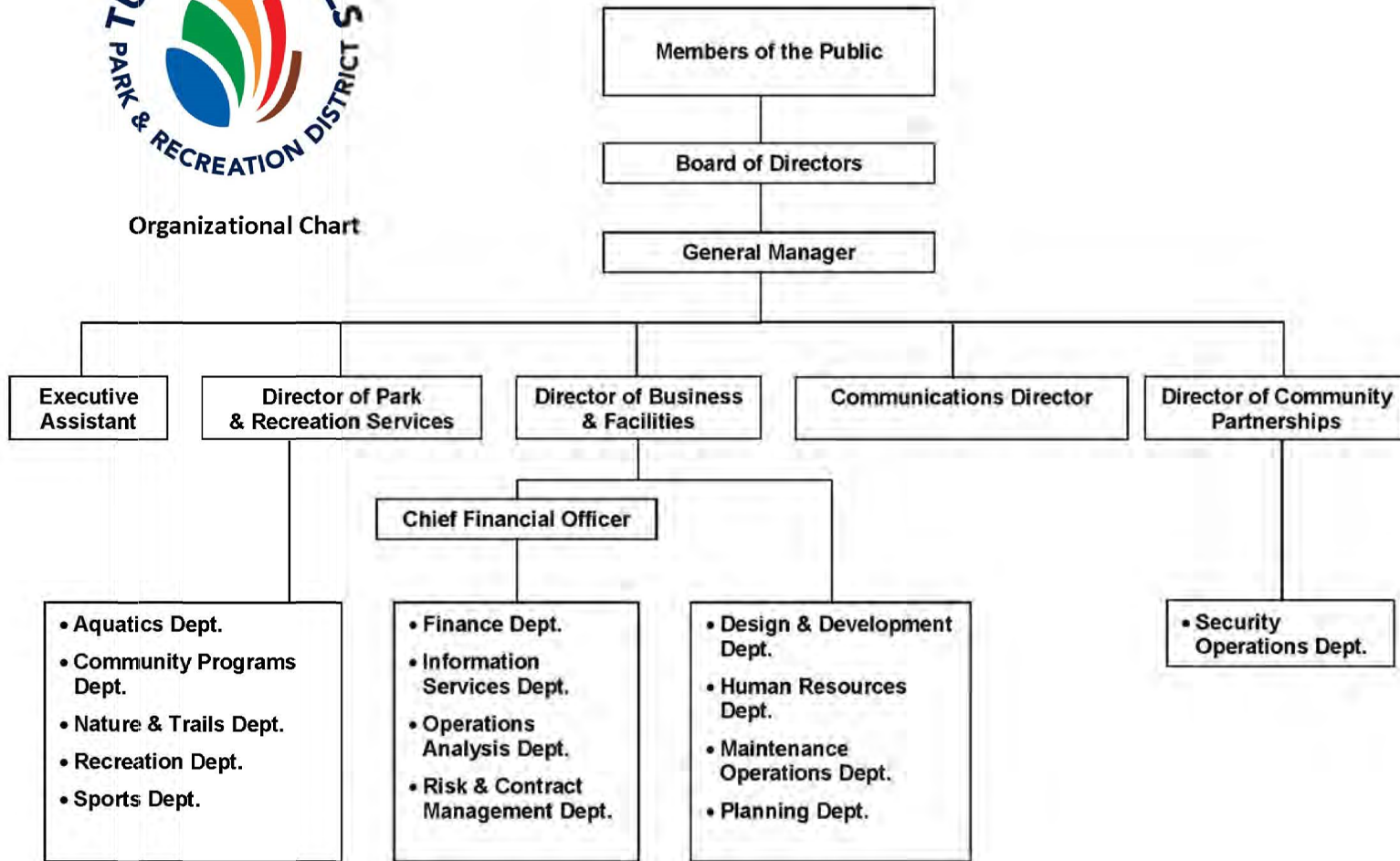
June 30, 2020

*Christopher P. Morrill*

Executive Director/CEO



Organizational Chart





**Tualatin Hills  
Park & Recreation District  
Directory of Officials**

Administrative Office  
15707 S.W. Walker Road  
Beaverton, Oregon 97006

**Board of Directors  
as of June 30, 2021**

<u><b>Name</b></u>	<u><b>Term Expires</b></u>
Ashley Hartmeier-Prigg, President	June 30, 2021
Tya Ping, Secretary	June 30, 2023
Wendy Kroger, Secretary Pro-tempore	June 30, 2021
Heidi Edwards	June 30, 2023
Felicita Montebianco	June 30, 2021

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**Registered Agent and Office**

Doug Menke  
15707 S.W. Walker Road  
Beaverton, Oregon 97006

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General Manager  
Doug Menke

Business Services Director  
Lori Baker



# Financial Section





Talbot, Korvola & Warwick, LLP 14945 SW Sequoia Parkway, Suite 150, Portland, Oregon 97224  
P 503.274.2849 F 503.274.2853 [www.tkw.com](http://www.tkw.com)

**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Tualatin Hills Park & Recreation District  
Beaverton, Oregon

**REPORT ON THE FINANCIAL STATEMENTS**

We have audited the accompanying financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Tualatin Hills Park & Recreation District, Beaverton, Oregon (the District), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the District'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.



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## INDEPENDENT AUDITOR'S REPORT (Continued)

Board of Directors  
Tualatin Hills Park & Recreation District

### 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 discretely presented component unit, each major fund, and the aggregate remaining fund information of the District as of June 30, 2021, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### OTHER MATTERS

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as Management's Discussion and Analysis and schedules and notes in the Required Supplementary Information Section, 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.

#### *Supplemental Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The accompanying Supplemental Information, as listed in the Table of Contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Supplemental Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 Supplemental Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

#### *Other Information*

The Introductory Section, Other Financial Schedules, and Statistical Section, as listed in the Table of Contents, have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

**INDEPENDENT AUDITOR'S REPORT (Continued)**

Board of Directors  
Tualatin Hills Park & Recreation District

**REPORTS ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

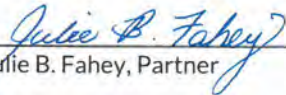
**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 20, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

**Other Reporting Required by Oregon Minimum Standards**

In accordance with *Minimum Standards for Audits of Oregon Municipal Corporations*, we have also issued our report dated December 20, 2021, on our consideration of the District's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

**TALBOT, KORVOLA & WARWICK, LLP**

By  \_\_\_\_\_  
Julie B. Fahey, Partner

Portland, Oregon  
December 20, 2021

# Tualatin Hills Park & Recreation District Management's Discussion and Analysis

The following discussion and analysis of the financial activities of the Tualatin Hills Park & Recreation District (district), has been prepared to provide a narrative review for the reader. The focus is based on current year activities and resulting changes, and should be read in conjunction with the basic financial statements, and notes to the basic financial statements that follow.

## Financial Highlights

- The current health emergency resulting from the COVID-19 pandemic had a significant impact on our communities, and the district was similarly affected. The situation changed daily, and our management team worked to stay ahead of this issue and plan for possible contingencies. The district closed indoor facilities, fields, play structures and other amenities in mid-March 2020, and remained closed into the current fiscal year. At fiscal year-end, part of the district's facilities were beginning to re-open. The district experienced program revenue losses during the closure period. In an effort to manage costs, the district implemented layoffs and furloughs of staff, and is continuing to evaluate steps to move forward under new guidelines being issued by the Oregon governor.
- The assets and deferred outflows of resources of the district exceeded its liabilities and deferred inflows at June 30, 2021 by \$ 210,082,384.
- Net investment in capital assets (net of accumulated depreciation and related debt) accounts for most of net position, with a value of \$ 191,237,885.
- Restricted net position of \$ 33,701,226 includes assets restricted for capital improvements and debt service.
- The remaining net position, (\$ 14,856,727) is negative as a result of expenses exceeding revenues during a time when the district was not fully recognizing pension expense. The district adopted a funding plan in January 2021 to address pension funding over the long-term, while continuing to meet the district's ongoing obligations to patrons and creditors.
- The district's total net position increased by \$27,966,865 or 15.4 percent over the previous year. The increase is mainly the result of improvements to park property, increases in property tax revenue, and decreases in costs resulting from cost management actions taken in response to the impact of the COVID-19 pandemic.
- As of the close of the current fiscal year, the district's governmental funds reported combined ending fund balances of \$ 58,029,570, an increase of \$12,151,792 or 26.5 percent. Decreases were reported in the Bonded Debt Fund and Bond Capital Projects Fund. Increases were reported in the General Fund due to increased property tax revenues and federal grants and under-expenditure of budgeted costs and the System Development Charges (SDC) Fund due to under-expenditure of budgeted costs, offset by lower than anticipated SDC revenue for the fiscal year. As of June 30, 2021, fund balance for the General Fund was \$ 21,268,153 or 60.8 percent of total general fund expenditures, on a modified accrual basis.

## Overview of the Financial Statements

This discussion and analysis provides an introduction and overview to the district's basic financial statements. The district's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the basic financial statements.

### Government-wide financial statements

The government-wide financial statements are structured to provide readers with a broad overview of the district's finances, in a manner similar to a private-sector business.

## Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)

The **statement of net position** presents information on the district's assets and deferred outflows of resources and the district's liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as one indicator of whether the financial position of the district is improving or deteriorating. Other indicators include the condition of the district's assets, changes in the property tax base, and general economic conditions within the area.

The **statement of activities** presents information showing how the district's net position changed during the current fiscal year. On this statement, program revenue (revenue generated by specific programs through charges for services, grants and contributions) is shown separately from general revenue (revenue provided by taxes and other sources not tied to a particular program). This shows the extent each program relies on taxes for funding. All changes in net position are reported using the accrual basis of accounting, which requires that revenues be reported when they are earned, and expenses be reported when goods and services are received. Items such as uncollected taxes, unpaid vendor invoices for items received by June 30, 2021, and earned but unused vacation leave are included in the statement of activities as revenue and expense. However, the cash associated with these items was not received or distributed until after June 30, 2021.

### **Fund Financial Statements**

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 district, like other state and local governments, uses fund accounting for compliance with finance-related legal requirements. All funds of the district fall into the governmental fund category, which accounts for the government's tax-supported activities.

### **Governmental Funds**

The Balance Sheet and the Statement of Revenues, Expenditures and Changes in Fund Balances present separate columns of financial data for the General Fund, the Bonded Debt Fund, the Bond Capital Projects Fund, and the System Development Charges Fund, all of which are considered major funds. Data from the other governmental fund, the Mitigation Maintenance Fund is shown in a single presentation.

A comparison of budget to actual is also presented for the General Fund within the basic financial statements. A detailed comparison of budget to actual for General Fund expenditures and other funds are presented in the supplemental information portion of this report.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Governmental fund financial statements focus on near-term, or current year, inflows and outflows of spendable resources and on balances of spendable resources available at the end of the fiscal year. Such information is useful in evaluating a government's near-term financing requirements in comparison to near-term resources available.

Because the focus of governmental fund financial statements is narrower than that of government-wide financial statements accrual focus, it is useful to compare information presented for **governmental funds** with similar information presented for **governmental activities** in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances, along with the Notes to the Basic Financial Statements, provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

### **Budgetary highlights**

The district maintains budgetary controls over its operating funds. Budgetary controls ensure compliance with legal provisions embodied in the annual budget appropriations. Governmental fund budgets are established in accordance with state law, and are adopted on a fund level except the General Fund. The General Fund budget is adopted on an organizational unit level.

## Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)

### Notes to the basic financial statements

The notes provide additional information that is essential to a full understanding of the data provided, and are an integral part of the government-wide and fund financial statements.

### Government-wide Financial Analysis

#### Statement of Net Position

As noted earlier, net position may serve over time as an indicator of the district's financial position. As of June 30, 2021, the district's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$ 210,082,384.

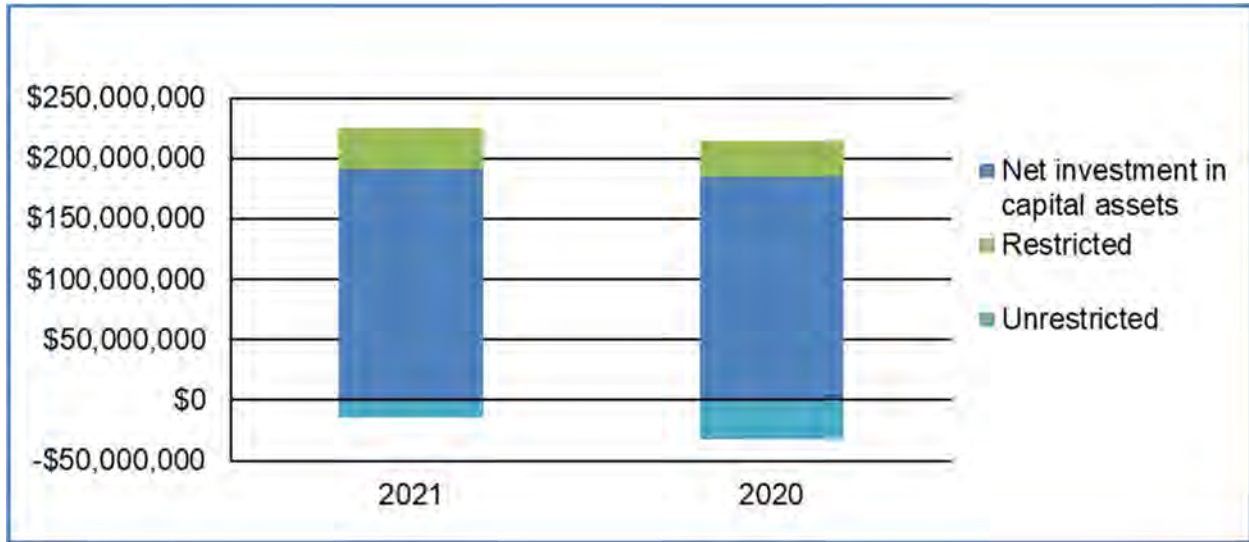
The following is a condensed version of the government-wide Statement of Net Position.

	<b>Governmental Activities</b>	
	June 30, 2021	June 30, 2020
Cash and investments	\$ 60,741,193	\$ 47,998,261
Other assets	2,331,597	1,808,948
Capital assets	255,869,147	254,355,578
Total assets	318,941,937	304,162,787
Deferred outflow of resources - pension	1,102,316	1,489,457
Deferred outflow of resources - opeb	34,139	77,802
Deferred outflow of resources - charge on debt refunding	3,373,818	4,124,731
Total assets and deferred outflow of resources	323,452,210	309,854,777
Other liabilities	5,853,350	4,463,541
Debt liabilities	68,005,079	75,587,065
Net pension and opeb liabilities	23,303,198	31,165,542
Total liabilities	97,161,627	111,216,148
Deferred inflow of resources - pension	15,431,086	15,779,364
Deferred inflow of resources - opeb	777,113	743,746
Total liabilities and deferred inflow of resources	113,369,826	127,739,258
Net investment in capital assets	191,237,885	185,215,804
Restricted	33,701,226	29,300,471
Unrestricted	(14,856,727)	(32,400,756)
Total net position	\$ 210,082,384	\$ 182,115,519

The largest portion of the district's net position, \$191,237,885 reflects its investment in capital assets, less any related debt used to acquire these assets still outstanding. The district's assets (recorded at cost) are used to provide services to patrons. Consequently, these assets are not available for future spending, and debt repayment must be provided from other sources. An additional portion of the district's net position, \$33,701,226 represents resources that are subject to external restrictions on how they may be used. The remaining net position, (\$14,856,727) is negative as a result of expenses exceeding revenues during a time when the district was not fully recording pension expense. In January 2021, the district developed a long-term funding plan to address pension funding over the long-term, while continuing to meet the district's ongoing obligations to patrons and creditors.



**Tualatin Hills Park & Recreation District  
Management's Discussion and Analysis (continued)**

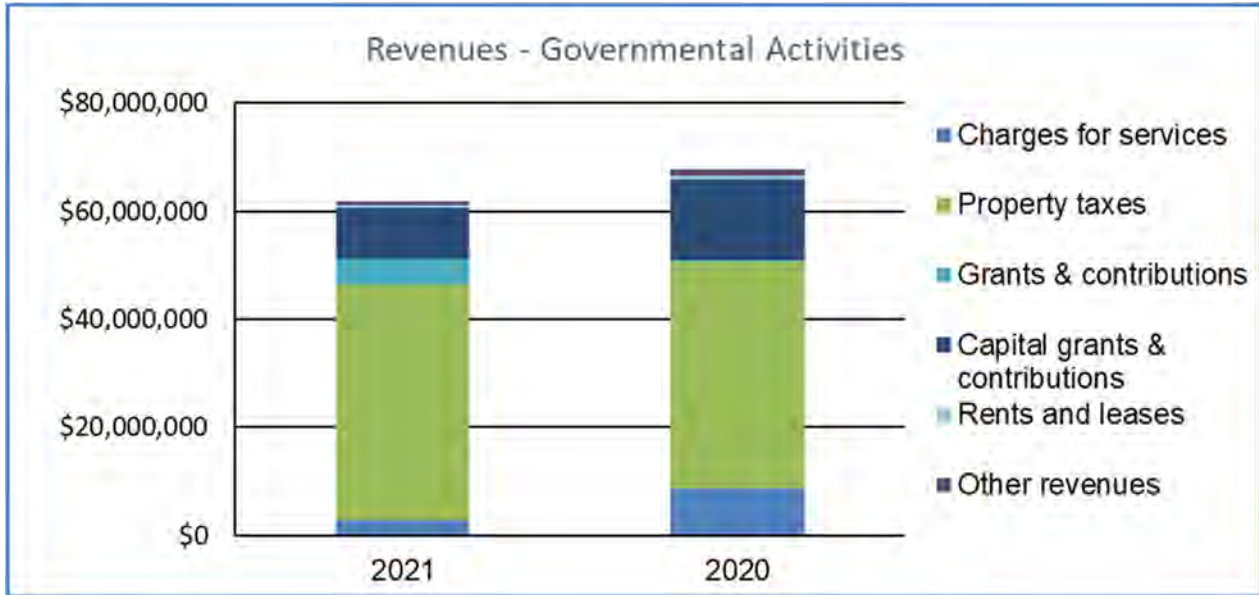


**Statement of Activities**

Governmental activities increased the district's net position by \$27,966,865 in this fiscal year. Key elements of this increase are included in the condensed version of the government-wide Statement of Changes in Net Position as follows:

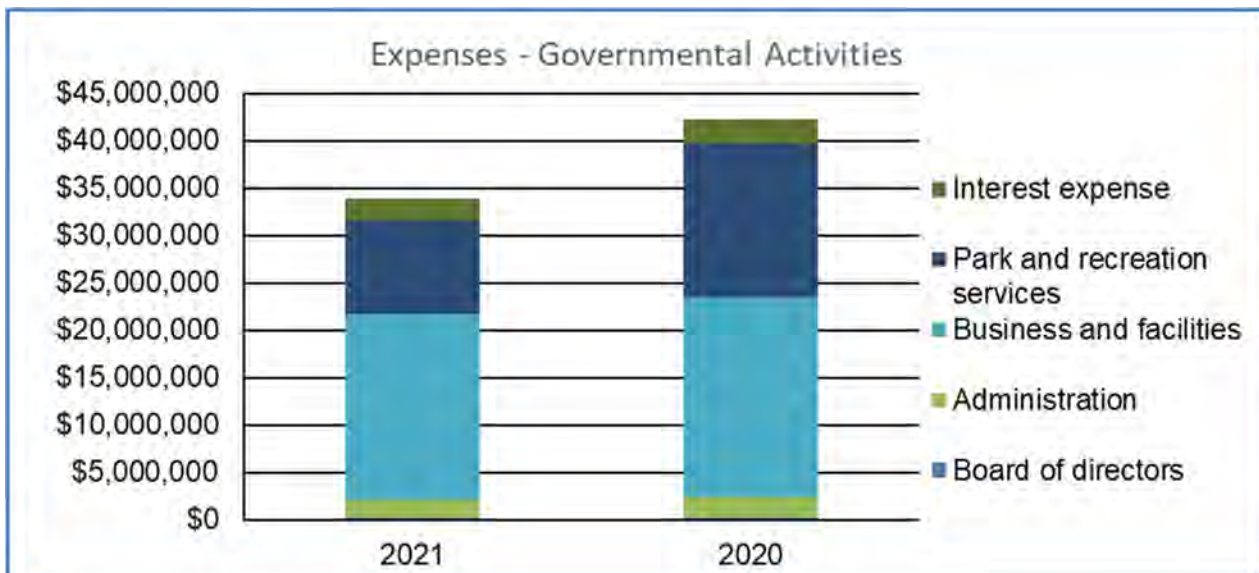
	<b>Governmental Activities</b>	
	For the year ended	
	June 30, 2021	June 30, 2020
Revenues:		
Program revenues:		
Charges for services	\$ 2,910,204	\$ 8,716,600
Operating grants and contributions	4,565,805	67,081
Capital grants and contributions	9,510,849	15,073,128
Rents and leases	557,072	573,847
General revenues:		
Property taxes	43,587,273	42,020,224
Grants and contributions not restricted to specific programs	-	92,506
Other	648,166	1,294,234
Total revenues	<u>61,779,369</u>	<u>67,837,620</u>
Expenses:		
Board of directors	202,902	239,325
Administration	1,894,447	2,090,232
Business and facilities	19,577,534	21,184,639
Park and recreation services	9,894,243	16,108,717
Interest on long-term debt	2,243,378	2,673,373
Total expenses	<u>33,812,504</u>	<u>42,296,286</u>
Change in net position	27,966,865	25,541,334
Net position - beginning	182,115,519	156,574,185
Net position - ending	<u>\$ 210,082,384</u>	<u>\$ 182,115,519</u>

## Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)



Property taxes increased \$ 1,567,049, or 3.7 percent. The increase is due primarily to statutorily allowed increases in assessed value of existing properties and new construction within the district boundaries. Charges for services decreased \$ 5,806,396 or 66.6 percent, resulting from closures of district facilities and programs throughout the fiscal year, due to the COVID-19 pandemic. Capital grants and contributions decreased \$ 5,562,279, or 36.9 percent due to decreases in land contributions in the current year. Grants and contributions increased \$ 4,406,218 or 2,761.0 percent, due primarily to federal grant funding received via passthrough grants from Washington County for pandemic related costs.

Expenses for the district decreased by 20.1 percent over last year. This decrease is due primarily to continued cost reductions implemented in response to facility closures under state mandates related to the COVID-19 pandemic, offset by inflationary increases.



## Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)

### Financial Analysis of the District's Funds

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

#### Governmental funds analysis

The focus of the district's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the district's financing requirements. In particular, the 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. The district has four major funds, reported as the General Fund, a debt service fund, and two capital project funds.

During Fiscal Year 2020/21, the district's governmental funds reported an increase in combined ending fund balances of \$12,151,792. The General Fund, System Development Charges Fund and Other Governmental Fund reported increases within the year while the remaining major funds reported decreases. The previous fiscal year had a decrease of \$936,509, attributable primarily to decreases in program revenues associated with the pandemic.

The **General Fund** is the chief operating fund of the district. At the end of the current fiscal year, the unassigned fund balance for the General Fund was \$ 21,026,267. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 60.1 percent of total General Fund expenditures, exceeding the district's financial policy guideline of 10.0 percent.

The following is a condensed version of the Statement of Revenues, Expenditures and Changes in Fund Balance for the General Fund:

	<b>General Fund</b>	
	For the year ended	
	June 30, 2021	June 30, 2020
Revenues:		
Program revenues	\$ 2,910,204	\$ 8,716,600
Property taxes	35,692,368	33,893,914
Other revenues	6,453,258	2,758,044
Total revenues	45,055,830	45,368,558
Expenditures:		
Board of directors	202,902	239,325
Administration	2,284,691	2,923,275
Business and facilities	16,688,637	19,504,673
Park and recreation services	12,856,307	21,322,667
Capital outlay	2,010,407	4,148,641
Debt service	879,553	935,376
Total expenditures	34,922,497	49,073,957
Change in fund balance	10,133,333	(3,705,399)
Fund balance - beginning	11,134,820	14,840,219
Fund balance - ending	\$ 21,268,153	\$ 11,134,820

## Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)

Fund balance of the General Fund increased by \$10,133,333 or 91.0 percent on the modified accrual method of accounting, due primarily to the receipt of federal grants and the under-expenditure of budgeted costs in response to the state-ordered closures resulting from the COVID-19 pandemic.

Program revenues decreased \$5,806,396 or 66.6 percent. All categories of program revenues experienced decreases resulting from facility closures due to the COVID-19 pandemic. Revenues other than program revenues changed as follows:

- Increase of 5.3 percent or \$1,798,454 in property tax revenues related primarily to statutorily allowable growth in assessed property values and new construction in the district.
- Other revenues increased \$3,695,214 or 133.9 percent, due primarily to increases in grant revenue associated with the receipt of federal passthrough grant dollars intended to assist the district in covering pandemic related costs.

Non-capital and non-debt service operating expenditures decreased 27.1 percent or \$11,957,403 primarily due to decreases in personnel service costs caused by pandemic related staffing reductions that occurred throughout the fiscal year offset by budgeted cost-of-living and merit increases, increases in health insurance costs, increased retirement plan costs and payroll taxes. Capital expenditures decreased from the previous year by \$2,138,234 or 51.5 percent due to timing of construction projects, which were delayed or eliminated as part of the district's cost reductions to offset revenue losses in the pandemic.

The **Bonded Debt Fund** has a total fund balance of \$502,683, a decrease of \$225,146 versus the previous year, and is restricted for payment of debt service on existing general obligation debt.

The **Bond Capital Projects Fund** accounts for the proceeds received from the sale of the general obligation bonds, Series 2009 for \$58,505,000 and Series 2011 for \$40,060,000, and Series 2015 for \$1,435,000 (new monies only). In November 2008, district voters authorized a total levy of \$100 million to target a specific list of projects and land acquisitions throughout the district. A total of \$ 2,490,301 was expended during the current fiscal year. The majority of capital projects have been substantially completed; however, natural resource land restoration and development of one new athletic facility will continue for at least one more year. As of the end of the year, total fund balance in this fund restricted for capital project development is \$ 2,873,995.

The **System Development Charges Fund** accounts for development impact fees assessed on new construction within the district boundaries. Total revenues decreased by \$4,719,072 or 35.8 percent over last year, due to timing of new construction activity in the district. Total expenditures decreased by \$2,569,522 or 40.1 percent due to timing of construction on district projects. Fund balance increased by \$4,625,901 or 16.2 percent over the previous year. This total fund balance of \$33,198,543 is restricted for parks acquisition and development and improvements related to capacity expansion.

### General Fund Budgetary Highlights

The district prepares and adopts its budget on an annual basis using a modified cash basis of accounting. General Fund revenues were less than budget by 15.7 percent, largely due to program and facility closures related to COVID-19 that led to program revenues less than budget of \$11,069,718, offset by grant revenues more than budget of \$2,204,554. Expenditures stayed well under budget by 44.9 percent, primarily due to non-expenditure of contingency and capital replacement reserve funds, control of costs in part-time personnel, COVID-19 related staffing reductions and capital expenditures at less than budgeted amounts.

## Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)

### Capital Asset and Debt Administration

#### Capital assets

The district's investment in capital assets as of June 30, 2021 amounts to \$255,869,147 (net of accumulated depreciation). This investment in capital assets includes land, park sites and planning development, buildings and improvements, plus machinery, equipment and furnishings, and intangible assets. The net increase in the district's capital assets for the current fiscal year was \$1,513,569 or .6 percent, which reflected asset additions of \$8,515,194, disposals of \$3,270, and depreciation of \$6,998,355.

Additions of \$1,238,488 in land were primarily related to new acquisitions of park and natural area parcels. Additions of \$4,608,381 in park sites was due primarily to the completion of the Somerset West Park project and Yoshihara Trail project. Additions of \$261,191 in buildings and improvements was primarily due to various renovation projects throughout the district. Construction in process had net additions of \$5,941,039 which included construction at Somerset West Park and Yoshihara Trail, along with work on Pio Pio Park and Unity Park, offset by transfers out for completed projects of \$3,778,853. Deferred maintenance was funded for both buildings and parks improvements, to the extent of available funds.

#### Capital Assets (net of depreciation)

	June 30	
	2021	2020
Land	\$ 119,903,237	\$ 118,664,749
Parks sites and planning development	79,357,193	79,282,285
Buildings and improvements	41,907,591	43,682,690
Equipment and furnishings	875,256	1,040,439
Intangible assets	15,175	36,906
Construction in progress	13,810,695	11,648,509
Total	\$ 255,869,147	\$ 254,355,578

Additional information on the district's capital assets can be found in Note IV.B on page 40 of this report.

#### Long-term debt and other long-term obligations

At June 30, 2021, the district had \$68,005,079 in debt and other long-term obligations outstanding compared to \$75,587,065 last year. \$8,112,304 of the debt outstanding and other long-term obligations at June 30, 2021 is due within one year. Debt decreased by a net of \$7,581,986, mainly due to the principal payments made on existing debt. During Fiscal Year 2021, the district advance refunded the 2010A Full Faith & Credit Bonds, to provide for future interest cost savings. The district also advance refunded the 2011 General Obligation Bonds, resulting in future interest cost savings that will be passed on to district taxpayers through reduced property taxes for debt service.

#### Outstanding Debt and Obligations

	June 30	
	2021	2020
General obligation bonds	\$ 50,490,000	\$ 58,550,000
Premiums	6,541,108	5,642,830
Full faith and credit obligations	10,735,000	11,125,000
Direct borrowing and loans	238,971	269,235
Total	\$ 68,005,079	\$ 75,587,065

## **Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)**

The district's most recent credit rating was "Aa1", received from Moody's in March 2021 for the general obligation bonds. The full faith and credit obligations received a "Aa1" credit rating from Moody's in January 2020. Previously, the district received ratings of "AA" from Standard & Poor's on both general obligation and full faith and credit obligations.

Due to the district's strong credit rating, bond insurance was not financially advantageous, nor necessary, for the series 2011, 2015, 2016 and 2021 general obligation issues or the series 2020 and 2021 full faith issues.

Additional information on the district's long-term obligations can be found in Note IV.D on pages 41 - 43.

### **Economic Factors and Next Year's Budget and Rates**

#### **Impact of COVID-19 Pandemic**

In March 2020 the District closed all District facilities, programs and certain outdoor amenities including athletic fields and playgrounds under order of the Oregon governor, due to the health emergency resulting from the COVID-19 global pandemic. The District lost an estimated \$4.5 million in program revenues during the period of March to June 2020. The District experienced program revenue loss of approximately \$6.9 million in fiscal year 2021. To offset the impact of lost program revenues resulting from the closures, the District responded by implementing cost reductions, including layoff of nearly 800 part-time and seasonal employees, and 24 full-time employees, as well as furlough of 39 employees from May 15 through and into the current fiscal year. Concurrently, the District supported the transition of most remaining staff to work-from-home status, and implemented online work capabilities for staff including on-line conferencing and virtual private network access to electronic work files and programs. The District also continued public meetings and hearings using online conferencing and District internet streaming and subsequent access to recordings of all public meetings. Public comment was offered at the online meetings via call-in capability, and written comment read into the record of the meeting. The District implemented an incident response team, which managed the District's operations and response to the pandemic, including facility closures, signage and communication requirements, and response to regularly updated state mandates for safe operation of the District. This response has allowed the District to address lost revenue, while still providing safe parks, trails and natural areas for the community.

In summer 2020, the District was able to provide a reduced number of summer camp offerings and registered to provide emergency child care services to the community. The District continues to provide out-of-school care including support of online learning, to children in the community. The District has also opened fields and outdoor recreation amenities, including two outdoor pools and is providing outdoor programming and events in a safe manner. In February 2021, the State of Oregon authorized limited reopening of indoor recreational facilities, and the district is reopening facilities when they can safely provide recreational programming in accordance with state requirements. As of June 2021, the district has reopened a recreation center, a recreation aquatic center, the athletic center, and one indoor pool.

Working collaboratively with Washington County, the District has been awarded over \$4.2 million in federal CARES grant funding, for costs associated with safety protocols and alternative programming as a result of the pandemic. The District has also been awarded federal funds to support child care programs, summer camps and emergency response costs. The District is proactively seeking continued support for operations under the current restrictions. District staff are monitoring the regulations, and working to respond quickly to changing requirements.

# Tualatin Hills Park & Recreation District Management's Discussion and Analysis (continued)

## **Fiscal Year 2021/22 Budget**

Due to continued uncertainties related to the impact of the COVID-19 pandemic, the district's board adopted a normal operating budget for the upcoming fiscal year in June 2021. The district also committed to completing regular revised operating plans, that will guide the operations of the district during the months that continue to be impacted by the pandemic.

Some of the factors considered during the preparation of the 2021/22 budget were:

- Assessed value on property was estimated to increase by approximately 4.5 percent over the previous year.
- Cost of living increases of 3.0 percent for full and regular part-time staff and pension funding in compliance with the board approved pension funding policy.
- The budget includes the upgrade of all remaining regular part-time positions to full-time, and the addition of a Park Services Director.

Property taxes have been increased by the statutorily allowed 3.0 percent of assessed value on all properties. New development growth is estimated at 1.5 percent, for the combined rate of 4.5 percent. The district will continue to closely analyze the various properties to accurately estimate future resources. However, with the increased rate of new growth within district boundaries, and returning property values on existing homes, future resource growth should be strong and steady. Historically, property tax revenues have shown stability even during times of economic downturn and recession.

The district funds maintenance replacement at the maximum level available and it will continue to be a critical component of future budgetary plans. The district has seen growth in rental income from various properties and will actively target additional grant and contribution opportunities.

The district Board approved an updated district pension funding that will allow the district to address the funding level of the defined benefit pension plan. If investment results for the plan meet projections, the funding plan will allow for close to 100% funding of the plan's pension liability within a three-year period.

In order to remain financially sustainable, the district will continue with the long-term focus that has served well during the past years. Continued implementation of the strategic and financial sustainability plans, and resulting functional plans, will assist in identification of key items to incorporate within the board approved long term strategic goals. Local parks and recreation programs offer an affordable alternative for families of all sizes and economic backgrounds, as reflected by our residents' involvement. The district will continue to examine existing programs, along with new and trending activities, to ensure we remain competitive and accessible for all.

## **Requests for Information**

These financial statements are designed to provide a general overview of the district's finances for all those with an interest, and to demonstrate the district's accountability. Questions concerning any of the information provided within this report, or requests for further financial information, should be addressed to Business Services Division, Finance Department, 15707 SW Walker Road, Beaverton, Oregon 97006.



# Basic Financial Statements





Tualatin Hills Park & Recreation District  
**Statement of Net Position**  
**June 30, 2021**

	<b>Governmental Activities</b>	<b>Component Unit - Tualatin Hills Park Foundation</b>
<b>Assets:</b>		
Cash and cash equivalents	\$ 40,909,381	\$ 771,974
Investments	19,807,730	66,716
Due from other governments	695,184	-
Receivables (net of reserve for uncollectible accounts)	1,394,527	88,921
Inventories	119,910	-
Prepays	121,976	-
Cash and cash equivalents - restricted	24,082	-
Capital assets (net of accumulated depreciation):		
Land	119,903,237	-
Park sites and planning development	79,357,193	-
Buildings and improvements	41,907,591	-
Equipment and furnishings	875,256	-
Intangible assets	15,175	-
Construction in progress	13,810,695	-
Total assets	<u>318,941,937</u>	<u>927,611</u>
<b>Deferred Outflows of Resources:</b>		
Deferred outflows - pension	1,102,316	-
Deferred outflows - opeb	34,139	-
Deferred outflows - charge on debt refunding	3,373,818	-
Total deferred outflows of resources	<u>4,510,273</u>	<u>-</u>
<b>Liabilities:</b>		
Accounts payable and other current liabilities	3,114,237	132,721
Accrued interest payable	220,025	-
Unearned revenue	1,424,446	-
Long-term debt:		
Due within one year	8,112,304	-
Due in more than one year	59,892,775	-
Compensated absences		
Due within one year	537,145	-
Due in more than one year	557,497	-
Net other post-employment benefits liability		
Due in more than one year	454,543	-
Net pension liability		
Due in more than one year	22,848,655	-
Total liabilities	<u>97,161,627</u>	<u>132,721</u>
<b>Deferred Inflows of Resources:</b>		
Deferred inflows - opeb	777,113	-
Deferred inflows - pension	15,431,086	-
Total deferred inflows of resources	<u>16,208,199</u>	<u>-</u>
<b>Net Position:</b>		
Net investment in capital assets	191,237,885	-
Restricted for:		
Debt service	502,683	-
Capital improvements	33,198,543	-
With donor restrictions	-	157,782
Unrestricted	(14,856,727)	637,108
Total net position	<u>\$ 210,082,384</u>	<u>\$ 794,890</u>

The notes to the basic financial statements are an integral part of this statement.

Tualatin Hills Park & Recreation District  
**Statement of Activities**  
**For the Year Ended June 30, 2021**

Functions/Programs	Program Revenues					Net Revenue (Expense) and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Rents and Leases	Governmental Activities	Component Unit - Tualatin Hills Park Foundation
<b>Primary government:</b>							
Governmental activities:							
Board of Directors	\$ 202,902	\$ -	\$ -	\$ -	\$ -	\$ (202,902)	\$ -
Administration	1,894,447	-	-	-	-	(1,894,447)	-
Business and facilities	19,577,534	-	-	9,510,849	557,072	(9,509,613)	-
Park and recreation services	9,894,243	2,910,204	4,565,805	-	-	(2,418,234)	-
Interest on long-term debt	2,243,378	-	-	-	-	(2,243,378)	-
<b>Total primary government</b>	<b>\$ 33,812,504</b>	<b>\$ 2,910,204</b>	<b>\$ 4,565,805</b>	<b>\$ 9,510,849</b>	<b>\$ 557,072</b>	<b>(16,268,574)</b>	<b>-</b>
<b>Component unit:</b>							
Tualatin Hills Park Foundation	\$ 218,666	\$ -	\$ 68,177	\$ -	\$ -		(150,489)
General revenues:							
Property taxes levied for general purposes						35,653,238	-
Property taxes levied for debt service						7,934,035	-
Grants and contributions not restricted to specific programs						-	66,123
Unrestricted investments earnings						422,449	358
Miscellaneous						225,717	10,483
Total general revenues						44,235,439	76,964
Change in net position						27,966,865	(73,525)
Net position - beginning						182,115,519	868,415
Net position - ending						<b>\$ 210,082,384</b>	<b>\$ 794,890</b>

The notes to the basic financial statements are an integral part of this statement.

**Tualatin Hills Park & Recreation District**  
**Balance Sheet - Governmental Funds**  
**June 30, 2021**

	<u>General Fund</u>	<u>Bonded Debt Fund</u>	<u>Bond Capital Projects Fund</u>	<u>System Development Charges Fund</u>	<u>Other Governmental Fund</u>	<u>Total Governmental Funds</u>
<b>Assets</b>						
Assets:						
Cash and cash equivalents	\$ 24,150,982	\$ 448,940	\$ 2,979,165	\$ 13,144,098	\$ 186,196	\$ 40,909,381
Investments	-	-	-	19,807,730	-	19,807,730
Receivables:						
Interest	391	195	-	14,219	-	14,805
Property taxes, net	649,635	146,761	-	-	-	796,396
Accounts receivable	583,326	-	-	-	-	583,326
Intergovernmental	244,908	-	-	450,276	-	695,184
Cash and cash equivalents - restricted	-	-	-	24,082	-	24,082
Prepays	121,976	-	-	-	-	121,976
Inventories	119,910	-	-	-	-	119,910
Total assets	<u>\$ 25,871,128</u>	<u>\$ 595,896</u>	<u>\$ 2,979,165</u>	<u>\$ 33,440,405</u>	<u>\$ 186,196</u>	<u>\$ 63,072,790</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>						
Liabilities:						
Accounts payable	\$ 1,208,008	\$ -	\$ 20,664	\$ 188,713	\$ -	\$ 1,417,385
Salaries payable	255,229	-	-	-	-	255,229
Retainages payable	1,297	-	84,506	53,149	-	138,952
Other current liabilities payable	1,302,671	-	-	-	-	1,302,671
Unearned revenue	1,424,446	-	-	-	-	1,424,446
Total liabilities	<u>4,191,651</u>	<u>-</u>	<u>105,170</u>	<u>241,862</u>	<u>-</u>	<u>4,538,683</u>
Deferred inflows of resources:						
Unavailable revenue - taxes	<u>411,324</u>	<u>93,213</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>504,537</u>
Fund balances:						
Nonspendable:						
Prepays	121,976	-	-	-	-	121,976
Inventory	119,910	-	-	-	-	119,910
Restricted:						
Debt service	-	502,683	-	-	-	502,683
Capital improvements	-	-	2,873,995	33,198,543	-	36,072,538
Committed - mitigation maintenance	-	-	-	-	186,196	186,196
Unassigned	21,026,267	-	-	-	-	21,026,267
Total fund balance	<u>21,268,153</u>	<u>502,683</u>	<u>2,873,995</u>	<u>33,198,543</u>	<u>186,196</u>	<u>58,029,570</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 25,871,128</u>	<u>\$ 595,896</u>	<u>\$ 2,979,165</u>	<u>\$ 33,440,405</u>	<u>\$ 186,196</u>	<u>\$ 63,072,790</u>

The notes to the basic financial statements are an integral part of this statement

**Tualatin Hills Park & Recreation District**  
**Reconciliation of the Balance Sheet - Governmental Funds**  
**to the Statement of Net Position**  
**June 30, 2021**

Amounts reported for governmental activities in the Statement of Net Position are different because:

Fund balances - total governmental funds:	\$ 58,029,570
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	255,869,147
Unavailable revenues for those amounts that were not available to pay current period expenditures.	504,537
Other long-term items are not available to pay for current period expenditures and, therefore, are deferred in the fund statements:	
Deferred outflows - pension	1,102,316
Deferred outflows - other post employment benefits	34,139
Deferred outflow - charge on debt refunding	3,373,818
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(220,025)
Bonds, FFC and loans payable	(68,005,079)
Compensated absences	(1,094,642)
Net opeb liability	(454,543)
Deferred inflows - pension	(15,431,086)
Deferred inflows - other post employment benefits	(777,113)
Net pension liability	(22,848,655)
Net position of governmental activities	\$ 210,082,384

The notes to the basic financial statements are an integral part of this statement

**Tualatin Hills Park & Recreation District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances -**  
**Governmental Funds**  
**For the Year Ended June 30, 2021**

	General Fund	Bonded Debt Fund	Bond Capital Projects Fund	System Development Charges Fund	Other Governmental Fund	Total Governmental Funds
Revenues:						
Property taxes	\$35,692,368	\$7,949,326	\$ -	\$ -	\$ -	\$ 43,641,694
Aquatic programs	581,351	-	-	-	-	581,351
Tennis center	264,137	-	-	-	-	264,137
Sports programs	1,112,604	-	-	-	-	1,112,604
Recreation programs	952,112	-	-	-	-	952,112
Grants and sponsorships	5,117,604	-	75,000	-	-	5,192,604
Rents and leases	557,072	-	-	-	-	557,072
System development charges	-	-	-	8,290,454	-	8,290,454
Interest earned	180,001	35,826	31,571	173,617	1,434	422,449
Charges for services	415,568	-	-	-	-	415,568
Miscellaneous revenues	183,013	-	-	-	-	183,013
Total revenues	<u>45,055,830</u>	<u>7,985,152</u>	<u>106,571</u>	<u>8,464,071</u>	<u>1,434</u>	<u>61,613,058</u>
Expenditures:						
Current:						
Board of Directors	202,902	-	-	-	-	202,902
Administration	2,284,691	-	-	-	-	2,284,691
Business and facilities	16,731,341	-	-	-	-	16,731,341
Park and recreation services	12,856,307	-	-	-	-	12,856,307
Capital outlay	2,010,407	-	2,490,301	3,679,549	-	8,180,257
Materials and services - SDC	-	-	-	158,621	-	158,621
Debt service	879,553	8,210,298	-	-	-	9,089,851
Total expenditures	<u>34,965,201</u>	<u>8,210,298</u>	<u>2,490,301</u>	<u>3,838,170</u>	<u>-</u>	<u>49,503,970</u>
Excess (deficiency) of revenues over (under) expenditures	10,090,629	(225,146)	(2,383,730)	4,625,901	1,434	12,109,088
Other financing sources (uses):						
Issuance of refunding bonds	14,390,000	-	-	-	-	14,390,000
Premiums on bonds issued	2,527,984	-	-	-	-	2,527,984
Payment to refunded bonds escrow	(16,875,280)	-	-	-	-	(16,875,280)
Total other finance sources (uses)	<u>42,704</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>42,704</u>
Net change in fund balances	10,133,333	(225,146)	(2,383,730)	4,625,901	1,434	12,151,792
Fund balances at beginning of year	<u>11,134,820</u>	<u>727,829</u>	<u>5,257,725</u>	<u>28,572,642</u>	<u>184,762</u>	<u>45,877,778</u>
Fund balances at end of year	<u>\$21,268,153</u>	<u>\$ 502,683</u>	<u>\$ 2,873,995</u>	<u>\$ 33,198,543</u>	<u>\$ 186,196</u>	<u>\$ 58,029,570</u>

The notes to the basic financial statements are an integral part of this statement

**Tualatin Hills Park & Recreation District  
Reconciliation of the Statement of Revenues, Expenditures  
and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
For the Year Ended June 30, 2021**

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

Net changes in fund balances - total governmental funds	\$12,151,792
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays (for capitalized assets) exceeded depreciation in the current period.	923,243
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to increase net position.	590,326
Governmental funds defer revenues that do not provide current financial resources. However, the Statement of Activities recognizes such revenues at their net realizable value when earned, regardless of when received.	(54,421)
The issuance of long-term debt (e.g., bond, loans) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	6,831,072
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued interest payable	15,400
Accrued compensated absences payable	(236,999)
Net OPEB liability and related deferrals	112,779
Net pension liability and related deferrals	7,633,673
Change in net position of governmental activities	\$27,966,865

The notes to the basic financial statements are an integral part of this statement

**Tualatin Hills Park & Recreation District**  
**Statement of Revenues, Expenditures and**  
**Changes in Fund Balance - Budget and Actual**  
**General Fund**  
**For the Year Ended June 30, 2021**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
Revenues:			
Property taxes	\$ 34,914,382	\$ 35,692,368	\$ 777,986
Aquatic programs	3,780,320	581,351	(3,198,969)
Tennis center	1,260,017	264,137	(995,880)
Sports programs	1,992,613	1,112,604	(880,009)
Recreation programs	6,382,547	856,730	(5,525,817)
Nature & Trails programs	564,425	95,382	(469,043)
Grants and sponsorships	2,913,050	5,117,604	2,204,554
Rents and leases	647,833	557,072	(90,761)
Interest earned	500,000	180,001	(319,999)
Charges for services	300,000	415,568	115,568
Debt proceeds	-	-	-
Miscellaneous revenues	165,000	183,013	18,013
Total revenues	<u>53,420,187</u>	<u>45,055,830</u>	<u>(8,364,357)</u>
Expenditures:			
Board of Directors	346,658	202,902	143,756
Administration	3,088,592	2,284,691	803,901
Business and facilities	23,736,891	17,915,219	5,821,672
Park and recreation services	24,995,844	12,856,307	12,139,537
Capital outlay	7,268,673	1,663,378	5,605,295
Contingency	2,500,000	-	2,500,000
Capital Replacement Reserve	1,500,000	-	1,500,000
Total expenditures	<u>63,436,658</u>	<u>34,922,497</u>	<u>28,514,161</u>
Net change in fund balance	<u>(10,016,471)</u>	<u>10,133,333</u>	<u>20,149,804</u>
Fund balances at beginning of year	<u>10,016,471</u>	<u>11,134,820</u>	<u>1,118,349</u>
Fund balances at end of year	<u>\$ -</u>	<u>\$ 21,268,153</u>	<u>\$ 21,268,153</u>

The notes to the basic financial statements are an integral part of this statement

**Tualatin Hills Park & Recreation District**  
**Statement of Fiduciary Net Position**  
**June 30, 2021**

	<u>Pension and OPEB Trust Funds</u>
<b>Assets</b>	
Cash	\$ 151,314
Investments @ fair value	
Mutual funds	14,543,206
US stock	121,674
International stock	8,109
Other	<u>1,944</u>
Total assets	<u>14,826,247</u>
 <b>Liabilities</b>	
Accounts payable	<u>8,750</u>
Total liabilities	<u>8,750</u>
 <b>Net Position</b>	
Restricted for pension	12,791,400
Restricted for other post-employment benefits	<u>2,026,097</u>
Total net position held in trust	<u>\$ 14,817,497</u>

The notes to the basic financial statements are an integral part of this statement



**Tualatin Hills Park & Recreation District**  
**Statement of Changes in Fiduciary Net Position**  
**For the Year Ended June 30, 2021**

	<b>Pension and OPEB Trust Funds</b>
<b>Additions:</b>	
Contributions	
Employer	\$ 8,501,049
Employee	660,808
Total contributions	9,161,857
Transfer from defined benefit plan	2,343,198
Investment earnings	2,607,391
Total additions	14,112,446
<b>Deductions:</b>	
Benefits paid	524,848
Transfer to defined contribution plan	2,343,198
Administrative expenses	92,273
Total deductions	2,960,319
Change in net position	11,152,127
Net position, at beginning of year	3,665,370
Net position, at end of year	\$ 14,817,497

The notes to the basic financial statements are an integral part of this statement

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**I. Summary of significant accounting policies**

**A. Reporting entity**

Tualatin Hills Park & Recreation District (the district) is a special service district governed by an elected five member Board of Directors (the board), and operates as a separate municipal corporation. The district, as a primary government, is a financial reporting entity, which has a separately elected governing body, is legally separate, and is fiscally independent of other state and local governments. As required by accounting principles generally accepted in the United States (GAAP), these financial statements present the financial status and activities of the district and its component unit. The discretely presented component unit, Tualatin Hills Park Foundation (the foundation), is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the district. The district has no other potential component units.

Discretely Presented Component Unit

Tualatin Hills Park Foundation, formed in 1958, is a publicly supported non-profit, tax-exempt organization dedicated to benefit the district by enhancing the recreational opportunities within the community. The Board of Trustees elects trustees by majority vote, with one member from the district board. The nature and significance of the relationship is such that the exclusion of the foundation statement would cause the district's financial statements to be misleading or incomplete. The foundation has a June 30 year end. The complete financial statements of the Tualatin Hills Park Foundation may be obtained at the district's administrative office.

**B. Government-wide and fund financial statements**

Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the district.

The statement of net position presents the financial condition of the district at fiscal year-end.

The statement of activities demonstrates the degree to which the direct expenses of a given division or function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific division or function. *Program revenues* include 1) charges to patrons who purchase, use or directly benefit from goods, services or privileges provided by a given division or function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular division or function. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Fund Financial Statements

Separate financial statements are provided for governmental, proprietary and fiduciary funds. Each fund is considered to be a separate accounting entity. Funds are reported separately to aid in financial management and to help demonstrate legal compliance in use of these funds. Currently, the district has only governmental funds and fiduciary funds. Major individual governmental funds are reported as separate columns in the fund financial statements. Fiduciary trust funds for pension and other post-employment benefits are reported separately.

Tualatin Hills Park & Recreation District  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

**C. Measurement focus, basis of accounting and financial statement presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 thereafter to pay liabilities of the current period. For this purpose, the district considers revenues to be available if they are collected within 60 days of the end of the year. Expenditures generally are recorded when the related fund 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 the payment is due.

Property taxes, received by the district within 60 days, system development impact fees and interest associated with the current year are all considered to be susceptible to accrual and so have been recognized as revenues of the year. All other revenue items are considered to be measurable and available only when cash is received by the district.

Activities between funds, which are similar to lending/borrowing arrangements, are reported as “due to/due from other funds”, when outstanding at the end of the fiscal year. Such balances are eliminated in the government-wide financial statements.

The district reports the following major governmental funds:

The *General Fund* is the district’s primary operating fund. It accounts for all financial resources of the district, except those required to be accounted for in another fund. The major sources of revenue are property taxes and user fees.

The *Bonded Debt Fund* accounts for the accumulation of resources to pay principal and interest on certain general obligation long-term bonded debt. The primary source of revenue is property taxes.

The *Bond Capital Projects Fund* accounts for the financial resources received from the voter approved general obligation bond passed in April 2009. This fund details the acquisition and construction of the approved capital projects, utilizing the bond proceeds.

The *System Development Charges Fund* accounts for financial resources used for the acquisition of capital assets or construction of major capital projects. This fund accounts for fees charged to developers to provide for expanding capacity of the district’s facilities.

The other governmental fund includes the nonmajor funds of the district. The *Mitigation Maintenance Fund* is a special revenue fund that accounts for mitigation funds received from development impacting park property. This fund is accumulated for and committed to use on natural area restoration projects. The *Metro Bond Local Capital Fund* is a fund that accounts for projects that support clean water, protect and restore culturally significant native plant communities, protect and improve fish and wildlife habitat, reduce impacts of climate change, enhance trail networks, and make parks and natural areas more accessible and inclusive. The regional government entity for the Portland area, Metro, passed a renewal bond measure in November 2019 for these funds.

Additionally, the district reports fiduciary funds as follows:

The *Pension Trust Fund* accounts for activities of the district’s defined benefit and defined contribution pension plans.

The *Other Post-employment Benefits (OPEB) Trust Fund* accounts for activities of the district’s other post-employment benefits plan.

Tualatin Hills Park & Recreation District  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

Flow of resources

When both restricted and unrestricted resources are available for use, normally it is the district's policy to use restricted resources first, and then unrestricted resources as they are needed. However, this flow assumption is determined annually through the budget process, and reflected in the approved appropriations.

**D. Assets, liabilities, deferred outflows/inflows of resources and net position or fund balance**

*1. Cash, cash equivalents and investments*

The cash and cash equivalents of the district are cash on hand, demand deposits and funds invested with the Oregon State Treasurer's Local Government Investment Pool (LGIP), with interest accruing to the benefit of each individual fund. The district considers cash on hand, demand deposits and short-term highly liquid investments with a maturity of three months or less, when purchased, to be cash and cash equivalents. Restricted cash and cash equivalents consist of short-term deposits pledged in lieu of performance bonds for capital projects in progress.

State statutes and the district's investment policy authorize the district to invest in obligations of the U.S. Treasury, commercial paper, repurchase agreements, bankers' acceptances, municipal bonds, mutual funds and the LGIP. Investments are reported at fair value, based on quoted prices for identical investments.

The LGIP operates in accordance with appropriate state laws and regulations, but is not regulated by other laws, organizations or regulations. The reported value of the LGIP is equal to cash value. Investments are regulated by the Oregon Short-Term Fund Board (OSTF) and approved by the Oregon Investment Council (ORS 294.805 to 294.895). The LGIP is not registered with the SEC as an investment company. While the LGIP is not currently rated by an independent rating agency, the LGIP's holdings provide very strong protection against losses from credit defaults.

*2. Receivables and payables*

Recorded property taxes receivable that are collected within 60 days after year-end are considered measurable and available and, therefore, are recognized as revenue in the fund financial statements. The remaining balance is recorded as unavailable revenue because it is not deemed available to finance operations of the current period in the fund financial statements. An allowance for doubtful accounts is estimated based upon the history of collections of property tax, and any information received from the county related to settlements for outstanding tax balances. Property taxes are levied and become a lien on July 1. Collection dates are November 15, February 15 and May 15 following the lien date. Discounts are allowed if the amount due is received by November 15 or February 15. Taxes unpaid and outstanding on May 16 are considered delinquent.

*3. Inventory and prepaid items*

Inventories, consisting of expendable maintenance and program supplies, are valued at cost, which approximates market value, using the first-in, first-out method. The cost of inventory is recorded as an expenditure/expense when consumed, rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses at the time of consumption, rather than when purchased.

*4. Capital assets*

Capital assets, which include property, equipment, furnishings, improvements and intangible assets such as software, are reported in the government-wide financial statements. The district defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized in the government-wide statements as projects are constructed. All capital outlay costs are recorded as expenditures in the fund financial statements.

Property, improvements, equipment and intangible assets are depreciated using the straight-line method in the government-wide financial statements over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	50
Building improvements	20
Park sites and planning development	20–50
Equipment and furnishings	5
Intangible assets	5

**5. *Deferred outflows/inflows of resources***

In addition to assets, another financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The items that qualify in this category are deferred charges from refunding, and the following items that relate to the defined benefit pension plan and OPEB plan: changes in assumptions. These items are reported in the government-wide statement of net position. Deferred charges, resulting from the carrying value of refunded debt and its reacquisition price, are deferred and amortized over the shorter of the life of the refunded debt or refunding debt.

In addition to liabilities, a separate section may also be required for *deferred inflows of resources*, representing acquisition of net position or fund balance that applies to a future period, and so will not be recognized as an inflow of resources (revenue) until that time. Both the statement of net position and the governmental funds balance sheet may report a separate section for deferred inflows of resources. The district has unavailable revenue, property taxes, that qualify for reporting in this category in the governmental funds balance sheet and deferred inflows for differences between expected and actual experience, changes in assumptions, and net difference between projected and actual earnings that relates to the OPEB and pension plans.

**6. *Unearned revenue***

Governmental funds recognize unearned revenue in connection with resources that have been received, but not yet earned. The government-wide financial statements and governmental funds balance sheet report unearned revenue only for amounts that are received but not earned, relating to payments received for recreation programs that occur July 1 or after.

**7. *Compensated absences***

District policy permits employees to accumulate earned but unused vacation, compensatory and sick pay benefits. There is no liability for unpaid accumulated sick leave since the district does not have a policy to pay any amounts to employees upon separation of service. All vacation and compensatory pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Tualatin Hills Park & Recreation District  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

*8. Long-term obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, funds 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. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

*9. Fund balance*

In the fund financial statements, fund balance classifications comprise a hierarchy based on the constraints imposed on the use of resources as reported in governmental funds. The five fund balance classifications are described below:

- Nonspendable fund balance represents amounts that are not in a spendable form, or are either legally or contractually required to be maintained intact. The nonspendable fund balance represents inventories and prepaid items.
- Restricted fund balance represents amounts that are legally restricted by outside parties for a specific purpose (such as debt covenants, grant or donor requirements, other governments) or are restricted by law (constitutionally or by enabling legislation).
- Committed fund balance represents funds formally set aside by the governing body for a particular purpose. The board may set, modify or rescind commitments by resolution.
- Assigned fund balance represents amounts that are constrained by expressed intent to use resources for a specific purpose that do not meet the criteria to be classified as restricted or committed. Intent can be stipulated by the board or designee to whom that authority has been given by the board, normally the General Manager or Director of Business and Facilities.
- Unassigned fund balance is the residual classification of the General Fund. Only the General Fund may report a positive unassigned fund balance. Other governmental funds would report any negative residual fund balance as unassigned.

The board has approved the following order of spending regarding fund balance categories: restricted resources are spent first when both restricted and unrestricted (committed, assigned or unassigned) resources are available for expenditures. When unrestricted resources are spent, the order of spending is committed (if applicable), assigned (if applicable) and lastly, unassigned fund balance.

To ensure financial stability, the board has adopted a policy stating that the minimum level of ending fund balance will be at least 10 percent of operating expenses in the year. In any year in which the district is not at the targeted fund level, the budgeted contingency will be increased by 1 percent of property tax revenues.

Tualatin Hills Park & Recreation District  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

**II. Reconciliation of government-wide and fund financial statements**

**A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**

The governmental fund balance sheet includes reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$(68,005,079) difference are as follows:

Bonds payable	\$ (50,490,000)
Plus: Issuance premiums (to be amortized over life of debt)	(5,393,275)
Full faith and credit obligations	(10,735,000)
Plus: Issuance premiums (to be amortized over life of debt)	(1,147,833)
Direct debt and loans payable	<u>(238,971)</u>
Net adjustment to decrease <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u>\$ (68,005,079)</u>

**B. Explanation of certain differences between the governmental fund statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliations between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$923,243 difference are as follows:

Capital outlay (for capitalized assets)	\$ 7,921,598
Depreciation expense	<u>(6,998,355)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at changes in <i>net position of governmental activities</i>	<u>\$ 923,243</u>

Another element of that reconciliation states “the net effect of various miscellaneous transactions involving capital assets (i.e. donations) is to increase net position.” The details of this \$590,326 difference are as follows:

Donations of capital assets increase the net position in the statement of net position, but do not appear in the governmental funds because they are not financial resources	\$ 593,596
Deletions of capital assets decrease the net position in the statement of net position, but do not appear in the governmental funds because they are not financial resources	<u>\$ (3,270)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at changes in <i>net position of governmental activities</i>	<u>\$ 590,326</u>

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

Another element of that reconciliation states that “the issuance of long-term debt (e.g., bonds, loans) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The details of this \$6,831,072 difference are as follows:

Principal repayments:	
General obligation debt	\$ 5,800,000
Other long-term debt	470,264
Amortization of premiums	1,629,705
Amortization of deferred charges/inflows on refundings	(544,679)
Proceeds from issuance of debt	(14,390,000)
Debt Refunded	
General obligation debt	15,525,000
Other long-term debt	1,075,000
Deferred inflow on refunding	(206,234)
Premiums on debt issued	(2,527,984)
	<u>                    </u>
Net adjustments to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ 6,831,072

**III. Stewardship, compliance and accountability**

**A. Budgetary information**

Annual budgets are prepared for each fund in accordance with a modified accrual basis of accounting and with the legal requirements set forth in the Oregon Local Budget Law. The district budgets each governmental fund type on a modified accrual basis. The resolution authorizing appropriations for each fund set the level by which expenditures cannot legally exceed appropriations. All annual appropriations lapse at year-end. On or before the third week of February, departmental budgets are submitted to management for compilation of the proposed budget document. Initial budget review meetings begin in April, with the final public hearing and adoption completed before June 30 of each year.

Governmental fund budgets are established in accordance with state law, and are adopted on a fund level except the General Fund. The General Fund budget is adopted on an organizational unit level. Organizational units are the levels of control for all funds established by the resolution. The detail budget document, however, is required to contain more specific information for the above mentioned appropriation levels. Unexpected additional resources may be added to the budget through the use of a supplemental budget. A supplemental budget requires hearings before the public, publications in newspapers and approval by the board. Original and supplemental budgets may be modified by the use of appropriations transfers between the levels of control. Such transfers require approval by the board. In the year ended June 30, 2021, the board approved a budget transfer in the system development charges fund to cover unanticipated materials and services costs.

**IV. Detailed notes on all funds**

**A. Cash, cash equivalents and investments**

Deposits with financial institutions include bank demand deposits and deposits in the Local Government Investment Pool (LGIP), as authorized by Oregon statutes.



**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

At June 30, 2021, the district had the following cash, cash equivalents and investments at fair value:

Governmental funds:	
Demand deposits	\$ 585,350
Commercial paper	539,732
Investments in the State Treasurer's LGIP	39,808,381
Government and agency obligations	19,807,730
Total governmental funds cash, cash equivalents and investments	<u>60,741,193</u>
Fiduciary funds:	
Cash	151,314
Mutual funds	14,543,206
US stock	121,674
International stock	8,109
Other	1,944
Total cash, cash equivalents and investments at fair value	<u>\$ 75,567,440</u>

Cash, cash equivalents and investments are reflected in the financial statements as follows:

Cash and cash equivalents	\$ 40,909,381
Investments	19,807,730
Cash, cash equivalents and investments - restricted	24,082
Total cash, cash equivalents and investments - governmental activities	<u>60,741,193</u>
Cash and investments - fiduciary activities	14,826,247
Total cash, cash equivalents and investments - fiduciary activities	<u>14,826,247</u>
Total cash, cash equivalents and investments	<u>\$ 75,567,440</u>

The district categorizes its investments according to the fair value hierarchy established by GAAP. GASB Statement No. 72, *Fair value Measurement and Application*, provides a fair value hierarchy based on valuation inputs to measure the fair value of the investment. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Assets valued at fair value as of June 30, 2021 are as follows:

	Level 1	Level 2
Commercial paper	\$ -	\$ 539,732
Government and agency obligations	-	19,807,730
Mutual funds	14,543,206	-
US stock	121,674	-
International stock	8,109	-
Other	758	1,186
Total	<u>\$ 14,673,747</u>	<u>\$ 20,348,648</u>

Current investments ratings and weighted average maturities are:

	Moody's AAA	Total	Weighted Average Maturity (years)
Commercial paper	\$ 539,732	\$ 539,732	0.9583
Government and agency obligations	19,807,730	19,807,730	0.4056

All other investments are unrated.

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

*A. Interest rate risk*

In accordance with its investment policy, the district manages its exposure to declines in fair values by limiting the weighted average maturity to ensure securities mature to meet cash requirements for ongoing operations, and investing operating funds primarily in shorter-term securities or short-term investment pools.

Investments in the LGIP are stated at share value, which approximates fair value, and is the value at which the shares can be withdrawn. The LGIP does not report all investments at fair value in accordance with the provisions of GASB Statement No. 31. The LGIP is required by Oregon Revised Statutes (ORS) to compute the fair value of all investments maturing more than 270 days from the date the computation is made. If the fair value totals more than one percent of the balance of the LGIP in terms of unrealized gain or loss, the amount is required to be distributed to the pool participants. Fifty percent of the LGIP portfolio must mature within 93 days. Up to 25% of the LGIP portfolio may mature in over one year and no investment may mature in over three years. At June 30, 2021, the district's share of the amount of unrealized gain reported by the LGIP was considered immaterial.

*A. Credit risk*

As incorporated into the district's investment policy, State statute allows the district to invest in general obligations of the U.S. Government and its agencies, bank repurchase agreements, bankers' acceptances, municipal bonds, commercial paper of at least an A1/A+ rating, and the LGIP among others. The district's investments in U.S. government securities are not required to be rated.

*B. Concentration of credit risk*

The district's investment policy stipulates diversification of investments by limiting over-concentration in securities from a specific issuer or business sector (excluding U.S. Treasury securities), limiting investment in high credit risk securities, investing with varying maturities, and maintaining a portion of the portfolio in readily available funds.

In accordance with GASB Statement No. 40, the district is required to report all individual non-federal investments, which exceed 5% of total invested funds. As of June 30, 2021, the district did not hold any non-federal investments exceeding 5% of invested funds.

*C. Custodial credit risk – deposits*

Deposits with financial institutions are comprised of bank demand deposits and certificates of deposit. The combined total bank balance is \$762,110. Of these deposits, \$250,000 is covered by federal depository insurance. As required by Oregon Revised Statutes, deposits in excess of federal depository insurance were held at a qualified depository for public funds. All qualified depositories for public funds are included in the multiple financial institution collateral pool that is maintained by and in the name of the Office of the State Treasurer.

*D. Custodial credit risk – investments*

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the district will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The district's investment policy minimizes this risk by evaluating the safety of securities, pre-qualifying the financial institutions and broker/dealers, diversifying the portfolio and actively monitoring the holdings for ratings changes and market conditions.

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

**B. Capital assets**

Capital asset activity for the year ended June 30, 2021 was as follows:

	Beginning Balance 6/30/20	Increases	Decreases	Transfers	Ending Balance 6/30/21
<b>Governmental activities</b>					
Capital assets, not being depreciated					
Land	\$ 118,664,749	\$ 1,212,567	\$ -	\$ 25,921	\$ 119,903,237
Construction in progress	11,648,509	5,944,309	(3,270)	(3,778,853)	13,810,695
Total capital assets, not being depreciated	<u>130,313,258</u>	<u>7,156,876</u>	<u>(3,270)</u>	<u>(3,752,932)</u>	<u>133,713,932</u>
Capital assets, being depreciated					
Parks, sites and planning development	125,919,025	1,057,901	-	3,550,480	130,527,406
Buildings and improvements	77,947,050	58,739	-	202,452	78,208,241
Equipment and furnishings	8,641,326	241,678	(45,632)	-	8,837,372
Intangible assets	341,762	-	-	-	341,762
Total capital assets being depreciated	<u>212,849,163</u>	<u>1,358,318</u>	<u>(45,632)</u>	<u>3,752,932</u>	<u>217,914,781</u>
Less accumulated depreciation for:					
Parks, sites and planning development	(46,636,740)	(4,533,473)	-	-	(51,170,213)
Buildings and improvements	(34,264,360)	(2,036,290)	-	-	(36,300,650)
Equipment and furnishings	(7,600,887)	(406,861)	45,632	-	(7,962,116)
Intangible assets	(304,856)	(21,731)	-	-	(326,587)
Total depreciation	<u>(88,806,843)</u>	<u>(6,998,355)</u>	<u>45,632</u>	<u>-</u>	<u>(95,759,566)</u>
Total capital assets being depreciated, net	<u>124,042,320</u>	<u>(5,640,037)</u>	<u>-</u>	<u>3,752,932</u>	<u>122,155,215</u>
Governmental activities capital assets, net	<u>\$ 254,355,578</u>	<u>\$ 1,516,839</u>	<u>\$ (3,270)</u>	<u>\$ -</u>	<u>\$ 255,869,147</u>

Depreciation expense of \$6,998,355 for governmental activities was charged to the business and facilities function.

The district has the following significant construction commitments related to projects begun prior to June 30, 2021:

	Commitments made before 6/30/21	Commitments made after 6/30/21	Total Commitments
Conestoga Pool Tank and Deck	\$ 1,715,149	\$ 233,167	\$ 1,948,317
Bonnie Meadow Neighborhood Park	4,511	99,235	103,746
Westside Trail Hwy 26 Bridge Overcrossing	86,626	-	86,626
Highland Park	634,321	100,116	734,436
155th Ave Trail Development	96,477	-	96,477
Neighborhood Park - SE Quadrant	36,013	73,176	109,189
Youth Athletic Fields - SW Quadrant	6,824	134,850	141,674
	<u>\$ 2,579,920</u>	<u>\$ 640,544</u>	<u>\$ 3,220,464</u>

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

**C. Accrued compensated absences**

The district's compensated absences are liquidated by the General Fund. The change in the balance of accrued compensated absences for the fiscal year was as follows:

	Beginning Balance 6/30/20	Increase	Repayments	Ending Balance 6/30/21	Due within one year
Compensated absences	\$ 857,643	\$ 709,200	\$ (472,201)	\$ 1,094,642	\$ 537,145

**D. Long-term debt**

The table below presents current year changes in long-term debt, and the current portions due for each issue:

	Beginning Balance 6/30/20	Increase	Repayments	Ending Balance 6/30/21	Due within one year
<b>General Obligation Bonds</b>					
Series 2011	\$ 17,680,000	\$ -	\$ (17,680,000)	\$ -	\$ -
Series 2015	32,160,000	-	(3,645,000)	28,515,000	3,980,000
Series 2016	8,710,000	-	-	8,710,000	-
Series 2021	-	13,265,000	-	13,265,000	2,200,000
Premium	4,372,793	2,527,984	(1,507,502)	5,393,275	1,319,706
Total General Obligation Bonds	62,922,793	15,792,984	(22,832,502)	55,883,275	7,499,706
<b>Full Faith &amp; Credit</b>					
Series 2010A	1,145,000	-	(1,145,000)	-	-
Series 2010C	80,000	-	(80,000)	-	-
Series 2020	9,900,000	-	(290,000)	9,610,000	380,000
Series 2021	-	1,125,000	-	1,125,000	90,000
Premium	1,270,037	-	(122,204)	1,147,833	111,423
Total Full Faith & Credit	12,395,037	1,125,000	(1,637,204)	11,882,833	581,423
<b>Direct Borrowing</b>					
Energy Savings Contract	269,235	-	(30,264)	238,971	31,175
Total Direct Borrowing	269,235	-	(30,264)	238,971	31,175
<b>Total Long-term debt</b>	<b>\$ 75,587,065</b>	<b>\$ 16,917,984</b>	<b>\$ (24,499,970)</b>	<b>\$ 68,005,079</b>	<b>\$ 8,112,304</b>

General Obligations Bonds

The district issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities and improvements. General obligation bonds are direct obligations and pledge the full faith and credit of the district.

General obligation bonds, Series 2011 were issued on September 13, 2011 in the amount of \$40,060,000, as the second series of the 2008 bond measure, to complete the voter approved list of acquisitions and projects. Stated interest rates for specific maturities ranged from 2.00% to 4.00%, in accordance with the terms agreed at issuance. In March 2021, the district advance refunded the remaining balance of the Series 2011 bonds.

On May 5, 2015, the district issued \$37,880,000 in general obligation bonds with interest rates ranging from 2.0% to 5.0%. From the proceeds, \$1,435,000 fulfilled the final series of the 2008 bond measure, and the balance was used to advance refund \$38,340,000, a portion of the Series 2009 general obligation issue. The net proceeds of \$43,401,471 (including a \$6,987,825 premium and payment of \$222,658 in closing costs) along with \$850,725 in resources were deposited in an irrevocable trust fund with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, this portion of the Series 2009 bond is considered defeased and the liability was removed from the statement of net position.

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

The reacquisition price exceeded the net carrying amount of the old debt by \$4,840,819. This amount is amortized over the remaining life of the refunding debt. The bonds will be paid annually, with interest payments semi-annually, over a term of fourteen years.

On October 12, 2016, the district issued \$8,710,000 in general obligation bonds with interest rates between 3.0% and 4.0%. The proceeds were used to advance refund \$8,620,000 of the Series 2011 general obligation issue. The net proceeds of \$9,874,696 (including a \$1,283,919 premium and payment of \$119,223 in closing costs) were deposited in an irrevocable trust fund with an escrow agent to provide funds for future debt service payment on the refunded bonds. As a result, this portion of the Series 2011 bond is considered defeased and the liability was removed from the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by \$1,254,696. This amount is amortized over the remaining life of the refunding debt. The bonds will be paid annually, with interest payments semi-annually, over a term of twelve years.

On March 30, 2021, the district issued \$13,265,000 in general obligation bonds with interest rates between 3.0% and 4.0%. The proceeds were used to advance refund \$15,525,000 of the Series 2011 general obligation issue. The net proceeds of \$15,792,984 (including a \$2,527,984 premium and payment of \$155,837 in closing costs) were deposited in an irrevocable trust fund with an escrow agent to provide funds for future debt service payment on the refunded bonds. As a result, the remainder of the Series 2011 bonds are considered defeased and the liability was removed from the statement of net position. The difference between the reacquisition and the net carrying amount of the prior debt of \$206,234 is being amortized over the remaining life of the refunding debt. The refunding bonds will be paid annually, with interest payments semi-annually, over a term of eight years. The district completed the advance refunding to reduce its total debt service payments over the next 8 years by approximately \$1.9 million and to obtain an economic gain (difference between the present values of the old and new debt service payments) of approximately \$1.9 million.

Full Faith and Credit Obligations

On July 20, 2010, the district issued \$1,695,000 in Full Faith and Credit Obligations, Series 2010A. Proceeds were used to provide funding for the purchase and implementation of various energy conservation measures. Stated coupon rates for specific maturities ranged from 2.0% to 4.2%, in accordance with the terms agreed at issuance. In February 2021, the district refinanced and paid off all outstanding obligations of this issue.

On November 30, 2010, the district issued \$7,815,000 in Full Faith and Credit Obligations, to finance the acquisition, construction and renovation of a new maintenance facility and related capital projects, centrally located within district boundaries. The bonds were issued as Series 2010B and 2010C, for \$6,820,000 and \$995,000, respectively. Series 2010B was issued on a taxable basis, with a Recovery Zone Economic Development Bond subsidy associated with the issue. The stated coupon rates on specific maturities range from 5.25% to 6.741%, with a subsidy rate of 45% on the total interest cost, for the term of the bonds. In February 2020, the district advance refunded the Series 2010B bonds, and funds are held in irrevocable trust for future payment of the debt. As a result, this issue is considered defeased, and the liability was removed from the statement of net position. Because a portion of the new warehouse may be leased to a for-profit enterprise, Series 2010C was issued on a taxable basis with stated coupon rates on specific maturities ranging from 1.064% to 4.972%, in accordance with the terms agreed at issuance. Series 2010C bonds are paid annually, with interest payments semi-annually, over a term of 11 years, with the final payment paid in fiscal year 2021.

On February 12, 2020, the district issued \$9,900,000 in full faith and credit bonds with interest rates between 3.0% and 4.0%. The proceeds were used to advance refund \$6,820,000 of the Series 2010B full faith and credit issue and \$4,000,000 of the 2019 direct borrowing. The net proceeds of \$11,194,716 (including a \$1,294,716 premium and payment of \$126,325 in closing costs) were deposited in an irrevocable trust fund

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

with an escrow agent to provide funds for future debt service payment on the refunded bonds. As a result, this portion of the Series 2010 bond is considered defeased and the liability was removed from the statement of net position and the 2019 direct borrowing was paid in full. The reacquisition price exceeded the net carrying amount of the old debt by \$398,392. This amount is amortized over the remaining life of the refunding debt. The bonds will be paid annually, with interest payments semi-annually, over a term of twenty years.

On February 11, 2021, the district issued \$1,125,000 in full faith and credit bonds with an interest rate of 1.45% through November 30, 2025, and 1.95% from that date through the end of the term of the debt. The proceeds were used to refund \$1,080,000 of the Series 2010A full faith and credit obligations and \$38,687 in issuance costs. The obligations are paid annually, with interest payments semi-annually, through December 1, 2030. The district completed the refunding to reduce its total debt service payments over the next 10 years by \$119,564 and to obtain an economic gain (difference between the present values of the old and new debt service payments) of \$111,326.

**Direct Borrowing**

On February 15, 2013, the district borrowed \$457,100 for the purchase and implementation of various continued energy conservation measures. This loan bears an interest rate of 2.99%, and is payable over fifteen years. This loan is not collateralized.

The district's outstanding notes from direct borrowings and direct placements contain an event of default provision that allows the escrow agent to enforce the financing agreement. Annual principal requirements for all issues are as follows:

Year Ending June 30,	General Obligation Series			Full Faith & Credit		Direct Borrowing Energy Contract	Total
	2015	2016	2021	2020	2021		
2022	\$ 3,980,000	\$ -	\$ 2,200,000	\$ 380,000	\$ 90,000	\$ 31,175	\$ 6,681,175
2023	4,340,000	-	2,100,000	390,000	95,000	32,114	6,957,114
2024	4,725,000	-	2,305,000	395,000	100,000	33,082	7,558,082
2025	5,125,000	-	2,525,000	415,000	105,000	34,079	8,204,079
2026	5,545,000	3,125,000	-	440,000	110,000	35,105	9,255,105
2027-2031	4,800,000	5,585,000	4,135,000	2,420,000	625,000	73,416	17,638,416
2032-2036	-	-	-	2,830,000	-	-	2,830,000
2037-2040	-	-	-	2,340,000	-	-	2,340,000
	<u>\$ 28,515,000</u>	<u>\$ 8,710,000</u>	<u>\$ 13,265,000</u>	<u>\$ 9,610,000</u>	<u>\$ 1,125,000</u>	<u>\$ 238,971</u>	<u>\$ 61,463,971</u>

Annual interest requirements for all issues are as follows:

Year Ending June 30,	General Obligation Series			Full Faith & Credit		Direct Borrowing Energy Contract	Total
	2015	2016	2021	2020	2021		
2022	\$ 1,319,750	\$ 292,550	\$ 663,250	\$ 319,850	\$ 15,660	\$ 6,914	\$ 2,617,974
2023	1,120,750	292,550	553,250	308,450	14,319	5,975	2,295,294
2024	903,750	292,550	448,250	296,750	12,905	5,007	1,959,212
2025	667,500	292,550	333,000	280,950	11,419	4,011	1,589,430
2026	421,250	292,550	206,750	264,350	11,423	2,984	1,199,307
2027-2031	144,000	234,450	578,750	1,046,550	30,568	2,765	2,037,083
2032-2036	-	-	-	610,800	-	-	610,800
2037-2040	-	-	-	167,250	-	-	167,250
	<u>\$ 4,577,000</u>	<u>\$ 1,697,200</u>	<u>\$ 2,783,250</u>	<u>\$ 3,294,950</u>	<u>\$ 96,294</u>	<u>\$ 27,656</u>	<u>\$ 12,476,350</u>

**Tualatin Hills Park & Recreation District**  
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**June 30, 2021**

Short-term Debt

On July 1, 2020, the district issued a Tax and Revenue Anticipation Note, Series 2020 in the amount of \$10,000,000 to continue operations of the general government prior to receipt of annual tax revenue. The note matured on December 31, 2020 and bore interest at a rate of 0.97%.

**V. Other information**

**A. Defined benefit pension plan**

The district maintains a single-employer defined benefit pension plan (“plan”) trusted by U.S. Bank National Association. The plan provides retirement and death benefits (pre-retirement) to plan members and beneficiaries. The plan does not issue a publicly available financial statement. Financial statements for the plan are included as Trust Funds in the Basic Financial Statements, and combining statements are included in the Supplemental Information. The plan’s authority for vesting and benefit provisions is provided by the Plan Agreement (last restatement July 1, 2016) and is governed by the district’s Board of Directors. Amendments to the plan require approval of the Board of Directors.

***General Information About the Pension Plan***

Plan Description

Within the plan, Tier I, a defined benefit plan, applies to all full-time employees hired before July 1, 2010, and is now closed to new enrollment. Tier II, a hybrid plan consisting of two components, applies to all full-time employees hired on or after July 1, 2010, and all regular part-time (RPT) employees. The two components are the employer paid pension fund and an Individual Account Program (IAP). Employees in both Tier I and Tier II were/are eligible for participation in the defined benefit plan after six months of service.

Membership in the Plan as of June 30, 2021 was:

Active members	144
Vested inactive members	40
Retirees	20
Total	204

Benefits Provided

The Tier I normal retirement benefit, as authorized by the Board of Directors, is equal to 1.9% of the participant’s average monthly earnings multiplied by the years and months of employment with the district. Normal retirement age is 58, or an employee may elect early retirement at a reduced benefit of 5% per year after age 55 with ten years of service. Active participants that have reached normal retirement age (58) and accrued 20 years of benefit service may elect to receive an “in-service” distribution of the benefits accrued to the date of distribution. Tier I retiring employees may choose between several annuity options or a single lump sum benefit payment.

The Tier II normal retirement benefit is equal to 1.5% of the participant’s average monthly earnings multiplied by the years and months of employment with the district. Normal retirement age is 65, or an employee may elect early retirement at a reduced benefit of 5% per year after age 55 with ten years of service. Retiring employees may choose between several annuity options. There is no “in-service” distribution or single lump sum benefit payment allowed within the Tier II plan.

Average monthly earnings are based upon eligible compensation paid during the 36 consecutive month period which produces the highest average. For Tier I participants only, eligible compensation also includes upon termination or in-service distribution, 100% of unused vacation leave, and 50% of unused sick leave.

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

The plan does not have a disability benefit, but a participant qualified under a program administered by the Social Security Administration will continue to earn vesting service credits during the period of disability. In the event of death prior to retirement, an amount equal to the present value of the vested accrued benefit will be paid. Death benefits paid post-retirement are provided only by the annuity form elected at the time of retirement. Terminated employees who have completed five years of vesting service are entitled to receive a vested monthly benefit starting at normal retirement date. A participant is always 100% vested in mandatory/IAP and voluntary employee accounts.

Benefit terms allow the plan administrator to periodically apply a cost of living adjustment (COLA) up to 2% (or negative 2%) to amounts being distributed to retirees. In no event shall the amount of any participant's monthly benefit be less than would have been paid had no COLA been applied.

**Contributions**

The plan is funded by a combination of employer and employee contributions. Employer contributions used to liquidate the net pension liability are funded by the General Fund. The terms of the plan dictate that employee contributions are made on a pre-tax basis at a rate of 6% of eligible earnings for Tier I. Tier II employees are required to participate in the Individual Account Program Pension Plan, a defined contribution plan (see Note V.B. below). Per board direction, the employer contributions are based on an actuarially determined rate to contribute whatever amounts are required in addition to employee contributions, to provide benefits and pay expenses of the plan. Contributions are funded by the General Fund for the district. Total actual contributions to the plan for the year ended June 30, 2021 totaled \$8,866,891 which is 81.7% of annual covered payroll of \$10,850,513. Pension expense (benefit) for the fiscal year ended June 30, 2021 was \$866,327.

Tier I participants may make voluntary contributions up to a maximum of 10% of monthly salary. Benefits derived from such contributions are in addition to other plan benefits. Both mandatory and voluntary contributions are fully vested at all times.

***Net Pension Liability***

**Actuarial Valuation Assumptions**

The total pension liability reported as of June 30, 2021 with a measurement date of June 30, 2021, was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial cost method	Entry age normal
Mortality assumptions	2019 adopted assumption for Oregon PERS General Service retirees (Pub-2010 retiree tables generationally projected).
Discount rate	6.0%
Salary growth assumption	4.0%
Inflation (post retirement COLA)	2.0%
Investment rate of return (net of expenses)	6.0%
Likelihood of a member selecting lump sum form of payment	50%

*Discount rate* - the projection of cash flows used to determine the discount rate assumed the district contributions will be made at actuarially determined contribution rates. Based on those assumptions, the pension plan'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 total pension liability.

*Investment rate of return* - the long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.



**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

Changes in Net Pension Liability

The following table presents the changes in the net pension liability for the fiscal year ended June 30, 2021 based on the measurement date of June 30, 2021:

	Increases (Decreases)		
	Total Pension Liability	Plan Net Position	Net Pension Liability
Balances @ 6/30/2020	\$ 32,386,688	\$ 1,865,497	\$ 30,521,191
Changes for the year:			
Service cost	1,433,237	-	1,433,237
Interest	1,948,393	-	1,948,393
Effect of plan changes	-	-	-
Effect of economic/demographic gains	(462,157)	-	(462,157)
Effect of changes in assumptions or inputs	-	-	-
Benefit payments	(2,733,218)	(2,733,218)	-
Employer contributions	-	8,500,000	(8,500,000)
Member contributions	-	366,891	(366,891)
Net investment income	-	1,812,578	(1,812,578)
Administration expense	-	(87,460)	87,460
Net changes	186,255	7,858,791	(7,672,536)
Balances @ 6/30/2021	<u>\$ 32,572,943</u>	<u>\$ 9,724,288</u>	<u>\$ 22,848,655</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following table presents the sensitivity of the net pension liability calculation to a one percent increase or decrease in the discount rate used to measure the total pension liability:

	1% Decrease (5.00%)	Discount rate (6.00%)	1% Increase (7.00%)
Total pension liability	\$ 37,303,593	\$ 32,572,943	\$ 28,710,745
Fiduciary net position	9,724,288	9,724,288	9,724,288
Net pension liability	27,579,305	22,848,655	18,986,457

Pension Expense/(Income) and Deferred Inflows/Outflows of Resources Related to the Pension Plan

For the year ended June 30, 2021, the district recognized pension expense of \$866,327. The following table presents the components of deferred inflows and outflows of resources for the fiscal year ended June 30, 2021:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 4,088,865
Change of assumptions or inputs	1,102,316	10,262,827
Net difference between projected and actual earnings	-	1,079,394
Total	<u>\$ 1,102,316</u>	<u>\$ 15,431,086</u>

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

The following table, presents the future amortization of deferred outflows and inflows of resources to be recognized in pension expense:

Fiscal Years Ended June 30,	Deferred Outflows (Inflows) of Resources
2022	\$ (1,945,198)
2023	(1,945,200)
2024	(1,973,936)
2025	(2,000,820)
2026	(1,696,440)
Thereafter	(4,767,176)
	<u>\$ (14,328,770)</u>

**B. Individual account program pension**

Effective July 1, 2020, the district transitioned the Individual Account Program (IAP), a single employer defined contribution plan, to a separate trust. ICMA-RC is the administrator of the trust. Funding of the IAP occurs on a perpetual basis as part of the District's normal payroll processes.

Plan Description

The IAP is a defined contribution plan funded by mandatory pre-tax contributions from Tier II participants of the district defined benefit pension plan and voluntary contributions from Tier I participants. Effective July 1, 2020, the district adopted the IAP, allowing for segregation of funds invested in participant directed accounts. Participants are eligible for the plan upon hire, and are fully vested at all times. The IAP is governed by the district's Board of Directors. Amendments to the plan require approval of the Board of Directors.

Plan Investments

Plan investments are reported at fair value. The district categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of an asset. Level 1 inputs are quoted prices in active markets for identical assets. The majority of investments in the IAP are valued using quoted market prices (Level 1 inputs).

As of June 30, 2021, there were 92 active employees, respectively, covered by the IAP.

**C. Deferred compensation plan**

The district offers all employees a deferred compensation plan created in accordance with Internal Revenue Code (IRC) Section 457(b). The plan permits employees to defer a portion of their current salary until termination, retirement, death, or financial hardship. All assets and income of the plan are in a trust for the exclusive benefit of the participants and their beneficiaries. Plan participant investments are determined by the employee participants. A committee performs the administrative and fiduciary responsibilities of the employer under the plan.

Tualatin Hills Park & Recreation District  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

**D. Other post-employment benefits (OPEB)**

***General Information About OPEB***

Plan Description

The district administers a single-employer defined benefit healthcare plan per the requirements of the collective bargaining agreement. The plan provides the opportunity for postretirement healthcare insurance for eligible retirees from the Tier I plan, and their spouses, through the district's group health care insurance plan, which covers both active and retired participants.

The plan, as authorized by the board, provides a Tier I participant who terminates employment the monthly benefit of \$10 per year of benefit service, with a minimum monthly benefit of \$60, and a maximum monthly benefit of \$200. This benefit is payable from retirement to age 65, at which point the monthly benefit will be reduced to one-half the original benefit, with a minimum of \$60. In no event will the monthly medical premium benefit be greater than the actual medical premium. This medical premium benefit is payable for life, and is extended to retirees selecting the lump sum benefit retirement payment option. The benefits may be amended by the board.

Funding Policy

The net OPEB liability is liquidated via employer contributions from the General Fund. The district does not pay any portion of the health insurance premium for retirees; however, the retirees do receive benefits, as described below, through the district's retirement plan. Also, retirees receive an implicit benefit of a tiered healthcare premium at the same rate provided to active employees. Retirees may not convert either benefit into an in-lieu payment to secure coverage under independent plans. As of June 30, 2020, the last available actuarial report, 146 retirees were receiving post-employment healthcare benefits.

***Net OPEB Liability***

Actuarial Valuation Assumptions

The total OPEB liability reported as of June 30, 2021, with a measurement date of June 30, 2021, was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial cost method	Entry age normal
Mortality assumptions	Pub-2010 General Employees table
Discount rate	7.0%
Salary growth assumption	3.5%
Inflation (post retirement COLA)	2.0%
Investment rate of return (net of expenses)	7.0%
Healthcare cost trend rates	6.7% in 2021/22, declining annual by 0.1% until 2038, 5.0% thereafter

*Discount rate* - the projection of cash flows used to determine the discount rate assumed the district contributions will be made at actuarially determined contribution rates. Based on those assumptions, the OPEB plan'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 OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

*Investment rate of return* - the long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Domestic equity	65%	9.2%
Fixed income	35	3.0

**Changes in Net OPEB Liability**

The following table presents the changes in the net OPEB liability for the fiscal year ended June 30, 2021 based on the measurement date of June 30, 2021:

	Increases (Decreases)		
	Total OPEB Liability	Plan Net Position	Net OPEB Liability
Balances @ 6/30/2020	\$ 2,444,224	\$ 1,799,873	\$ 644,351
Changes for the year:			
Service cost	46,862	-	46,862
Interest	168,126	-	168,126
Differences between expected and actual experience	-	-	-
Changes of assumptions or other input	-	-	-
Employer contributions	-	90,732	(90,732)
Net investment income	-	316,460	(316,460)
Benefit payments	(178,572)	(178,572)	-
Administration expense	-	(2,396)	2,396
Net changes	36,416	226,224	(189,808)
Balances @ 6/30/2021	\$ 2,480,640	\$ 2,026,097	\$ 454,543

**Sensitivity of the Net OPEB Liability to Changes in the Discount Rate**

The following table presents the sensitivity of the net OPEB liability calculation to a one percent increase or decrease in the discount rate used to measure the total OPEB liability:

	1% Decrease (6.00%)	Discount rate (7.00%)	1% Increase (8.00%)
Net OPEB liability	\$ 664,151	\$ 454,543	\$ 268,391

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

The following table presents the sensitivity of the net OPEB liability calculation to a one percent increase or decrease in the current healthcare cost trend rate used to measure the total OPEB liability:

	1% Decrease	Current trend rate	1% Increase
Net OPEB liability	\$ 332,288	\$ 454,543	\$ 595,657

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

OPEB Expense/(Income) and Deferred Outflows of Resources Related to the OPEB Plan

For the year ended June 30, 2021, the district recognized OPEB expense (benefit) of \$(22,046). The following table presents the components of deferred outflows and deferred inflows of resources for the fiscal year ended June 30, 2021:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 650,778
Changes in assumptions or other inputs	34,139	-
Differences between expected and actual earnings on investments	-	126,335
	\$ 34,139	\$ 777,113

The following table presents the future amortization of deferred outflows and inflows of resources to be recognized in other post-employment benefits expense:

Fiscal Years Ended June 30,	Deferred Outflows (Inflows) of Resources
2022	\$ (116,597)
2023	(116,597)
2024	(118,687)
2025	(126,818)
2026	(88,091)
Thereafter	(176,184)
	\$ (742,974)

**E. Risk management**

The district is a member of the Special Districts Insurance Services (SDIS). The Special Districts Association of Oregon created SDIS in 1984 for the purpose of providing a pooling mechanism for jointly purchasing insurance, jointly self-insuring, and/or jointly contracting for risk management services. SDIS has over 800 members, and is governed by a five member board of directors who are elected to three-year terms. In-house services of SDIS include risk management consultation, claims and litigation administration, investigation and loss analyses. SDIS contracts for specialists in land use problems and lobbyist services. SDIS is fully funded by its members, who pay annual assessments on an experience rated basis, as determined by an outside, independent actuary. The assessment covers loss, loss adjustment, and administrative expenses. New members initially contract for a one-year term, and thereafter automatically renew on an annual basis. Termination does not relieve a former member from its unresolved loss history incurred during membership. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

**F. Commitments and contingencies**

The district is a defendant in various claims and litigation proceedings. These claims are either covered by insurance or are the types which are normal in the view of the district's operations. Management believes the total amount of liability, if any, which may arise from such claims and litigation, beyond what is covered by insurance, would not have a material effect on the district's financial condition or its ability to carry on its activities substantially as now conducted.

The district operated under a three year collective bargaining agreement during the fiscal year, that was effective July 1, 2019, with an employee union defining compensation and other considerations that expires at June 30, 2022.

On January 21, 2011, the district entered into an operating lease agreement with Peregrine Sports, LLC, doing business as the Portland Timbers (the Timbers), a professional soccer team, to lease a portion of the Fanno Creek Service Center facility for an initial term beginning July 1, 2011 and ending June 30, 2021. The Timbers initially occupied 6,000 square feet of the facility for a locker room, training area and office space, along with land underlying the Timbers practice field. The contract was amended on January 2, 2013 to add an additional 900 square feet of the facility. On September 23, 2014, the district entered into the third amendment of the operating lease agreement to add an additional 2,400 square feet of interior space and expand usage of the synthetic turf field located at the Fanno Creek Service Center facility. Then, on June 7, 2017, the contract was amended to add an additional 12,833 square feet of interior space for expanded locker rooms, training and maintenance equipment space. On October 9, 2020, the Timbers exercised the option to renew their lease for an additional 10 year term beginning July 1, 2021 and ending June 30, 2031. Peregrine will pay \$155,363 for interior space and \$67,500 per year for field space for the first year of the renewal term with a 3% annual increase to the interior space each year thereafter. Payments are due by December 31 of each year.

The Fanno Creek Service Center facility contains 90,000 square feet of interior space and was purchased and renovated at a cost of \$8.9 million in 2011-2012. Total annual depreciation expense for the facility is \$184,100 and the net carrying value as of June 30, 2021 approximates \$7.1 million. The synthetic turf practice field was purchased and constructed at a cost of \$2.1 million in 2011. Total annual depreciation for the constructed field approximates \$57,000 and the carrying value of the land and the constructed field approximates \$1.5 million.

Lease payments for the renewed terms are as follows:

Year Ending June 30,	Lease Payments
2022	\$ 222,863
2023	227,522
2024	232,324
2025	237,267
2026	242,362
2027-2031	1,293,718
	<u>\$ 2,456,056</u>

**Tualatin Hills Park & Recreation District**  
**Notes to Basic Financial Statements (continued)**  
**June 30, 2021**

**G. Tax abatements**

The district is subject to three property tax abatements granted by Washington County and one granted by the City of Beaverton, as allowed by State of Oregon Statutes.

Under the Enterprise Zone Exemption (ORS 285C.175), businesses locating or expanding into specific local enterprise zones are eligible for up to three years of tax exemptions for 100 percent of the qualified property's assessed value. The purpose of this program is to enhance and encourage local business investment opportunities.

The Vertical Housing Program is a partial property tax exemption program (ORS 307.864) for new mixed-use development. The program is administered by the Oregon Housing and Community Services Department. To qualify, a project must have improved, leasable, non-residential development on the ground floor and residential development on the floors above.

Working in partnership with both the non-profit and the private sector, the Washington County Department of Housing Services (DHS) combines traditional housing programs with economic opportunity to encourage self-sufficiency, skill enhancement and independence. The DHS offers rental assistance to low income households through various federally funded programs, and also creates affordable housing opportunities in the community for low- and moderate-income households through a combination of creative financing and partnerships with public and private entities.

Under the Nonprofit Corporation Low Income Housing exemption (ORS 307.541), properties held by nonprofit corporations and used to provide low-income housing are eligible for tax exemptions. To qualify for the exemptions, the property must be held by a corporation qualified under section 501(c)(3) or (4) of the Internal Revenue Code and occupied by low-income persons or held for future development of low-income housing. This exemption will expire upon repeal of the statute, on June 30, 2027. The purpose of this program is to benefit low-income renters by encouraging construction and rehabilitation of qualified low-income rental housing.

The amount of tax abated during the year ended June 30, 2021 is:

Abatement Category	Abatement
Enterprise zone	\$ 900
Vertical housing	36,000
Housing for low income rental	5,000
Nonprofit corporations low income housing	130,000
	\$ 171,900

**H. Subsequent events**

The district issued a Tax and Revenue Anticipation Note, Series 2021 in the amount of \$10,000,000 on July 1, 2021 to continue operations of the general government prior to receipt of annual tax revenue. This note matures December 31, 2021 and bears interest at a rate of 0.35%.



# Required Supplementary Information





**Tualatin Hills Park & Recreation District  
Required Supplementary Information  
Pension Plan**

**Schedule of Changes in Net Pension Liability and Related Ratios**

	2021	2020	2019	2018	2017	2016	2015
<b>Total pension liability:</b>							
Service cost	\$ 1,433,237	\$ 3,160,771	\$ 3,516,445	\$ 1,387,648	\$ 1,489,089	\$ 1,440,139	\$ 1,212,449
Interest	1,948,393	2,158,354	2,596,664	2,246,552	2,408,620	2,319,600	2,114,196
Effect of plan changes	-	(3,594,865)	-	-	-	-	-
Effect of changes in assumptions or inputs	-	(12,963,571)	1,682,483	-	-	-	-
Effect of economic/demographic gains	(462,157)	(4,650,603)	-	-	-	-	-
Benefit payments	(2,733,218)	(20,285,282)	(5,576,144)	(5,348,750)	(9,378,957)	(1,920,016)	(4,052,930)
Difference between expected and actual experience	-	-	-	1,252,327	3,112,507	-	2,366,480
Net change in total pension liability	186,255	(36,175,196)	2,219,448	(462,223)	(2,368,741)	1,839,723	1,640,195
Total pension liability, beginning	32,386,688	68,561,884	31,665,774	32,127,997	34,496,738	32,657,015	31,016,820
Restatement of total pension liability, beginning	-	-	34,676,662	-	-	-	-
Restated total pension liability, beginning	32,386,688	68,561,884	66,342,436	32,127,997	34,496,738	32,657,015	31,016,820
Total pension liability, ending	32,572,943	32,386,688	68,561,884	31,665,774	32,127,997	34,496,738	32,657,015
<b>Plan fiduciary net position:</b>							
Total contributions	8,866,891	10,909,277	4,848,951	3,385,841	3,288,096	3,103,438	3,191,093
Net investment income	1,812,578	191,472	418,421	1,986,626	(73,994)	(471,679)	2,972,365
Benefit payments	(2,733,218)	(20,285,282)	(5,576,144)	(5,348,750)	(9,378,957)	(1,920,016)	(3,999,039)
Administrative expense	(87,460)	(195,260)	(93,204)	(84,431)	(111,684)	(111,881)	(104,035)
Net change in plan net position	7,858,791	(9,379,793)	(401,976)	(60,714)	(6,276,539)	599,862	2,060,384
Plan net position, beginning	1,865,497	11,245,290	17,190,301	17,251,015	23,527,554	22,927,692	20,867,308
Restatement of plan net position, beginning	-	-	(5,543,035)	-	-	-	-
Restated plan net position, beginning	1,865,497	11,245,290	11,647,266	17,251,015	23,527,554	22,927,692	20,867,308
Plan net position, ending	9,724,288	1,865,497	11,245,290	17,190,301	17,251,015	23,527,554	22,927,692
Net pension liability	\$ 22,848,655	\$ 30,521,191	\$ 57,316,594	\$ 14,475,473	\$ 14,876,982	\$ 10,969,184	\$ 9,729,323
Plan fiduciary net position as a percent of total pension liability	29.9%	5.8%	16.4%	54.3%	53.7%	68.2%	70.2%
Covered payroll	\$ 10,850,513	\$ 11,833,548	\$ 13,759,095	\$ 13,159,789	\$ 12,331,990	\$ 13,874,307	\$ 12,442,910
Net pension liability as a percent of covered payroll	210.6%	257.9%	416.6%	110.0%	120.6%	79.1%	78.2%
Annual money-weighted return on pension plan investments	12.2%	3.7%	3.7%	12.2%	-0.4%	-0.1%	2.2%

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

**Tualatin Hills Park & Recreation District  
Required Supplementary Information  
Pension Plan  
Schedule of Contributions**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Actuarially determined contribution	\$ 8,500,000	\$ 10,000,223	\$ 4,022,258	\$ 3,590,968	\$ 3,384,945	\$ 3,286,864	\$ 3,098,289	\$ 3,191,093
Contributions recognized by the plan	8,500,000	10,000,223	4,022,258	3,590,968	3,384,945	3,286,864	3,098,289	3,191,093
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 10,850,513	\$ 11,833,548	\$ 13,759,095	\$ 13,613,440	\$ 13,159,789	\$ 12,331,990	\$ 13,874,307	\$ 12,442,910
Contributions as a percent of covered payroll	78.3%	84.5%	29.2%	26.4%	25.7%	26.7%	22.3%	25.6%

**Notes to Schedule**

Valuation date:	June 30, 2021
Measurement Date:	June 30, 2021
Actuarial cost method:	Entry age normal
Amortization method:	Level percentage of payroll, closed
Inflation (post retirement COLA)	2.0%
Discount rate	6.0%
Salary growth assumption:	4.0%
Investment rate of return (net of expenses):	6.0%
Mortality assumptions:	2019 adopted assumption for Oregon PERS General Service retirees (Pub-2010 General Employees retiree tables, generationally projected with unisex Social Security data scale, one year set back for males only).

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

Tualatin Hills Park and Recreation District  
**Required Supplementary Information**  
**Other Post-employment Benefits Plan**  
**Schedule of Changes in Net OPEB Liability and Related Ratios**

	2021	2020	2019	2018
<b>Total OPEB liability:</b>				
Service cost	\$ 46,862	\$ 76,153	\$ 73,577	\$ 71,089
Interest	168,126	214,629	205,773	195,921
Differences between expected and actual experience	-	43,893	-	-
Changes of assumptions or other input	-	(836,714)	-	-
Benefit payments	(178,572)	(163,574)	(144,672)	(110,357)
Net change in total OPEB liability	36,416	(665,613)	134,678	156,653
Total OPEB liability, beginning	2,444,224	3,109,837	2,975,159	2,818,506
Total OPEB liability, ending	2,480,640	2,444,224	3,109,837	2,975,159
<b>Plan fiduciary net position:</b>				
Total contributions	90,732	91,389	101,524	60,016
Net investment income	316,460	82,265	109,441	136,475
Benefit payments	(178,572)	(163,574)	(144,672)	(110,357)
Administrative expense	(2,396)	(4,323)	(6,483)	(5,410)
Net change in plan net position	226,224	5,757	59,810	80,724
Plan net position, beginning	1,799,873	1,794,116	1,734,306	1,653,582
Plan net position, ending	2,026,097	1,799,873	1,794,116	1,734,306
Net OPEB liability	\$ 454,543	\$ 644,351	\$ 1,315,721	\$ 1,240,853
Plan fiduciary net position as a percent of total OPEB liability	81.7%	73.6%	57.7%	58.3%
Covered payroll	\$ 11,474,146	\$ 14,434,641	\$ 13,759,095	\$ 13,613,440
Net OPEB liability as a percent of covered payroll	4.0%	4.5%	9.6%	9.1%
Annual money-weighted return on OPEB investments	16.6%	4.6%	6.2%	8.4%

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

**Tualatin Hills Park and Recreation District  
Required Supplementary Information  
Other Post-Employment Benefits Plan  
Schedule of Contributions**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Actuarially determined contribution	\$ 90,732	\$ 91,389	\$ 101,524	\$ 60,016
Contributions recognized by the plan	90,732	91,389	101,524	60,016
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 11,474,146	\$ 14,434,641	\$ 13,759,095	\$ 13,613,440
Contributions as a percent of covered payroll	0.8%	0.6%	0.7%	0.4%

**Notes to Schedule**

Valuation date:	July 1, 2020	July 1, 2020	July 1, 2017	July 1, 2017
Measurement Date:	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
Actuarial determined contribution method:	Aggregate cost	Aggregate cost	Aggregate cost	Aggregate cost
Actuarial cost method:	Entry age normal	Entry age normal	Entry age normal	Entry age normal
Amortization method:	Level percentage of payroll, closed	Level percentage of payroll, closed	Level percentage of payroll, closed	Level percentage of payroll, closed
Inflation (post retirement COLA)	2.0%	2.0%	2.0%	2.5%
Discount rate	7.0%	7.0%	7.0%	7.0%
Salary growth assumption:	3.5%	3.5%	3.5%	3.5%
Investment rate of return (net of expenses):	7.0%	7.0%	7.0%	7.0%
Mortality assumptions:	Pub-2010 General employees table	Pub-2010 General employees table	RP-2014, adjusted to 2006	RP-2014, adjusted to 2006
Medical inflation rate:	6.7% in 2021-22, declining annually by 0.1% until 2038; 5.0% thereafter	6.8% in 2020-21, declining annually by 0.1% until 2038; 5.0% thereafter	6.8% in 2019-20, declining annually by 0.1% until 2037; 5.0% thereafter	6.9% in 2018-19, declining annually by 0.1% until 2037; 5.0% thereafter

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.



# Supplemental Information



Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>BOARD OF DIRECTORS:</b>				
Part time salaries	\$ 12,000	\$ 12,000	\$ 4,450	\$ 7,550
Payroll taxes	1,200	1,200	386	814
Personnel services	<u>13,200</u>	<u>13,200</u>	<u>4,836</u>	<u>8,364</u>
Professional services	223,451	223,451	135,511	87,940
Office supplies	5,157	5,157	2,366	2,791
Dues and memberships	3,650	3,650	3,575	75
Conferences	26,200	26,200	2,630	23,570
Materials and services	<u>258,458</u>	<u>258,458</u>	<u>144,082</u>	<u>114,376</u>
Elections	75,000	75,000	53,985	21,015
Total Board of Directors	<u>346,658</u>	<u>346,658</u>	<u>202,902</u>	<u>143,756</u>
<b>ADMINISTRATION:</b>				
<b>General Manager</b>				
Full time salaries	355,992	355,992	314,784	41,208
Employee benefits	259,602	259,602	262,522	(2,920)
Payroll taxes	27,156	27,156	20,864	6,292
Personnel services	<u>642,750</u>	<u>642,750</u>	<u>598,170</u>	<u>44,580</u>
Telecommunications	2,600	2,600	3,571	(971)
Office supplies	5,500	5,500	3,859	1,641
Program supplies	4,000	4,000	-	4,000
Dues and memberships	22,000	22,000	13,240	8,760
Conferences	23,500	23,500	734	22,766
Other travel	4,000	4,000	-	4,000
Technical training	8,800	8,800	3,111	5,689
Staff transportation	7,931	7,931	4,860	3,071
Small furniture & equipment	1,000	1,000	-	1,000
Materials and services	<u>79,331</u>	<u>79,331</u>	<u>29,375</u>	<u>49,956</u>
Total General Manager	<u>722,081</u>	<u>722,081</u>	<u>627,545</u>	<u>94,536</u>
<b>Communications</b>				
Full time salaries	533,206	533,206	459,076	74,130
Part time salaries	33,890	33,890	1,535	32,355
Employee benefits	442,858	442,858	440,356	2,502
Payroll taxes	52,137	52,137	39,534	12,603
Personnel services	<u>1,062,091</u>	<u>1,062,091</u>	<u>940,501</u>	<u>121,590</u>
Professional services	92,500	92,500	40,098	52,402
Technical services	21,800	21,800	16,249	5,551
Telecommunications	3,000	3,000	2,306	694
Printing and publications	155,875	155,875	27,894	127,981

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
Postage	\$ 111,500	\$ 111,500	\$ 22,733	\$ 88,767
Advertising	82,750	82,750	31,918	50,832
Office supplies	21,250	21,250	8,667	12,583
Program supplies	24,000	24,000	17,624	6,376
Dues and memberships	5,690	5,690	6,742	(1,052)
Conferences	4,463	4,463	-	4,463
Staff transportation	5,200	5,200	95,600	(90,400)
Small furniture and equipment	2,500	2,500	996	1,504
<b>Materials and services</b>	<b>530,528</b>	<b>530,528</b>	<b>270,827</b>	<b>259,701</b>
<b>Total Communications</b>	<b>1,592,619</b>	<b>1,592,619</b>	<b>1,211,328</b>	<b>381,291</b>
<b>Security Operations</b>				
Full time salaries	106,142	106,142	104,124	2,018
Part time salaries	152,012	152,012	123,563	28,449
Employee benefits	80,115	80,115	84,360	(4,245)
Payroll taxes	26,723	26,723	22,431	4,292
<b>Personnel services</b>	<b>364,992</b>	<b>364,992</b>	<b>334,478</b>	<b>30,514</b>
Technical services	87,483	87,483	65,763	21,720
Maintenance services	11,648	11,648	25,432	(13,784)
Printing and publications	500	500	-	500
Telecommunications	3,200	3,200	3,216	(16)
Office supplies	500	500	498	2
Program supplies	8,000	8,000	11,564	(3,564)
Dues and memberships	100	100	-	100
Conferences	225	225	-	225
Technical training	775	775	1,299	(524)
Staff transportation	150	150	-	150
Small furniture and equipment	350	350	-	350
<b>Materials and services</b>	<b>112,931</b>	<b>112,931</b>	<b>107,771</b>	<b>5,161</b>
<b>Total Security Operations</b>	<b>477,923</b>	<b>477,923</b>	<b>442,249</b>	<b>35,674</b>
<b>Community Partnerships</b>				
Full time salaries	153,052	153,052	-	153,052
Employee benefits	105,611	105,611	3,569	102,042
Payroll taxes	12,739	12,739	-	12,739
<b>Personnel services</b>	<b>271,402</b>	<b>271,402</b>	<b>3,569</b>	<b>267,833</b>
Professional services	19,767	19,767	-	19,767
Technical services	1,200	1,200	-	1,200
Staff transportation	3,600	3,600	-	3,600
<b>Materials and services</b>	<b>24,567</b>	<b>24,567</b>	<b>-</b>	<b>24,567</b>
<b>Total Community Partnerships</b>	<b>295,969</b>	<b>295,969</b>	<b>3,569</b>	<b>292,400</b>
<b>Total Administration</b>	<b>3,088,592</b>	<b>3,088,592</b>	<b>2,284,691</b>	<b>803,901</b>

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>BUSINESS AND FACILITIES:</b>				
<b>Director of Business and Facilities</b>				
Full time salaries	\$ 427,845	\$ 427,845	\$ 238,176	\$ 189,669
Employee benefits	299,499	299,499	270,098	29,401
Payroll taxes	33,278	33,278	19,330	13,948
<b>Personnel services</b>	<u>760,622</u>	<u>760,622</u>	<u>527,604</u>	<u>233,018</u>
Professional services	7,000	7,000	230,289	(223,289)
Technical services	120,000	120,000	54,000	66,000
Other miscellaneous services	58,500	58,500	52,279	6,221
Rental equipment	55,850	55,850	46,689	9,161
Bank charges and fees	6,400	6,400	6,924	(524)
Printing and publications	6,600	6,600	704	5,896
Postage	48,100	48,100	6,350	41,750
Advertising	4,200	4,200	675	3,525
Telecommunications	6,780	6,780	2,624	4,157
Office supplies	48,000	48,000	6,812	41,188
Dues and memberships	4,020	4,020	3,888	132
Conferences	11,450	11,450	-	11,450
Technical training	2,950	2,950	299	2,651
Staff transportation	7,860	7,860	4,400	3,460
Other travel	3,500	3,500	-	3,500
Small furniture and equipment	2,500	2,500	-	2,500
<b>Materials and services</b>	<u>393,710</u>	<u>393,710</u>	<u>415,933</u>	<u>(22,223)</u>
Debt principal	470,264	470,264	470,264	0
Debt interest	536,024	536,024	409,289	126,735
<b>Debt service</b>	<u>1,006,288</u>	<u>1,006,288</u>	<u>879,553</u>	<u>126,735</u>
<b>Total Director of Business and     Facilities</b>	<u>2,160,620</u>	<u>2,160,620</u>	<u>1,823,090</u>	<u>337,530</u>
<b>Finance</b>				
Full time salaries	710,876	710,876	717,999	(7,123)
Part time salaries	107,273	107,273	-	107,273
Employee benefits	583,834	583,834	542,402	41,432
Payroll taxes	77,927	77,927	62,886	15,041
<b>Personnel services</b>	<u>1,479,910</u>	<u>1,479,910</u>	<u>1,323,288</u>	<u>156,622</u>
Professional services	15,600	15,600	8,275	7,325
Technical services	220,125	220,125	218,811	1,314
Bank charges and fees	18,000	18,000	14,990	3,010
Printing and publications	5,990	5,990	8,443	(2,453)
Telecommunications	-	-	1,182	(1,182)
Office supplies	500	500	206	294
Dues and memberships	900	900	1,640	(740)
Conferences	3,500	3,500	(290)	3,790
Technical training	3,910	3,910	415	3,495
Rental facility	43,610	43,610	42,960	650
Staff transportation	1,000	1,000	-	1,000
Small furniture and equipment	1,081	1,081	1,327	(246)
<b>Materials and services</b>	<u>314,216</u>	<u>314,216</u>	<u>297,959</u>	<u>16,257</u>
<b>Total Finance</b>	<u>1,794,126</u>	<u>1,794,126</u>	<u>1,621,247</u>	<u>172,879</u>



Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>Human Resources</b>				
Full time salaries	\$ 375,276	\$ 375,276	\$ 338,307	\$ 36,969
Employee benefits	313,869	313,869	311,056	2,813
Payroll taxes	37,241	37,241	33,112	4,129
<b>Personnel services</b>	<u>726,386</u>	<u>726,386</u>	<u>682,475</u>	<u>43,911</u>
Professional services	34,850	34,850	33,150	1,700
Technical services	103,424	103,424	36,180	67,244
Printing and publications	1,000	1,000	697	303
Advertising	7,787	7,787	3,701	4,086
Telecommunications	1,680	1,680	2,450	(770)
Office supplies	9,106	9,106	3,416	5,690
Program supplies	-	-	436	(436)
Dues and memberships	2,080	2,080	1,702	378
Conferences	9,000	9,000	237	8,763
Technical training	17,204	17,204	5,220	11,984
Staff transportation	1,100	1,100	24	1,076
Small furniture and equipment	1,000	1,000	67	934
<b>Materials and services</b>	<u>188,231</u>	<u>188,231</u>	<u>87,279</u>	<u>100,952</u>
<b>Total Human Resources</b>	<u>914,617</u>	<u>914,617</u>	<u>769,754</u>	<u>144,863</u>
<b>Information Services</b>				
Full time salaries	548,464	548,464	374,751	173,714
Employee benefits	429,861	429,861	373,826	56,035
Payroll taxes	51,453	51,453	33,231	18,222
<b>Personnel services</b>	<u>1,029,778</u>	<u>1,029,778</u>	<u>781,808</u>	<u>247,970</u>
Professional services	50,500	50,500	8,333	42,167
Technical services	367,400	367,400	271,482	95,918
Telecommunications	120,000	120,000	102,713	17,287
Office supplies	-	-	973	(973)
Program supplies	1,000	1,000	14,190	(13,190)
Maintenance supplies	3,000	3,000	4,627	(1,627)
Technical training	5,152	5,152	2,725	2,427
Conferences	3,000	3,000	-	3,000
Staff transportation	1,000	1,000	-	1,000
Small furniture and equipment	4,000	4,000	-	4,000
<b>Materials and services</b>	<u>555,052</u>	<u>555,052</u>	<u>405,042</u>	<u>150,010</u>
Computer technology replacement	138,000	138,000	225,005	(87,005)
Computer technology improvement	90,000	90,000	-	90,000
<b>Capital outlay</b>	<u>228,000</u>	<u>228,000</u>	<u>225,005</u>	<u>2,995</u>
<b>Total Information Services</b>	<u>1,812,830</u>	<u>1,812,830</u>	<u>1,411,855</u>	<u>400,975</u>
<b>Risk and Contract Management</b>				
Full time salaries	292,112	292,112	289,198	2,914
Part time salaries	6,396	6,396	-	6,396
Employee benefits	224,698	224,698	211,212	13,486
Payroll taxes	28,236	28,236	23,879	4,357
<b>Personnel services</b>	<u>551,442</u>	<u>551,442</u>	<u>524,289</u>	<u>27,153</u>

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
Professional services	\$ 11,500	\$ 11,500	\$ -	\$ 11,500
Technical services	2,000	2,000	75	1,925
Miscellaneous other services	5,800	5,800	7,389	(1,589)
Insurance	402,860	402,860	411,470	(8,610)
Printing and publications	800	800	544	256
Advertising	400	400	-	400
Telecommunications	1,920	1,920	1,261	659
Office supplies	975	975	147	828
Program supplies	18,350	18,350	6,491	11,859
Dues and memberships	7,800	7,800	5,376	2,424
Conferences	500	500	65	435
Technical training	5,950	5,950	147	5,803
Staff transportation	1,450	1,450	188	1,262
Small furniture and equipment	500	500	30	470
<b>Materials and services</b>	<b>460,805</b>	<b>460,805</b>	<b>433,183</b>	<b>27,622</b>
<b>Total Risk and Contract Management</b>	<b>1,012,247</b>	<b>1,012,247</b>	<b>957,473</b>	<b>54,774</b>
<b>Maintenance Operations</b>				
Full time salaries	3,940,834	3,940,834	3,094,981	845,853
Part time salaries	1,421,177	1,421,177	365,968	1,055,209
Employee benefits	3,344,264	3,344,264	2,912,260	432,004
Payroll taxes	557,089	557,089	358,537	198,552
<b>Personnel services</b>	<b>9,263,364</b>	<b>9,263,364</b>	<b>6,731,746</b>	<b>2,531,618</b>
Technical services	34,347	34,347	10,839	23,508
Heat	296,254	296,254	224,544	71,710
Electricity	554,712	554,712	447,480	107,232
Water and sewer	1,020,330	1,020,330	488,813	531,517
Refuse services	283,427	283,427	207,291	76,136
Rental equipment	8,513	8,513	2,481	6,032
Maintenance services	603,481	603,481	334,226	269,255
Vehicle and equipment services	34,471	34,471	(8,724)	43,195
Telecommunications	131,978	131,978	113,430	18,548
Office supplies	1,450	1,450	1,221	229
Program supplies	11,977	11,977	4,640	7,337
Maintenance supplies	863,700	863,700	506,142	357,558
Gas & oil (vehicles)	177,576	177,576	107,725	69,851
Dues and memberships	2,588	2,588	99	2,489
Conferences	600	600	-	600
Technical training	22,854	22,854	6,026	16,828
Staff transportation	8,711	8,711	2,003	6,708
Small furniture and equipment	500	500	-	500
<b>Materials and services</b>	<b>4,057,469</b>	<b>4,057,469</b>	<b>2,448,236</b>	<b>1,609,233</b>
Fleet capital replacement	359,320	359,320	122,024	237,296
<b>Capital outlay</b>	<b>359,320</b>	<b>359,320</b>	<b>122,024</b>	<b>237,296</b>
<b>Total Maintenance Operations</b>	<b>13,680,153</b>	<b>13,680,153</b>	<b>9,302,006</b>	<b>4,378,147</b>

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>Operations Analysis</b>				
Full time salaries	\$ 182,316	\$ 182,316	\$ 93,972	\$ 88,344
Employee benefits	143,006	143,006	106,526	36,480
Payroll taxes	17,227	17,227	8,319	8,908
<b>Personnel services</b>	<u>342,549</u>	<u>342,549</u>	<u>208,817</u>	<u>133,732</u>
Telecommunications	1,200	1,200	1,225	(25)
Office supplies	1,000	1,000	-	1,000
Dues and memberships	490	490	150	340
Conferences	4,100	4,100	595	3,505
Technical training	1,010	1,010	-	1,010
Staff transportation	1,200	1,200	-	1,200
<b>Materials and services</b>	<u>9,000</u>	<u>9,000</u>	<u>1,970</u>	<u>7,030</u>
<b>Total Operations Analysis</b>	<u>351,549</u>	<u>351,549</u>	<u>210,787</u>	<u>140,762</u>
<b>Planning</b>				
Full time salaries	390,905	390,905	374,298	16,607
Employee benefits	301,061	301,061	281,941	19,120
Payroll taxes	34,262	34,262	32,715	1,547
<b>Personnel services</b>	<u>726,228</u>	<u>726,228</u>	<u>688,954</u>	<u>37,274</u>
Telecommunications	3,100	3,100	1,273	1,827
Office supplies	-	-	1,652	(1,652)
Program supplies	-	-	16	(16)
Professional services	25,000	25,000	583	24,417
Dues and memberships	1,720	1,720	859	861
Conferences	2,860	2,860	270	2,590
Technical training	1,230	1,230	-	1,230
Staff transportation	3,000	3,000	-	3,000
<b>Materials and services</b>	<u>36,910</u>	<u>36,910</u>	<u>4,654</u>	<u>32,256</u>
<b>Total Planning</b>	<u>763,138</u>	<u>763,138</u>	<u>693,608</u>	<u>69,530</u>
<b>Design and Development</b>				
Full time salaries	636,573	636,573	590,974	45,599
Part time salaries	10,976	10,976	4,532	6,445
Employee benefits	499,574	499,574	465,796	33,778
Payroll taxes	57,813	57,813	50,810	7,003
<b>Personnel services</b>	<u>1,204,936</u>	<u>1,204,936</u>	<u>1,112,112</u>	<u>92,824</u>
Professional services	9,500	9,500	-	9,500
Telecommunications	1,900	1,900	3,256	(1,356)
Office supplies	12,250	12,250	6,098	6,152
Program supplies	3,000	3,000	491	2,509
Dues and memberships	2,025	2,025	1,040	985
Conferences	8,200	8,200	190	8,010
Technical training	1,600	1,600	895	705
Staff transportation	3,200	3,200	1,317	1,883
Small furniture and equipment	1,000	1,000	-	1,000
<b>Materials and services</b>	<u>42,675</u>	<u>42,675</u>	<u>13,288</u>	<u>29,387</u>
<b>Total Design and Development</b>	<u>1,247,611</u>	<u>1,247,611</u>	<u>1,125,400</u>	<u>122,211</u>
<b>Total Business and Facilities</b>	<u>23,736,891</u>	<u>23,736,891</u>	<u>17,915,219</u>	<u>5,821,672</u>

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>PARK AND RECREATION SERVICES:</b>				
<b>Director of Park and Recreation</b>				
Full time salaries	\$ 233,074	\$ 233,074	\$ 232,688	\$ 386
Employee benefits	170,837	170,837	232,286	(61,449)
Part time salaries	17,500	17,500	14,996	2,504
Payroll taxes	20,890	20,890	19,944	946
<b>Personnel services</b>	<b>442,301</b>	<b>442,301</b>	<b>499,915</b>	<b>(57,614)</b>
Professional services	29,000	29,000	4,571	24,429
Fee reductions-family assistance	327,501	327,501	58,013	269,488
Telecommunications	1,500	1,500	1,911	(411)
Office supplies	8,841	8,841	2,535	6,306
Dues and memberships	3,500	3,500	5,433	(1,933)
Conferences	30,000	30,000	-	30,000
Technical training	-	-	250	(250)
Staff transportation	4,344	4,344	4,380	(36)
<b>Materials and services</b>	<b>404,686</b>	<b>404,686</b>	<b>77,093</b>	<b>327,593</b>
<b>Total Director of Park and Recreation</b>	<b>846,987</b>	<b>846,987</b>	<b>577,008</b>	<b>269,979</b>
<b>Aquatics</b>				
Full time salaries	1,687,478	1,687,478	423,210	1,264,268
Part time salaries	1,644,341	1,644,341	135,851	1,508,490
Employee benefits	1,398,599	1,398,599	499,186	899,413
Payroll taxes	341,262	341,262	52,335	288,927
<b>Personnel services</b>	<b>5,071,680</b>	<b>5,071,680</b>	<b>1,110,581</b>	<b>3,961,099</b>
Advertising	1,590	1,590	-	1,590
Bank fees	42,528	42,528	6,070	36,458
Technical services	-	-	2,136	(2,136)
Telecommunications	5,000	5,000	2,485	2,515
Office supplies	4,215	4,215	64	4,151
Program supplies	77,114	77,114	16,977	60,137
Dues and memberships	350	350	217	133
Conferences	5,200	5,200	-	5,200
Technical training	21,675	21,675	2,125	19,550
Staff transportation	2,250	2,250	-	2,250
Small furniture and equipment	600	600	-	600
<b>Materials and services</b>	<b>160,522</b>	<b>160,522</b>	<b>30,073</b>	<b>130,449</b>
<b>Total Aquatics</b>	<b>5,232,202</b>	<b>5,232,202</b>	<b>1,140,654</b>	<b>4,091,548</b>
<b>Sports</b>				
Full time salaries	1,325,718	1,325,718	820,403	505,315
Part time salaries	1,342,425	1,342,425	540,329	802,096
Employee benefits	1,262,721	1,262,721	944,459	318,262
Payroll taxes	262,335	262,335	125,346	136,989
<b>Personnel services</b>	<b>4,193,199</b>	<b>4,193,199</b>	<b>2,430,537</b>	<b>1,762,662</b>
Instructional services	78,210	78,210	-	78,210
Program services	-	-	1,910	(1,910)
Rental equipment	32,248	32,248	-	32,248
Printing and publications	350	350	-	350

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
Telecommunications	\$ 7,279	\$ 7,279	\$ 11,350	\$ (4,071)
Heat	47,360	47,360	56,177	(8,817)
Electricity	150,940	150,940	97,540	53,400
Water & sewer	3,816	3,816	-	3,816
Bank fees	40,202	40,202	16,355	23,847
Rental equipment	1,891	1,891	-	1,891
Maintenance services	45,368	45,368	43,063	2,305
Maintenance supplies	31,824	31,824	17,581	14,243
Office supplies	11,453	11,453	1,909	9,544
Program supplies	286,047	286,047	37,464	248,583
Dues and memberships	400	400	780	(380)
Conferences	3,050	3,050	708	2,342
Technical services	250	250	-	250
Staff transportation	2,734	2,734	135	2,599
Small furniture and equipment	3,650	3,650	-	3,650
<b>Materials and services</b>	<u>747,072</u>	<u>747,072</u>	<u>284,973</u>	<u>462,099</u>
<b>Total Sports</b>	<u>4,940,271</u>	<u>4,940,271</u>	<u>2,715,509</u>	<u>2,224,762</u>
<b>Recreation</b>				
Full time salaries	1,967,154	1,967,154	1,378,589	588,565
Part time salaries	4,076,572	4,076,572	965,093	3,111,479
Employee benefits	2,057,120	2,057,120	1,892,939	164,181
Payroll taxes	605,928	605,928	226,278	379,650
<b>Personnel services</b>	<u>8,706,774</u>	<u>8,706,774</u>	<u>4,462,899</u>	<u>4,243,875</u>
Technical services	138	138	-	138
Maintenance services	40,648	40,648	15,879	24,769
Bank fees	116,260	116,260	29,840	86,420
Postage	500	500	-	500
Advertising	4,600	4,600	-	4,600
Telecommunications	11,359	11,359	19,740	(8,381)
Heat	29,893	29,893	27,494	2,399
Electricity	64,359	64,359	33,090	31,269
Maintenance supplies	23,000	23,000	2,441	20,559
Office supplies	48,564	48,564	8,287	40,277
Program supplies	486,608	486,608	204,722	281,886
Dues and memberships	-	-	16	(16)
Conferences	7,000	7,000	574	6,426
Technical training	11,938	11,938	3,299	8,639
Staff transportation	3,029	3,029	256	2,773
Water and sewer	121,174	121,174	69,225	51,949
Small furniture and equipment	4,200	4,200	-	4,200
<b>Materials and services</b>	<u>973,270</u>	<u>973,270</u>	<u>414,863</u>	<u>558,407</u>
<b>Total Recreation</b>	<u>9,680,044</u>	<u>9,680,044</u>	<u>4,877,762</u>	<u>4,802,282</u>

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>Community Programs</b>				
Full time salaries	\$ 338,251	\$ 338,251	\$ 338,324	\$ (73)
Part time salaries	162,953	162,953	13,042	149,911
Employee benefits	272,403	272,403	356,431	(84,028)
Payroll taxes	48,525	48,525	30,440	18,085
<b>Personnel services</b>	<u>822,132</u>	<u>822,132</u>	<u>738,237</u>	<u>83,895</u>
Technical services	52,363	52,363	23,462	28,901
Rental facility	2,400	2,400	2,400	-
Telecommunications	1,538	1,538	1,051	487
Office supplies	6,969	6,969	1,862	5,108
Program supplies	43,406	43,406	3,822	39,584
Dues and memberships	1,128	1,128	99	1,029
Conferences	5,512	5,512	60	5,452
Technical training	500	500	300	200
Staff transportation	2,200	2,200	568	1,632
<b>Materials and services</b>	<u>116,016</u>	<u>116,016</u>	<u>33,625</u>	<u>82,391</u>
<b>Total Community Programs</b>	<u>938,148</u>	<u>938,148</u>	<u>771,862</u>	<u>166,286</u>
<b>Nature and Trails</b>				
Full time salaries	1,132,619	1,132,619	1,043,859	88,760
Part time salaries	944,985	944,985	462,818	482,167
Employee benefits	709,465	709,465	916,430	(206,965)
Payroll taxes	190,082	190,082	119,622	70,460
<b>Personnel services</b>	<u>2,977,151</u>	<u>2,977,151</u>	<u>2,542,730</u>	<u>434,421</u>
Instructional services	3,000	3,000	-	3,000
Technical services	79,300	79,300	76,263	3,037
Rental equipment	18,066	18,066	84	17,982
Maintenance services	68,000	68,000	3,621	64,379
Bank fees	6,375	6,375	4,313	2,062
Printing and publications	1,000	1,000	291	709
Advertising	600	600	35	565
Telecommunications	9,140	9,140	10,563	(1,423)
Office supplies	13,592	13,592	4,486	9,106
Program supplies	40,976	40,976	61,177	(20,201)
Heat	2,604	2,604	2,672	(68)
Electricity	10,943	10,943	9,343	1,600
Water and sewer	5,375	5,375	2,795	2,580
Refuse services	3,900	3,900	2,026	1,874
Maintenance supplies	60,580	60,580	25,553	35,027
Dues and memberships	1,700	1,700	1,147	553
Conferences	4,500	4,500	-	4,500
Technical training	45,650	45,650	24,664	20,986
Staff transportation	2,340	2,340	1,748	592
Small furniture and equipment	3,400	3,400	-	3,400
<b>Materials and services</b>	<u>381,041</u>	<u>381,041</u>	<u>230,782</u>	<u>150,259</u>
<b>Total Nature and Trails</b>	<u>3,358,192</u>	<u>3,358,192</u>	<u>2,773,511</u>	<u>584,681</u>
<b>Total Park and Recreation Services</b>	<u>24,995,844</u>	<u>24,995,844</u>	<u>12,856,307</u>	<u>12,139,537</u>

Tualatin Hills Park & Recreation District  
**General Fund**  
**Schedule of Expenditures – Budget and Actual (continued)**  
**For the Year Ended June 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>CAPITAL OUTLAY</b>				
Carryforward projects	\$ 3,033,571	\$ 3,033,571	\$ 616,777	\$ 2,416,794
Athletic facility replacements	137,000	137,000	12,122	124,878
Park and trail replacement	536,085	536,085	179,785	356,300
Park and trail improvements	2,823,700	2,823,700	537,739	2,285,961
Building replacement	613,317	613,317	299,614	313,703
ADA projects	50,000	50,000	17,341	32,659
Program facility challenge grants	75,000	75,000	-	75,000
<b>Total Capital Outlay</b>	<b>7,268,673</b>	<b>7,268,673</b>	<b>1,663,378</b>	<b>5,605,295</b>
<b>CONTINGENCY</b>				
Contingency	2,500,000	2,500,000	-	2,500,000
<b>CAPITAL REPLACEMENT RESERVE</b>				
Capital replacement reserve	1,500,000	1,500,000	-	1,500,000
<b>Total General Fund Expenditures</b>	<b>\$ 63,436,658</b>	<b>\$ 63,436,658</b>	<b>\$ 34,922,497</b>	<b>\$ 28,514,161</b>

Tualatin Hills Park & Recreation District  
**Bonded Debt Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual**  
**For the Year Ended June 30, 2021**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>
Revenues			
Property taxes	\$ 7,780,306	\$ 7,949,327	\$ 169,021
Interest earned	30,000	35,825	5,825
Total Revenues	<u>7,810,306</u>	<u>7,985,152</u>	<u>174,846</u>
Expenditures			
Debt service	8,310,306	8,210,298	100,008
Total Expenditures	<u>8,310,306</u>	<u>8,210,298</u>	<u>100,008</u>
Excess of revenues over expenditures	(500,000)	(225,146)	274,854
Fund balance at beginning of year	<u>500,000</u>	<u>727,829</u>	<u>227,829</u>
Fund balance at end of year	<u>\$ -</u>	<u>\$ 502,683</u>	<u>\$ 502,683</u>



Tualatin Hills Park & Recreation District  
**Bond Capital Projects Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual**  
**For the Year Ended June 30, 2021**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>
Revenues			
Grants	\$ -	\$ 75,000	\$ 75,000
Interest earned	90,000	31,571	(58,429)
Total Revenues	<u>90,000</u>	<u>106,571</u>	<u>16,571</u>
Expenditures			
Capital outlay	5,764,599	2,490,301	3,274,298
Total Expenditures	<u>5,764,599</u>	<u>2,490,301</u>	<u>3,274,298</u>
Deficiency of revenues under expenditures	(5,674,599)	(2,383,730)	3,290,869
Fund balance at beginning of year	<u>5,674,599</u>	<u>5,257,725</u>	<u>(416,874)</u>
Fund balance at end of year	<u>\$ -</u>	<u>\$ 2,873,995</u>	<u>\$ 2,873,995</u>

**Tualatin Hills Park & Recreation District**  
**System Development Charges Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual**  
**For the Year Ended June 30, 2021**

	<u>Original Budgeted Amount</u>	<u>Final Budgeted Amount</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>
<b>Revenues</b>				
System development charges	\$ 10,532,558	\$ 10,532,558	\$ 8,290,453	\$ (2,242,105)
Interest earned	232,500	232,500	173,617	(58,883)
Total Revenues	<u>10,765,058</u>	<u>10,765,058</u>	<u>8,464,070</u>	<u>(2,300,988)</u>
<b>Expenditures</b>				
Materials and services	50,000	183,760	158,621	25,139
Capital outlay	35,446,278	35,312,518	3,679,548	31,632,970
Total Expenditures	<u>35,496,278</u>	<u>35,496,278</u>	<u>3,838,169</u>	<u>31,658,109</u>
Excess (deficiency) of revenues over (under) expenditures	(24,731,220)	(24,731,220)	4,625,901	29,357,121
Fund balance at beginning of year	<u>24,731,220</u>	<u>24,731,220</u>	<u>28,572,642</u>	<u>3,841,422</u>
Fund balance at end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,198,543</u>	<u>\$ 33,198,543</u>

**Tualatin Hills Park & Recreation District**  
**Mitigation Maintenance Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual**  
**For the Year Ended June 30, 2021**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>
Revenues			
Interest earned	\$ 4,500	\$ 1,434	\$ (3,066)
Total Revenues	<u>4,500</u>	<u>1,434</u>	<u>(3,066)</u>
Expenditures			
Materials and services	<u>186,500</u>	-	<u>186,500</u>
Total Expenditures	<u>186,500</u>	<u>-</u>	<u>186,500</u>
Excess (deficiency) of revenues over (under) expenditures	(182,000)	1,434	183,434
Fund balance at beginning of year	<u>182,000</u>	<u>184,762</u>	<u>2,762</u>
Fund balance at end of year	<u>\$ -</u>	<u>\$ 186,196</u>	<u>\$ 186,196</u>

**Tualatin Hills Park & Recreation District**  
**Metro Bond Local Project Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance –**  
**Budget and Actual**  
**For the Year Ended June 30, 2021**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget- Positive (Negative)</u>
Resources			
Intergovernmental revenue	\$ 8,628,870	\$ -	\$ (8,628,870)
Total Resources	<u>8,628,870</u>	<u>-</u>	<u>(8,628,870)</u>
Expenditures			
Capital outlay	8,628,870	-	8,628,870
Total Expenditures	<u>8,628,870</u>	<u>-</u>	<u>8,628,870</u>
Excess (deficiency) of resources over (under) expenditures	-	-	-
Fund balance at beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance at end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Tualatin Hills Park & Recreation District  
**Trust Funds**  
**Combining Balance Sheet**  
**June 30, 2021**

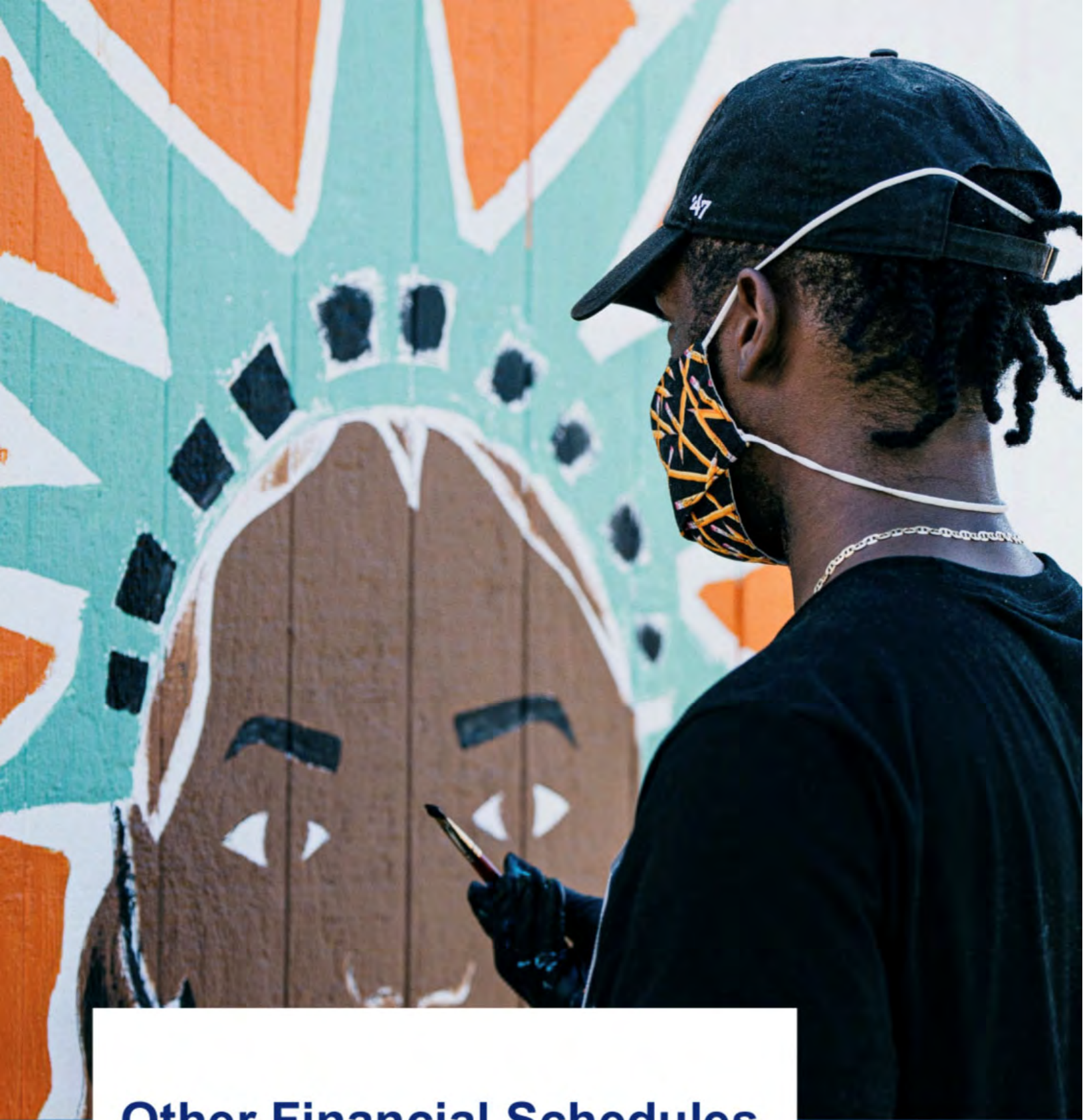
	<b>Pension Trust Fund</b>			<b>Total Trust Funds</b>
	<b>Defined Benefit</b>	<b>Defined Contribution</b>	<b>OPEB Trust Fund</b>	
<b>Assets</b>				
Cash	\$ 127,085	\$ -	\$ 24,229	\$ 151,314
Investments @ fair value	9,605,953	3,067,112	2,001,868	14,674,933
Total assets	<u>9,733,038</u>	<u>3,067,112</u>	<u>2,026,097</u>	<u>14,826,247</u>
<b>Liabilities</b>				
Accounts payable	8,750	-	-	8,750
Total liabilities	<u>8,750</u>	<u>-</u>	<u>-</u>	<u>8,750</u>
<b>Net Position</b>				
Net position restricted for pension	9,724,288	3,067,112	-	12,791,400
Net position restricted for other post-employment benefits	-	-	2,026,097	2,026,097
Total net position	<u>\$ 9,724,288</u>	<u>\$ 3,067,112</u>	<u>\$ 2,026,097</u>	<u>\$ 14,817,497</u>

The notes to the basic financial statements are an integral part of this statement

Tualatin Hills Park & Recreation District  
**Trust Funds**  
**Statement of Changes in Net Position**  
**For the Year Ended June 30, 2021**

	Pension Trust Fund		OPEB Trust Fund	Total Trust Funds
	Defined Benefit	Defined Contribution		
<b>Additions</b>				
Contributions				
Employer	\$ 8,500,000	\$ -	\$ 1,049	\$ 8,501,049
Employee	366,891	293,917	-	660,808
Total contributions	<u>8,866,891</u>	<u>293,917</u>	<u>1,049</u>	<u>9,161,857</u>
Transfer from defined benefit plan	-	2,343,198	-	2,343,198
Investment earnings	<u>1,812,578</u>	<u>478,353</u>	<u>316,460</u>	<u>2,607,391</u>
Total additions	<u>10,679,469</u>	<u>3,115,468</u>	<u>317,509</u>	<u>14,112,446</u>
<b>Deductions</b>				
Benefits paid	390,020	46,988	87,840	524,848
Transfer to defined contribution plan	2,343,198	-	-	2,343,198
Administrative expenses	<u>87,460</u>	<u>1,368</u>	<u>3,445</u>	<u>92,273</u>
Total deductions	<u>2,820,678</u>	<u>48,356</u>	<u>91,285</u>	<u>2,960,319</u>
Change in net position	7,858,791	3,067,112	226,224	11,152,127
Net position at beginning of year	<u>1,865,497</u>	<u>-</u>	<u>1,799,873</u>	<u>3,665,370</u>
Net position at end of year	<u>\$ 9,724,288</u>	<u>\$ 3,067,112</u>	<u>\$ 2,026,097</u>	<u>\$ 14,817,497</u>

The notes to the basic financial statements are an integral part of this statement



## Other Financial Schedules



**Tualatin Hills Park & Recreation District**  
**Schedule of Property Tax Transactions and Outstanding Balances**  
**For the Year Ended June 30, 2021**

	Taxes Uncollected June 30, 2020	Add Levy as Extended by Assessor	Add (Deduct) Discounts Allowed	Add Interest Received	Add (Deduct) Cancellations and Adjustments	Deduct Interest and Tax Collected	Taxes Uncollected June 30, 2021
2020-2021	\$ -	\$44,818,066	\$ (1,216,977)	\$ 10,163	\$ (115,056)	\$ (43,057,843)	\$ 438,352
2019-2020	449,992	-	58	14,009	(2,050)	(317,355)	144,654
2018-2019	155,133	-	13	10,907	2,259	(102,034)	66,277
2017-2018	62,484	-	4	7,732	(454)	(46,448)	23,319
2016-2017	20,320	-	1	2,980	(783)	(15,059)	7,458
2015-2016	5,668	-	-	458	(299)	(1,887)	3,940
Prior Years	20,524	-	(3,693)	1,416	193	(4,136)	14,305
	<u>\$ 714,121</u>	<u>\$44,818,066</u>	<u>\$ (1,220,594)</u>	<u>\$ 47,665</u>	<u>\$ (116,190)</u>	<u>\$ (43,544,762)</u>	<u>698,305</u>

June property tax receivable collected by the County	118,091
Less allowance for uncollectibility	(20,000)
	<u>\$ 796,396</u>

**General Fund**

\$ 574,636		\$ 568,302
	June property tax receivable collected by the County	96,333
	Less allowance for uncollectibility	(15,000)
		<u>649,635</u>

**Debt Service Fund**

139,485		130,003
	June property tax receivable collected by the County	21,758
	Less allowance for uncollectibility	(5,000)
		<u>146,761</u>

<u>\$ 714,121</u>		<u>\$ 796,396</u>
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**Tualatin Hills Park & Recreation District  
Schedule of District Pension Contributions  
Last Ten Fiscal Years**

Fiscal Year	Actuarially Determined Contribution (ADC)	District Contributions	District Contributions as a Percentage of ADC	Contribution Deficiency (Excess)
2012	\$ 2,164,122	\$ 2,140,583	98.91 %	\$ 23,539
2013	2,294,355	2,198,333	95.81	96,022
2014	2,331,957	2,423,313	103.92	(91,356)
2015	2,321,835	2,318,042	99.84	3,793
2016	2,491,300	2,491,219	100.00	81
2017	2,582,219	2,582,762	100.02	(543)
2018	2,773,861	2,774,158	100.01	(297)
2019	4,022,258	4,022,258	100.00	-
2020	10,000,223	10,000,223	100.00	-
2021	8,500,000	8,500,000	100.00	-

Source: The Standard Tualatin Hills Park & Recreation District Retirement Plan Actuarial Valuations (2011-2018);  
Milliman Actuarial Valuations (2019-2021)



# Statistical Section



This part of the Tualatin Hills Park & Recreation District's annual comprehensive financial report presents detail information as a context for understanding what the information in the financial statements and note disclosures say about the district's overall financial health.

<b>CONTENTS</b>	<b>Page</b>
Financial Trends <i>These schedules contain trend information to help the reader understand how the district's financial performance and well-being have changed over time.</i>	76
Revenue Capacity <i>These schedules contain information to help the reader assess the district's most significant local revenue source, property tax revenue.</i>	80
Debt Capacity <i>These schedules present information to help the reader assess the affordability of the district's current levels of outstanding debt and the district's ability to issue additional debt in the future.</i>	87
Demographic and Economic Information <i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the district's financial activities take place.</i>	91
Operating Information <i>These schedules contain service and infrastructure data to help the reader understand how the information in the district's financial report relates to the services the district provides and the activities it performs.</i>	94

Sources: Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

Tualatin Hills Park & Recreation District  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**

	Fiscal Year									
	2012	2013	2014	2015 (as restated)	2016	2017 (as restated)	2018 (as restated)	2019	2020	2021
Governmental activities										
Net investment in capital assets	\$ 111,753,935	\$ 115,214,103	\$ 120,178,588	\$ 118,443,566	\$ 135,202,585	\$ 152,863,521	\$ 161,615,483	\$ 174,412,777	\$ 185,215,804	\$ 191,237,885
Restricted	3,393,951	5,506,718	8,113,102	13,104,560	12,350,287	9,760,567	17,307,632	22,307,182	29,300,471	33,701,226
Unrestricted	6,270,492	7,578,867	7,413,183	9,444,786	6,814,560	6,307,713	(40,874,234)	(40,145,774)	(32,400,756)	(14,856,727)
Total primary government net position	\$ 121,418,378	\$ 128,299,688	\$ 135,704,873	\$ 140,992,912	\$ 154,367,432	\$ 168,931,801	\$ 138,048,881	\$ 156,574,185	\$ 182,115,519	\$ 210,082,384

**Tualatin Hills Park & Recreation District**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**

Expenses	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Governmental activities:</b>										
Board of Directors	\$ 229,942	\$ 200,248	\$ 154,475	\$ 218,847	\$ 178,381	\$ 209,412	\$ 183,678	\$ 287,244	\$ 239,325	\$ 202,902
Administration	1,678,446	1,717,417	1,963,226	1,860,162	2,048,290	2,210,239	2,313,893	2,465,436	2,090,232	1,894,447
Business and facilities	14,337,163	14,917,033	15,126,974	14,575,963	16,447,289	23,818,025	24,953,742	25,269,252	21,184,639	19,577,534 <sup>3)</sup>
Planning and development	640,871	800,198	897,304	554,465	550,044	-	-	-	-	- <sup>2)</sup>
Park and recreation services	18,210,409	19,536,037	19,758,250	19,188,743	21,180,758	15,186,213	16,186,439	20,303,450	16,108,717	9,894,243 <sup>3)</sup>
Interest on long-term debt	4,085,516	4,124,974	3,946,193	3,853,264	3,334,042	3,074,328	2,965,355	2,878,707	2,673,373	2,243,378
<b>Total governmental activities expenses</b>	<b>\$ 39,182,347</b>	<b>\$ 41,295,907</b>	<b>\$ 41,846,422</b>	<b>\$ 40,251,444</b>	<b>\$ 43,738,804</b>	<b>\$ 44,498,217</b>	<b>\$ 46,603,107</b>	<b>\$ 51,204,089</b>	<b>\$ 42,296,286</b>	<b>\$ 33,812,504</b>
<b>Program Revenues</b>										
<b>Governmental activities:</b>										
<b>Park and recreation services:</b>										
Charges for services	\$ 9,622,209	\$ 10,248,497	\$ 10,244,780	\$ 10,633,560	\$ 10,485,707	\$ 10,641,932	\$ 11,830,934	\$ 12,141,602	\$ 8,716,600	\$ 2,910,204
Operating grants and contributions	195,890	173,616	214,865	91,112	32,385	161,744	56,719	87,829	67,081	4,565,805
Capital grants and contributions	3,621,810	3,925,320	4,685,175	7,096,827	9,994,683	10,276,395	13,795,425	14,485,201	15,073,128	9,510,849
Rents and leases	-	-	-	-	648,897	635,913	591,040	548,759	573,847	557,072 <sup>1)</sup>
<b>Total governmental program revenues</b>	<b>\$ 13,439,909</b>	<b>\$ 14,347,433</b>	<b>\$ 15,144,820</b>	<b>\$ 17,821,499</b>	<b>\$ 21,161,672</b>	<b>\$ 21,715,984</b>	<b>\$ 26,274,118</b>	<b>\$ 27,263,391</b>	<b>\$ 24,430,656</b>	<b>\$ 17,543,930</b>
<b>Net revenue(expense)</b>										
Governmental activities	(25,742,438)	(26,948,474)	(26,701,602)	(22,429,945)	(22,577,132)	(22,782,233)	(20,328,989)	(23,940,698)	(17,865,630)	(16,268,574)
<b>Total primary government net expense</b>	<b>\$ (25,742,438)</b>	<b>\$ (26,948,474)</b>	<b>\$ (26,701,602)</b>	<b>\$ (22,429,945)</b>	<b>\$ (22,577,132)</b>	<b>\$ (22,782,233)</b>	<b>\$ (20,328,989)</b>	<b>\$ (23,940,698)</b>	<b>\$ (17,865,630)</b>	<b>\$ (16,268,574)</b>
<b>General Revenues and Other Changes in Net Position</b>										
<b>Governmental activities:</b>										
Property taxes	\$ 32,536,833	\$ 32,998,488	\$ 34,325,378	\$ 35,389,201	\$ 35,118,802	\$ 36,692,351	\$ 37,548,487	\$ 40,631,613	\$ 42,020,224	\$ 43,587,273
Unrestricted grants and contributions	233,515	245,112	237,636	261,528	185,805	183,894	184,024	184,637	92,506	-
Investment earnings	507,727	447,101	365,782	380,671	458,566	516,989	872,511	1,391,423	1,160,881	422,449
Gain on sale of capital assets	-	-	-	-	-	945,760	-	-	-	-
Miscellaneous	171,665	139,083	159,819	203,731	188,479	172,235	289,943	258,329	133,353	225,717
<b>Total governmental activities</b>	<b>\$ 33,449,740</b>	<b>\$ 33,829,784</b>	<b>\$ 35,088,615</b>	<b>\$ 36,235,131</b>	<b>\$ 35,951,652</b>	<b>\$ 38,511,229</b>	<b>\$ 38,894,965</b>	<b>\$ 42,466,002</b>	<b>\$ 43,406,964</b>	<b>\$ 44,235,439</b>
<b>Change in Net Position</b>										
Governmental activities	\$ 7,707,302	\$ 6,881,310	\$ 8,387,013	\$ 13,805,186	\$ 13,374,520	\$ 15,728,996	\$ 18,565,976	\$ 18,525,304	\$ 25,541,334	\$ 27,966,865
<b>Total primary government</b>	<b>\$ 7,707,302</b>	<b>\$ 6,881,310</b>	<b>\$ 8,387,013</b>	<b>\$ 13,805,186</b>	<b>\$ 13,374,520</b>	<b>\$ 15,728,996</b>	<b>\$ 18,565,976</b>	<b>\$ 18,525,304</b>	<b>\$ 25,541,334</b>	<b>\$ 27,966,865</b>

<sup>1)</sup> In FY 2016, revenues from Rents and Leases was reported separately (previously in Grants & Contributions, Program and Miscellaneous revenues).

<sup>2)</sup> In FY 2017, the Planning and Design & Development departments were moved into Business and facilities.

<sup>3)</sup> In FY 2017, capital outlay and depreciation expenses were moved from Park and recreation services to Business and facilities.

**Tualatin Hills Park & Recreation District  
Fund Balance Of Governmental Funds  
Last Ten Fiscal Years  
(modified accrual basis of accounting)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General fund										
Nonspendable	\$ 64,728	\$ 211,223	\$ 225,668	\$ 172,449	\$ 316,161	\$ 179,842	\$ 182,432	\$ 383,337	\$ 250,319	\$ 241,886
Unassigned	3,773,265	4,895,327	5,302,635	8,264,609	8,955,176	9,740,569	12,401,382	14,456,882	10,884,501	21,026,267
<b>Total general fund</b>	<b>\$ 3,837,993</b>	<b>\$ 5,106,550</b>	<b>\$ 5,528,303</b>	<b>\$ 8,437,058</b>	<b>\$ 9,271,337</b>	<b>\$ 9,920,411</b>	<b>\$ 12,583,814</b>	<b>\$ 14,840,219</b>	<b>\$ 11,134,820</b>	<b>\$ 21,268,153</b>
All other governmental funds										
Restricted, reported in:										
Debt service fund	\$ 413,134	\$ 440,064	\$ 477,206	\$ 450,745	\$ 286,350	\$ 153,507	\$ -	\$ 509,991	\$ 727,829	\$ 502,683
Capital project funds	70,061,111	56,750,162	42,117,723	42,833,171	39,290,859	25,899,989	31,956,484	31,285,596	33,830,367	36,072,538
Committed, reported in:										
Special revenue fund	183,657	182,071	163,989	166,364	164,356	166,052	168,952	178,481	184,762	186,196
Unassigned, reported in:										
Debt service fund	-	-	-	-	-	-	(44,480)	-	-	-
<b>Total all other governmental funds</b>	<b>\$ 70,657,902</b>	<b>\$ 57,372,297</b>	<b>\$ 42,758,918</b>	<b>\$ 43,450,280</b>	<b>\$ 39,741,565</b>	<b>\$ 26,219,548</b>	<b>\$ 32,080,956</b>	<b>\$ 31,974,068</b>	<b>\$ 34,742,958</b>	<b>\$ 36,761,417</b>

**Tualatin Hills Park & Recreation District**  
**Changes In Fund Balances Of Governmental Funds**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Revenues</b>										
Property taxes	\$ 32,122,160	\$ 33,076,378	\$ 34,203,849	\$ 35,471,678	\$ 34,952,393	\$ 36,541,016	\$ 38,014,442	\$ 41,267,126	\$ 41,990,380	\$ 43,641,694
Aquatic programs	2,604,415	2,680,571	2,567,782	2,761,776	2,450,847	2,732,311	3,028,311	3,207,755	2,086,197	581,351
Tennis center	853,427	881,620	952,762	1,025,969	1,017,285	978,178	1,062,214	1,061,398	886,052	264,137
Sports programs	1,287,406	1,338,838	1,424,626	1,423,992	1,565,716	1,631,316	1,840,300	1,913,715	1,280,082	1,112,604
Recreation programs	4,770,489	5,295,594	5,177,432	5,060,475	5,451,861	5,300,127	5,900,109	5,958,734	4,464,269	952,112
Grants and sponsorships	1,742,561	1,608,261	1,275,106	1,300,759	279,707	806,995	1,718,491	611,325	1,264,767	5,192,604
Rents and leases	-	-	-	-	648,896	635,913	591,040	548,759	573,847	557,072
System development charges	1,897,759	2,676,196	3,858,370	5,855,512	5,367,366	9,631,364	12,287,677	8,500,336	12,716,580	8,290,454
Interest earned	507,727	447,101	365,782	380,671	458,566	516,988	872,511	1,391,423	1,160,881	422,449
Charges for services	799,091	689,931	579,099	511,362	328,170	367,696	337,469	294,820	312,357	415,568
Miscellaneous	278,137	190,957	281,997	565,079	188,479	172,235	289,943	258,329	157,029	183,013
<b>Total revenues</b>	<b>46,863,172</b>	<b>48,885,447</b>	<b>50,686,805</b>	<b>54,357,273</b>	<b>52,709,286</b>	<b>59,314,139</b>	<b>65,942,507</b>	<b>65,013,720</b>	<b>66,892,441</b>	<b>61,613,058</b>
<b>Expenditures</b>										
Board of Directors	229,942	200,248	154,475	218,847	178,381	274,731	226,289	287,244	239,325	202,902
Administration	1,675,574	1,713,305	1,953,992	2,028,622	2,104,826	2,193,086	2,334,048	2,379,832	2,923,275	2,443,312
Business and facilities	14,018,655	14,590,241	14,901,004	15,621,414	16,074,842	17,489,302	18,502,519	17,816,512	19,480,998	16,731,341
Planning and development	1,430,176	1,503,184	1,497,804	1,211,690	1,262,721	-	-	-	-	-
Park and recreation services	13,996,776	14,476,812	14,593,069	14,725,729	15,501,975	15,022,217	16,152,894	19,625,019	21,322,667	12,856,307
Capital outlay	22,534,645	19,924,569	22,563,320	9,421,194	12,539,440	30,504,743	11,841,833	18,141,926	14,937,760	8,180,257
Debt service										
Principal	5,100,000	4,605,000	5,018,988	5,390,327	3,961,090	4,436,876	4,817,686	5,208,520	5,784,379	6,270,264
Interest	4,566,274	4,346,236	4,195,779	4,225,622	3,960,447	3,789,741	3,542,427	3,405,150	3,116,870	2,819,587
<b>Total expenditures</b>	<b>63,552,042</b>	<b>61,359,595</b>	<b>64,878,431</b>	<b>52,843,445</b>	<b>55,583,722</b>	<b>73,710,696</b>	<b>57,417,696</b>	<b>66,864,203</b>	<b>67,805,274</b>	<b>49,503,970</b>
Excess of revenues over (under) expenditures	(16,688,870)	(12,474,148)	(14,191,626)	1,513,828	(2,874,436)	(14,396,557)	8,524,811	(1,850,483)	(912,833)	12,109,088
<b>Other financing sources (uses)</b>										
Proceeds from debt issuance	40,060,000	-	-	37,880,000	-	8,710,000	-	4,000,000	9,900,000	14,390,000
Premiums on debt issuance	1,859,558	-	-	6,987,825	-	1,283,919	-	-	1,294,716	2,527,984
Proceeds from sale of capital assets	-	-	-	399,283	-	1,404,391	-	-	-	-
Payment to escrow	-	-	-	(43,180,819)	-	(9,874,696)	-	-	(11,218,392)	(16,875,280)
Loan proceeds	-	457,100	-	-	-	-	-	-	-	-
<b>Total other financing sources (uses)</b>	<b>41,919,558</b>	<b>457,100</b>	<b>-</b>	<b>2,086,289</b>	<b>-</b>	<b>1,523,614</b>	<b>-</b>	<b>4,000,000</b>	<b>(23,676)</b>	<b>42,704</b>
<b>Net change in fund balances</b>	<b>\$ 25,230,688</b>	<b>\$ (12,017,048)</b>	<b>\$ (14,191,626)</b>	<b>\$ 3,600,117</b>	<b>\$ (2,874,436)</b>	<b>\$ (12,872,943)</b>	<b>\$ 8,524,811</b>	<b>\$ 2,149,517</b>	<b>\$ (936,509)</b>	<b>\$ 12,151,792</b>
Debt service as a percentage of noncapital expenditures	23.3%	21.2%	21.5%	21.9%	18.0%	18.8%	18.1%	17.4%	16.9%	21.9%

<sup>1)</sup> In FY 2016, revenues from Rents and Leases was reported separately (previously in Grants & Contributions, Program and Miscellaneous revenues).

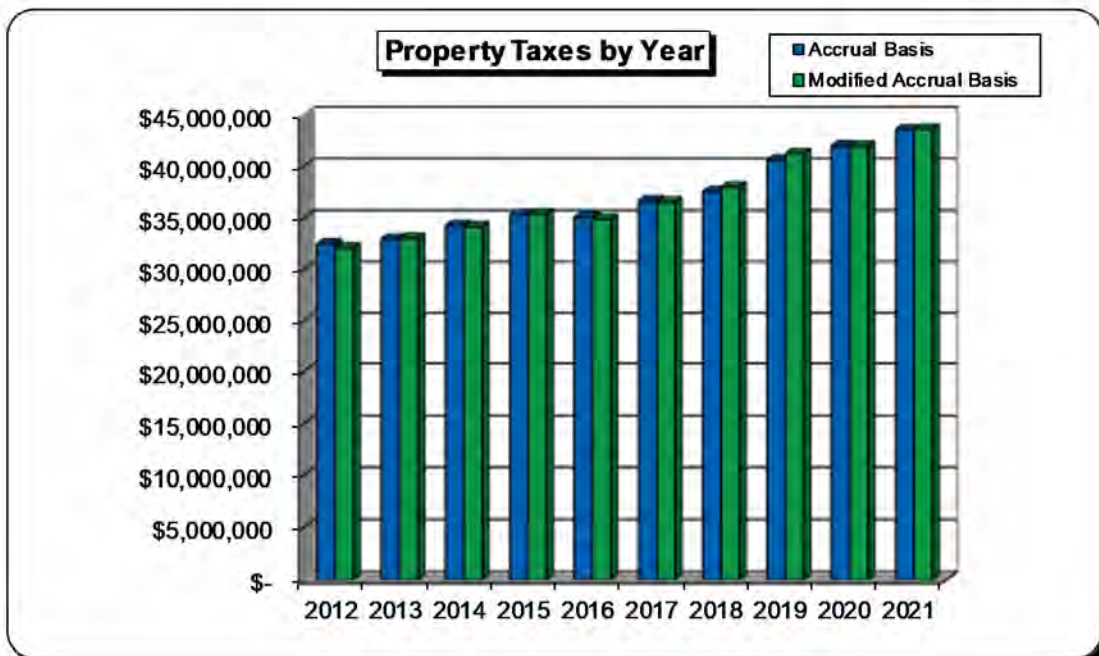
<sup>2)</sup> In FY 2017, Planning and Development expenditures were moved to Business and Facilities.

**Tualatin Hills Park & Recreation District  
Governmental Activities Tax Revenues By Source  
Last Ten Fiscal Years  
(accrual basis of accounting)**

<u>Fiscal Year</u>	<u>Property Tax</u>
2012	\$ 32,536,833
2013	32,998,488
2014	34,325,378
2015	35,389,201
2016	35,118,802
2017	36,692,351
2018	37,548,487
2019	40,631,613
2020	42,020,224
2021	43,587,273

**Governmental Activities Tax Revenues By Source  
(modified accrual basis of accounting)**

<u>Fiscal Year</u>	<u>Property Tax</u>
2012	\$ 32,122,160
2013	33,076,378
2014	34,203,849
2015	35,471,678
2016	34,952,393
2017	36,541,016
2018	38,014,442
2019	41,267,126
2020	41,990,380
2021	43,641,694





**Tualatin Hills Park & Recreation District  
Assessed Values And Estimated Actual Value  
Of Taxable Property  
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Real Property		Personal Property and Manufactured Structures		Public Utilities		Total		Assessed Value as a Percentage of Market Value	Direct Tax Rate per \$1,000
	Market Value	Assessed Value	Market Value	Assessed Value	Market Value	Assessed Value	Market Value	Assessed Value		
2012	\$24,106,665,298	\$ 18,012,341,620	\$ 587,010,937	\$ 580,369,457	\$ 578,886,050	\$ 555,788,140	\$ 25,272,562,285	\$ 19,148,499,217	75.77 %	\$1.7372
2013	23,607,540,340	18,581,040,050	617,142,106	610,830,076	624,892,048	559,899,100	24,849,574,494	19,751,769,226	79.49	1.7298
2014	25,100,916,650	19,261,563,030	607,228,905	600,748,735	637,019,227	565,666,850	26,345,164,782	20,427,978,615	77.54	1.7282
2015	27,933,899,694	20,049,326,753	610,281,231	603,605,791	647,433,574	592,184,300	29,191,614,499	21,245,116,844	72.78	1.7167
2016	30,055,910,584	21,034,184,283	661,326,115	652,465,905	701,056,667	598,739,300	31,418,293,366	22,285,389,488	70.93	1.6246
2017	33,870,049,729	22,045,761,923	697,114,641	683,052,351	721,904,470	704,324,200	35,289,068,840	23,433,138,474	66.40	1.6192
2018	37,964,311,493	23,143,902,554	736,600,520	712,522,070	736,796,581	712,342,161	39,437,708,594	24,568,766,785	62.30	1.6111
2019	42,018,755,716	24,394,680,474	788,727,155	746,681,555	643,170,899	642,837,559	43,450,653,770	25,784,199,588	59.34	1.6241
2020	43,446,117,853	25,553,688,704	913,544,961	859,280,751	617,118,119	616,705,600	44,976,780,933	27,029,675,055	60.10	1.6141
2021	48,929,480,488	26,821,395,980	971,453,085	856,536,938	708,812,991	708,263,500	50,609,746,564	28,386,196,418	56.09	1.5936

Source: Washington County, Department of Assessment and Taxation

**Tualatin Hills Park & Recreation District  
Property Tax Rates  
Direct and Overlapping Governments  
Last Ten Fiscal Years**

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Direct Government:										
Tualatin Hills Park and Recreation District										
Permanent Tax Rate	\$ 1.3073	\$ 1.3073	\$ 1.3073	\$ 1.3073	\$ 1.3073	\$ 1.3073	\$ 1.3073	\$ 1.3073	\$ 1.3073	\$ 1.3073
Bond Levy Tax Rate	0.4299	0.4225	0.4209	0.4094	0.3173	0.3119	0.3038	0.3168	0.3068	0.2863
Total Tax Rate	1.7372	1.7298	1.7282	1.7167	1.6246	1.6192	1.6111	1.6241	1.6141	1.5936
Overlapping Government:										
Washington County	2.9744	2.9670	2.9605	2.8254	2.8235	2.9354	2.9584	2.9583	2.8918	2.8767
Washington County - Enhanced Patrol	1.2477	1.2285	1.3165	1.3165	1.3165	1.3165	1.3165	1.3165	1.3165	1.3165
Washington County - Road Maintenance	0.2456	0.2456	0.2456	0.2456	0.2456	0.2456	0.2456	0.2456	0.2456	0.2456
Washington County - RFPD #2	1.6919	1.6919	1.6919	1.6919	1.6919	1.6919	1.6919	-	-	-
Washington County - North Bethany SD	-	1.2500	1.2500	1.2500	1.2500	1.2500	1.2500	1.2500	1.2500	1.2500
Northwest Regional ESD	0.1538	0.1536	0.1534	0.1530	0.1528	0.1523	0.1538	0.1538	0.1494	0.1485
Multnomah ESD	0.4134	0.4576	0.4576	0.4576	0.4576	0.4576	0.4576	0.4576	0.4576	-
Portland Community College	0.5981	0.6646	0.7329	0.7199	0.5837	0.6756	0.6756	0.6874	0.6769	0.6700
School District No. 48, Beaverton	6.8603	6.7749	8.0537	8.0368	7.9571	7.9205	8.0527	8.0205	7.9075	8.0257
School District No. 1J, Hillsboro	7.4663	7.4881	7.3794	7.3812	7.1812	7.1268	7.1512	7.1388	7.0178	7.0560
School District No. 1J, Portland	6.5166	7.2681	8.3571	8.3535	8.3632	8.3304	8.8052	9.7571	9.6734	9.6698
Tualatin Valley Fire and Rescue District	1.9302	1.9145	1.9061	1.8911	2.1078	2.0978	2.0457	2.0839	2.0725	2.1167
Port of Portland	0.0701	0.0701	0.0699	0.0697	0.0697	0.0694	0.0693	0.0701	0.0681	0.0677
City of Beaverton	4.1791	4.2350	4.3662	4.3517	4.3279	4.3109	4.2851	4.3196	4.3037	4.2793
Urban Renewal - Beaverton	-	0.0113	0.0361	0.0929	0.1731	0.2233	0.2961	0.3718	0.4052	0.4525
City of Hillsboro	5.3827	5.3815	5.3755	5.3652	5.3621	5.3485	5.3387	5.3147	5.2823	5.2614
Urban Renewal - Hillsboro	0.0141	0.0187	0.0415	0.0776	0.0867	0.1374	0.0856	0.1296	0.3514	0.4223
City of Portland	6.9497	7.0558	7.2043	7.1759	7.0455	6.9712	4.7097	4.7353	4.6867	7.3130
Urban Renewal - Portland	1.1314	1.1529	1.1727	1.0878	1.0608	1.1069	3.5073	3.5890	3.5492	1.1896
Metro Service District	0.3154	0.4043	0.4667	0.4575	0.3876	0.3960	0.3777	0.4342	0.6601	0.5867
TriMet	0.0583	-	-	-	-	-	-	-	-	-

Rate per \$1,000 of assessed valuation

Source: Washington County, Department of Assessment and Taxation

**Tualatin Hills Park & Recreation District  
District Principal Property Taxpayers  
Current Year and Nine Years Ago**

Taxpayer	2021			2012		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Nike, Inc.	\$ 1,381,669,216	1	4.87%	\$ 372,130,123	1	1.94%
Portland General Electric	210,774,743	2	0.74	130,855,602	4	0.68
Comcast Corporation	153,910,000	3	0.54	120,273,900	5	0.63
Maxim Integrated Products, Inc.	153,532,610	4	0.54	96,248,470	7	0.50
Northwest Natural Gas Co.	147,395,600	5	0.52	83,274,800	8	0.43
Beaverton LLC	108,820,030	6	0.38			
Portland 2 LLC	71,404,990	7	0.25			
MG Pallas Apartments MOS LLC	65,932,490	8	0.23			
Mail 1 LLC	63,887,470	9	0.23			
G+I X Nimbus Corp Ctr LLC	61,347,910	10	0.22			
Frontier Communications				140,366,000	2	0.73
Tektronix Inc.				132,532,873	3	0.69
PS Business Parks LP				109,808,499	6	0.57
Bernard Properties Partnership				59,371,003	9	0.31
Nimbus Center LLC				57,218,120	10	0.30
All other taxpayers	25,967,521,359		91.48	17,846,419,827		93.22
Totals	<u>\$ 28,386,196,418</u>		<u>100.00%</u>	<u>\$ 19,148,499,217</u>		<u>100.00%</u>

Source: Washington County, Department of Assessment and Taxation

**Tualatin Hills Park & Recreation District  
Washington County Principal Property Taxpayers  
Current Year and Nine Years Ago**

Taxpayer	2021			2012		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Intel	\$ 1,941,050,338	1	2.72%	\$ 1,316,340,035	1	2.73%
Nike Inc.	1,435,297,509	2	2.01	437,733,767	2	0.91
Portland General Electric	819,111,924	3	1.15	405,597,504	3	0.84
Pacific Realty Associates	417,932,187	4	0.59	299,183,240	5	0.62
Northwest Natural Gas Co.	408,827,140	5	0.57	279,691,970	6	0.58
Verizon Communications	299,376,000	6	0.42			
Genentech Inc.	273,303,730	7	0.38	239,110,040	7	0.50
Comcast Corporation	263,248,000	8	0.37	223,356,000	8	0.46
Lam Research Corporation	198,542,849	9	0.28			
BV Centercal LLC	155,910,754	10	0.22			
Frontier Communications				350,700,000	4	0.73
Maxim Integrated Products Inc.				133,369,640	9	0.28
Tektronix Inc.				132,546,208	10	0.27
All other taxpayers	65,060,763,723		91.29	44,419,153,759		92.08
<b>Totals</b>	<b>\$ 71,273,364,154</b>		<b>100.00%</b>	<b>\$ 48,236,782,163</b>		<b>100.00%</b>

Source: Washington County, Department of Assessment and Taxation

**Tualatin Hills Park & Recreation District  
Property Tax Levies And Collections  
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2012	\$ 33,334,482	\$ 31,713,114	95.1 %	\$ 584,847	\$32,297,961	96.9 %
2013	34,166,612	32,623,087	95.5	730,946	33,354,033	97.6
2014	35,308,500	33,590,906	95.1	719,005	34,309,911	97.2
2015	36,433,185	34,828,560	95.6	592,945	35,421,505	97.2
2016	36,088,203	34,488,930	95.6	462,451	34,951,381	96.8
2017	37,804,820	36,089,763	95.5	431,939	36,521,702	96.6
2018	39,400,040	37,551,090	95.3	469,141	38,020,231	96.4
2019	41,606,766	39,939,463	96.0	351,417	40,290,880	96.6
2020	43,274,691	41,507,632	95.9	303,346	41,810,978	95.9
2021	44,818,066	43,047,680	96.0	-	43,047,680	96.0

**Tualatin Hills Park & Recreation District  
System Development Charge Revenue Schedule  
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Rate per Type of Dwelling Unit		
	Single Family	Multi-Family	Non-residential
2012	\$ 5,299	\$ 3,963	\$ 137
2013	5,247	3,924	136
2014	5,524	4,131	143
2015	6,450	4,824	167
2016	6,450	4,824	167
2017	10,800	8,619	360
2018	10,800	8,619	360
2019	11,545	9,214	385
2020	11,895	9,494	397
2021	11,787	8,840	466

Source: Tualatin Hills Park and Recreation District

**Tualatin Hills Park & Recreation District  
Ratios Of Outstanding Debt By Type  
Last Ten Fiscal Years**

Fiscal Year	Governmental Activities			Total Primary Government	Percentage of Personal Income <sup>a)</sup>	Per Capita <sup>b)</sup>
	General Obligation Bonds	Full Faith & Credit Obligations	Direct Borrowing			
2012	\$ 97,915,383	\$ 10,059,107	\$ 60,000	\$ 108,034,490	0.444 %	\$ 470.77
2013	93,313,622	9,851,204	477,100	103,641,926	0.417	446.27
2014	88,345,559	9,634,002	433,112	98,412,673	0.374	418.73
2015	89,388,275	9,407,542	407,785	99,203,602	0.333	417.09
2016	84,691,847	9,161,865	381,695	94,235,407	0.298	391.50
2017	80,802,769	8,907,017	354,819	90,064,605	0.267	369.74
2018	75,200,647	8,633,003	327,133	84,160,783	0.231	341.41
2019	69,241,413	8,349,901	4,298,613	81,889,927	n/a	328.26
2020	62,922,793	12,395,037	269,235	75,587,065	n/a	299.40
2021	55,883,275	11,882,833	238,971	68,005,079	n/a	266.43

n/a - not available at time of printing

<sup>a)</sup> based on Washington County total population

<sup>b)</sup> based on estimated population of district

Sources: State of Oregon, OLMIS  
Portland State University Center for Population Research and Census  
U.S. Department of Commerce, Bureau of Economic Analysis

**Tualatin Hills Park & Recreation District**  
**Ratios Of General Bonded Debt Outstanding**  
**Last Ten Fiscal Years**

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Estimated Assessed Taxable Value of Property	Per Capita <sup>a)</sup>
2012	\$ 97,915,383	\$ 413,134	\$ 97,502,249	0.51 %	\$ 424.87
2013	93,313,622	440,064	92,873,558	0.47	399.90
2014	88,345,559	477,206	87,868,353	0.43	373.87
2015	89,388,275	450,745	88,937,530	0.42	373.93
2016	84,691,847	286,350	84,405,497	0.38	350.67
2017	80,802,769	153,507	80,649,262	0.34	331.09
2018	75,200,647	-	75,200,647	0.31	305.06
2019	69,241,413	509,991	68,731,422	0.27	275.51
2020	62,922,793	727,829	62,194,964	0.23	246.35
2021	55,883,275	502,683	55,380,592	0.20	216.97

<sup>a)</sup> per capita based on estimated district population

Source: Portland State University Center for Population Research and Census



**Tualatin Hills Park & Recreation District**  
**Direct And Overlapping Governmental Activities Debt**  
**June 30, 2021**

<u>Overlapping Government</u>	<u>Overlapping Debt</u>	<u>Percentage Applicable</u>	<u>Estimated Share of Overlapping Net Direct Debt</u>
Debt repaid with property taxes:			
Tualatin Hills Park & Recreation District	\$ 55,883,275	100.00 %	\$ 55,883,275
Direct debt	<u>55,883,275</u>		<u>55,883,275</u>
City of Beaverton	33,173,396	99.00	32,841,231
City of Hillsboro	76,372,669	0.11	86,454
City of Portland	759,328,159	0.01	53,153
Metro	958,580,000	13.16	126,112,702
Multnomah County SD 1J, Portland	1,450,005,667	0.40	5,730,422
Multnomah ESD	23,395,000	0.30	69,366
Northwest Regional ESD	1,964,662	32.66	641,574
Port of Portland	51,330,000	12.10	6,212,419
Portland Community College	607,975,000	16.53	100,502,523
Tualatin Valley Fire & Rescue	26,035,000	43.50	11,324,834
Washington County	196,818,344	40.88	80,464,259
Washington County SD 1J Hillsboro 7 Bd	263,751	3.05	8,057
Washington County SD 1J Hillsboro	556,907,167	3.05	16,992,351
Washington County SD 23J Tigard Tualatin	322,883,542	0.03	103,969
Washington County SD 48J Beaverton	957,104,907	82.78	792,254,115
Overlapping debt	<u>6,022,137,264</u>		<u>1,173,397,429</u>
Other Debt:			
Tualatin Hills Park & Recreation District	12,121,804	100.00	12,121,804
Direct debt	<u>12,121,804</u>		<u>12,121,804</u>
City of Beaverton	217,235,091	99.00	215,059,917
City of Hillsboro	346,751,711	0.11	392,524
City of Portland	2,980,983,605	0.01	208,669
Clean Water Services	151,760,000	42.65	64,725,640
HFA Hillsboro	12,715,000	0.11	14,393
Home Forward	135,016,919	0.01	9,451
Metro	49,775,000	13.16	6,548,499
Port of Portland	1,366,502,287	12.10	165,386,417
TriMet	829,575,001	13.71	113,726,437
Tualatin Valley Water District	450,359,551	63.63	286,563,782
Washington County Housing Authority	37,159,583	40.88	15,191,766
Washington County SD 1J Hillsboro	1,735,125	3.05	53,004
West Slope Water District	2,190,000	100.00	2,190,000
Overlapping debt	<u>6,581,758,873</u>		<u>870,070,500</u>
Total Tualatin Hills Park & Recreation District	68,005,079		68,005,079
Total overlapping debt	<u>12,603,896,137</u>		<u>2,043,467,929</u>
Total direct and overlapping debt	<u>\$ 12,671,901,216</u>		<u>\$ 2,111,473,008</u>

Note: Overlapping taxing jurisdictions are those that coincide, at least in part, with the geographic boundaries of the district. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the district.

Source: Oregon State Treasury, Municipal Debt Information System

**Tualatin Hills Park & Recreation District  
Legal Debt Margin Information  
Last Ten Fiscal Years**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Debt limit	\$ 631,814,057	\$ 621,239,362	\$ 658,629,120	\$ 729,790,362	\$ 785,457,334	\$ 882,226,721	\$ 985,942,715	\$ 1,086,266,344	\$ 1,124,419,523	\$ 1,265,243,664
Total net debt application to limit	97,915,383	93,313,622	88,345,559	89,388,275	84,691,847	80,802,769	75,200,647	69,241,413	62,922,793	55,883,275
Legal debt margin	<u>\$ 533,898,674</u>	<u>\$ 527,925,740</u>	<u>\$ 570,283,561</u>	<u>\$ 640,402,087</u>	<u>\$ 700,765,487</u>	<u>\$ 801,423,952</u>	<u>\$ 910,742,068</u>	<u>\$1,017,024,931</u>	<u>\$ 1,061,496,730</u>	<u>\$ 1,209,360,389</u>
Total net debt applicable to the limit as a percentage of debt limit	15.50%	15.02%	13.41%	12.25%	10.78%	9.16%	7.63%	6.37%	5.60%	4.42%

**Legal Debt Margin Calculation for Fiscal Year 2021**

Real market value (2020/21)	\$ 50,609,746,564
General obligation debt capacity (2.5% of Real market value)	1,265,243,664
Less: Outstanding debt	<u>55,883,275</u>
Remaining legal debt capacity	<u>\$ 1,209,360,389</u>

Source: Tualatin Hills Park and Recreation District

**Tualatin Hills Park & Recreation District  
Demographic And Economic Statistics  
Last Ten Fiscal Years**

<b>Washington County</b>							
Fiscal Year	District Population (estimated)	Population (estimated) <sup>a)</sup>	Personal Income (amounts expressed in thousands) <sup>b)</sup>	Per Capita Personal Income <sup>b)</sup>	Unemployment Rate <sup>c)</sup>	School Enrollment	
2012	229,486	547,672	\$ 24,314,346	\$ 44,396	7.3 %	39,054	
2013	232,239	554,996	25,919,173	46,735	6.6	38,775	
2014	235,026	562,998	28,387,146	50,542	5.8	39,088	
2015	237,847	574,326	30,840,797	53,878	5.0	40,725	
2016	240,701	582,779	32,076,558	55,044	4.6	40,715	
2017	243,589	589,957	33,765,596	57,331	3.7	40,912	
2018	246,512	597,695	36,442,209	60,999	3.6	41,016	
2019	249,470	600,933	38,114,149	63,425	3.4	40,860	
2020	252,464	603,514	40,333,177	66,831	10.4	41,215	
2021	255,493	n/a	n/a	n/a	4.4	39,515	

Source: <sup>a)</sup> U.S. Census Bureau  
<sup>b)</sup> U.S. Dept. of Commerce, Bureau of Economic Analysis  
<sup>c)</sup> U.S. Dept. of Labor, Metropolitan District  
<sup>d)</sup> Beaverton School District

n/a data not available at time of printing

**Tualatin Hills Park & Recreation District**  
**Major Employment Industries In Washington County**  
**Current Year and Nine Years Ago**

Industry	2021		2012	
	Annual Average	Percentage of Total County Employment	Annual Average	Percentage of Total County Employment
Mining and logging	400	0.1 %	300	0.1 %
Construction	17,700	6.0	11,600	4.8
Manufacturing:				
Computer and electronic products	29,100		26,100	
Other durable goods	14,800		11,700	
Non-durable goods	7,800		5,300	
	51,700	17.6	43,100	17.7
Trade, transportation and utilities:				
Wholesale trade	14,000		16,700	
Retail trade	31,600		28,300	
Transportation, warehousing and utilities	7,400		3,400	
	53,000	18.0	48,400	19.9
Information	7,300	2.5	7,900	3.2
Financial activities	17,600	6.0	15,300	6.3
Professional and business services:				
Professional and technical services	16,000		11,700	
Management of companies and enterprises	15,700		5,700	
Administrative and waste services	22,200		19,000	
	53,900	18.3	36,400	14.9
Educational and health services	37,500	12.7	30,400	12.5
Leisure and hospitality	23,100	7.8	20,100	8.2
Other services	9,400	3.2	7,200	3.0
Government:				
Federal government	900		800	
State government	2,200		2,700	
Local government	8,200		7,600	
Local education	11,400		11,900	
	22,700	7.7	23,000	9.4
Total non-farm employment	294,300	100.0 %	243,700	100.0 %

Source: Oregon Labor Market Information System

**Tualatin Hills Park & Recreation District**  
**Full-Time Equivalent Employees By Function**  
**Last Ten Fiscal Years**

Function	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Administration</b>										
Office of the General Manager	2	2	2	3	3	3	3	3	3	2
Communications	6	6	7	7	7	8	8	8	8	6
Security operations	4	4	4	4	4	4	5	5	5	6
Community partnerships	-	-	-	1	1	1	1	1	1	9
<b>Business and facilities</b>										
Director	4	4	4	4	4	3	3	3	3	2
Finance services	7	7	7	7	7	6	7	7	10	8
Information services	5	5	5	5	5	5	6	6	6	6
Human resources	3	3	3	4	4	4	4	4	5	6
Risk and contract management	2	2	2	2	2	2	2	2	3	3
Operations analysis	-	-	-	-	-	2	2	2	2	3
<b>Maintenance</b>										
Operations Manager	3	5	5	6	7	7	7	7	5	3
Park maintenance	46	43	43	45	45	46	-	-	-	-
Fleet maintenance	6	6	6	6	6	6	6	6	6	6
Athletic facilities	23	25	25	26	26	27	-	-	-	-
Building and pool maintenance	49	50	51	49	48	48	27	27	25	8
Park and athletic facilities north	-	-	-	-	-	-	35	35	36	35
Park and athletic facilities south	-	-	-	-	-	-	31	31	31	28
Planning	2	3	3	3	3	3	4	4	4	4
Design and development	10	11	9	8	7	6	7	7	7	8
<b>Park and recreation</b>										
Director	3	3	3	3	3	4	3	3	3	2
Aquatics	73	74	77	79	83	78	78	78	80	79
Sports and Inclusion	31	31	29	30	45	58	62	62	63	106
Community programs	41	42	42	38	23	14	18	4	7	-
Recreation	105	102	100	100	101	108	130	144	151	135
Nature and trails	23	25	25	27	29	29	38	38	38	15
<b>Total full-time equivalent employees</b>	<b>448</b>	<b>453</b>	<b>452</b>	<b>457</b>	<b>463</b>	<b>472</b>	<b>487</b>	<b>487</b>	<b>502</b>	<b>478</b>

Source: Tualatin Hills Park and Recreation District

**Tualatin Hills Park & Recreation District  
Operating Indicators By Function  
Last Ten Fiscal Years**

	<b>2012 actual</b>	<b>2013 actual</b>	<b>2014 actual</b>	<b>2015 actual</b>	<b>2016 actual</b>	<b>2017 actual</b>	<b>2018 actual</b>	<b>2019 actual</b>	<b>2020 actual</b>	<b>2021 estimate</b>
<b>Parks and Recreation</b>										
<b>Cultural and recreational activities:</b>										
Aquatics										
Attendance at open/drop-in programs and classes	472,057	558,152	531,824	539,836	511,251	481,665	524,137	496,844	323,044	31,500
Number of classes held	5,123	5,282	4,823	5,029	5,237	4,289	4,128	5,347	3,816	-
Sports										
Attendance at open/drop-in programs and classes	679,600	650,623	607,130	781,490	792,878	652,680	750,272	755,094	608,480	83,414
Number of classes held	700	527	537	1,985	2,205	2,030	2,331	2,177	1,695	475
Recreation										
Attendance at open/drop-in programs and classes	944,324	945,676	1,022,117	929,397	983,487	984,343	995,770	973,541	941,337	26,867
Number of classes held	3,972	4,236	4,199	4,184	3,919	4,111	4,379	3,611	3,745	533
Community programs										
Attendance at open/drop-in programs and classes	284,232	285,698	265,174	140,440	141,000	143,000	145,000	148,198	21,050	4,884
Number of classes held	1,954	1,819	2,283	575	580	580	591	575	16	18
Nature and trails										
Attendance at open/drop-in programs and classes	180,704	198,997	197,877	233,790	234,967	249,189	250,310	249,407	279,528	266,500
Number of classes held	643	647	707	664	720	678	711	691	471	250
<b>Maintenance activities:</b>										
Buildings maintained (shown per 1,000 sq. ft)	450	461	461	461	461	461	461	461	461	461
Cost per sq. ft. of buildings	\$6.30	\$6.52	\$6.61	\$6.63	\$7.07	\$7.00	\$6.55	\$6.52	\$8.83	\$8.76
Pool facilities maintained (shown per 1,000 sq. ft.)	117	117	117	117	125	125	125	125	125	125
Cost per sq. ft. of pools	\$17.01	\$16.15	\$16.29	\$17.28	\$15.35	\$15.34	\$16.66	\$16.42	\$18.49	\$20.33
Parks maintained - developed acres	1,026	1,024	1,052	1,062	1,067	1,089	1,089	1,098	1,103	1,124
Cost per developed acre	\$2,879	\$2,720	\$2,740	\$2,892	\$3,133	\$3,288	\$3,288	\$2,737	\$2,843	\$3,073
Parks maintained - undeveloped acres	1,186	1,233	1,236	1,244	1,276	1,290	1,290	1,308	1,346	1,367
Cost per undeveloped acre	\$131	\$254	\$260	\$274	\$293	\$308	\$308	\$255	\$259	\$281
Vehicle and equipment units maintained	436	472	490	490	502	514	530	540	657	658
Cost per vehicle and equipment unit	\$1,990	\$1,757	\$1,801	\$1,768	\$1,653	\$1,720	\$1,709	\$1,677	\$1,564	\$1,760

Source: Tualatin Hills Park & Recreation District

# Tualatin Hills Park & Recreation District

## Capital Asset Statistics By Function

### June 30, 2021

**Parks and Recreation:**

Number of parks	305
Park acreage:	
Developed sites (neighborhood, community and regional parks)	1,124
Undeveloped sites (wetlands and natural areas)	1,371
Pathways and trails mileage	52
Lakes	3
Stream corridor mileage	27

**Facilities:**

Swim Centers:	
Indoor	5
Outdoor	2
Recreation Centers	2
Combined Recreation/Aquatic Center	1
Athletic Center	1
Senior Center	1
Historical Facilities (weddings, meetings, community events)	3
Interpretive Centers/Nature Parks	2
Tennis Center	1
Camp Rivendale (developmentally disabled patrons)	1

**Fields and courts:**

Tennis:	
Indoor	6
Outdoor <sup>1)</sup>	108
Basketball:	
Indoor	6
Outdoor <sup>1)</sup>	52
Volleyball <sup>1)</sup>	6
Sports fields: <sup>1)</sup>	
Soccer/football/lacrosse	147
Softball/baseball	99
Bocce	4
Hockey	1
Indoor running track	1
Skate park	3

<sup>1)</sup> these facilities are maintained either through direct ownership or joint use agreement

Source: Tualatin Hills Park and Recreation District



# Audit Comments and Disclosures Section







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 P 503.274.2849 F 503.274.2853 [www.tkw.com](http://www.tkw.com)

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND INTERNAL CONTROL  
 OVER FINANCIAL REPORTING BASED ON AN AUDIT OF  
 FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
OREGON STATE REGULATIONS**

Board of Directors  
 Tualatin Hills Park & Recreation District  
 Beaverton, Oregon

We have audited the financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Tualatin Hills Park & Recreation District, Beaverton, Oregon (the District), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated December 20, 2021. 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.

**COMPLIANCE**

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*, 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.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- Deposit of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions and repayment.
- Budgets legally required (ORS Chapter 294).
- Insurance and fidelity bonds in force or required by law.
- Programs funded from outside sources.
- Authorized investment of surplus funds (ORS Chapter 294).
- Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).

In connection with our testing, nothing came to our attention that caused us to believe the District was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*.



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND INTERNAL CONTROL  
OVER FINANCIAL REPORTING BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
OREGON STATE REGULATIONS (Continued)**

**INTERNAL CONTROL OVER FINANCIAL REPORTING**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting 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 District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

**PURPOSE OF THIS REPORT**

This report is intended solely for the information and use of the Board of Directors, Oregon Secretary of State Audits Division, and management and is not intended to be and should not be used by anyone other than these specified parties.

*Talbot, Korvold & Warwick, LLP*

Portland, Oregon  
December 20, 2021



**Tualatin Hills Park and Recreation District  
Beaverton, Oregon**

**Schedule of Expenditures of  
Federal Awards and Related Reports**

**Year Ended June 30, 2021**



**TUALATIN HILLS PARK & RECREATION DISTRICT**

Beaverton, Oregon

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**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**

Board of Directors  
Tualatin Hills Park & Recreation District  
Beaverton, Oregon

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 discretely presented component unit, each major fund, and the aggregate remaining fund information of Tualatin Hills Park & Recreation District, Beaverton, Oregon (the District), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated December 20, 2021.

**INTERNAL CONTROL OVER FINANCIAL REPORTING**

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



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**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 (Continued)**

**INDEPENDENT AUDITOR'S REPORT (Continued)**

**COMPLIANCE AND OTHER MATTERS**

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

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

*Talbot, Kowolot & Warwick, LLP*

Portland, Oregon  
December 20, 2021



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**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE;  
AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
REQUIRED BY THE UNIFORM GUIDANCE**

**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Tualatin Hills Park & Recreation District  
Beaverton, Oregon

**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM**

We have audited Tualatin Hills Park & Recreation District, Beaverton, Oregon's (the District) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the District's major federal program for the year ended June 30, 2021. The District's major federal program is 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 the District's major federal program 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 District'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 District's compliance.

**OPINION ON MAJOR FEDERAL PROGRAM**

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



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**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE;  
AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
REQUIRED BY THE UNIFORM GUIDANCE (Continued)**

**INDEPENDENT AUDITOR'S REPORT (Continued)**

**REPORT ON INTERNAL CONTROL OVER COMPLIANCE**

Management of the District 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 District's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the 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 District'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 a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the 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.

**REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE**

We have audited the financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the District as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements. We issued our report thereon dated December 20, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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,



REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE;  
AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
REQUIRED BY THE UNIFORM GUIDANCE (Continued)

INDEPENDENT AUDITOR'S REPORT (Continued)

REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE (Continued)

and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Talbot, Kowoloff & Warwick, LLP*

Portland, Oregon  
December 20, 2021

**Tualatin Hills Park and Recreation District  
Schedule of Expenditures of Federal Awards  
Fiscal Year Ended June 30, 2021**

Federal Grantor Program Title/Cluster Pass-Through Grantor	Federal Assistance Listing Number	Pass Through Number	Federal Expenditures	Amount Provided to Subrecipients
<b><u>U.S. Department of Homeland Security</u></b>				
Passed through Oregon Office of Emergency Management Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	067-072E3-00	\$ 41,099	\$ -
<b>Total U.S. Department of Homeland Security</b>			<u>41,099</u>	<u>-</u>
<b><u>U.S. Department of Treasury</u></b>				
Passed through Oregon Early Learning Department				
COVID-19 Coronavirus Relief Fund	21.019	PS601224/PS601229/ PS601231	21,000	-
Passed through Washington County, Oregon				
COVID-19 Coronavirus Relief Fund	21.019	20-1368	4,220,815	-
COVID-19 Coronavirus Relief Fund	21.019	WC-CC1	39,996	-
<i>Total Passed through Washington County, Oregon</i>			<u>4,260,811</u>	<u>-</u>
<b>Total U.S. Department of Treasury</b>			<u>4,281,811</u>	<u>-</u>
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS</b>			<u>\$ 4,322,910</u>	<u>\$ -</u>

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

*Basis of Presentation*

The Schedule of Expenditures of Federal Awards (the SEFA) includes the federal award activity of Tualatin Hills Park & Recreation District under programs of the federal government for the year ended June 30, 2021. The information in the SEFA is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the SEFA presents only a selected portion of the operations of the District, it is not intended to and does not present the financial position, changes in net position, or cash flows of the District.

*Summary of Significant Accounting Policies*

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

**TUALATIN HILLS PARK & RECREATION DISTRICT**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**YEAR ENDED JUNE 30, 2021**

**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?	No
Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

*Federal Awards:*

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a)?	No

Identification of major programs:

<u>Assistance Listing Number(s)</u>	<u>Name of Federal Program or Cluster</u>
21.019	COVID-19 Coronavirus Relief Fund

Dollar threshold used to distinguish between type A and type B programs:	\$ 750,000
Auditee qualified as low-risk auditee?	No

**TUALATIN HILLS PARK & RECREATION DISTRICT**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)**  
**YEAR ENDED JUNE 30, 2021**

**SECTION II - FINANCIAL STATEMENT FINDINGS**

No matters were reported.

**SECTION III - FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS**

No matters were reported.



## Tualatin Hills Park & Recreation District Minutes of a Regular Meeting of the Board of Directors

A meeting of the Tualatin Hills Park & Recreation District Board of Directors was held electronically on Wednesday, December 8, 2021. Work Session 5:30 pm; Executive Session 6:30 pm; Regular Meeting 7 pm.

Present:

Tya Ping	President/Director
Heidi Edwards	Secretary/Director
Barbie Minor	Secretary Pro-Tempore/Director
Felicita Monteblanco	Director
Alfredo Moreno	Director
Doug Menke	General Manager

### **Agenda Item #1 – Work Session: Washington County Preschool for All**

A Work Session of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Tya Ping on Wednesday, December 8, 2021 at 5:30 pm.

Sabrina Taylor Schmitt, interim Recreation & Aquatics director, introduced Sarah Pope from Northwest Regional Educational School District and Megan Irwin from Brave Ideas Consulting.

Sarah and Megan provided a detailed overview of the efforts of the Washington County Preschool for All taskforce working toward free universal preschool for all three and four-year-old children in Washington County, via a PowerPoint presentation, a copy of which was entered into the record. The taskforce is on track to provide recommendations pertaining to a potential ballot measure for November 2022. Following their presentation, Sabrina shared a brief PowerPoint presentation providing an overview of THPRD's preschool programs and the challenges and opportunities for expansion. The presenters offered to answer any questions the board may have.

Felicita Monteblanco, who serves on the taskforce, described the diverse, thoughtful and democratic process of the group, noting that their intent is to lift up the providers and parents to shape the policy.

President Ping asked how THPRD can best help support this effort.

- ✓ Sarah referenced a form they are asking boards to sign in support of the concept; forms can also be signed individually. If referred to the ballot by the Washington County Board of Commissioners, the campaign would return to request a ballot measure endorsement.

President Ping inquired how THPRD might be asked to assist if the ballot measure is successful.

- ✓ Megan replied that this will need additional discussion at a board and staff level, but that expanding programming to enable additional capacity would be one way.
- ✓ Felicita added that, in honoring the taskforce's vision and values, there will be some rules that all participating organizations will need to follow in order to be eligible for the funding, such as not allowing expulsions. There will need to be conversations at a programming level regarding how THPRD is going to participate.

President Ping asked whether the programming will be full-day or less.

- ✓ Megan replied that the taskforce has decided to allow for flexibility and to be supportive of parents choosing the program that is the best fit for their child. There will be a mixture of

full-day and half-day spots, as well as schoolyear only and year-round. The recommendation is that the type of spots contracted are in line with the community's actual need, which may tilt toward full-time based on their research. She encouraged THPRD to consider what it would like its program to look like with the opportunity for extra funding, and whether that could enable an expansion to more full-day opportunities.

Alfredo Moreno asked how quickly programs could be in place once a measure is successful.

- ✓ Megan replied that they are planning an 18-month start-up/implementation schedule and are currently modeling different scenarios for rolling out spots. The taskforce will be receiving their first look at some of these timelines at their meeting next week.
- ✓ Sarah added that the funding mechanism will also be important in terms of timing, in that if the ballot measure is successful in November 2022, the tax revenue from the measure wouldn't start coming in until April 2024.

Heidi Edwards suggested that, as THPRD continues to work with Beaverton School District on a possible expansion of afterschool programming, the efforts around preschool for all should be tied into these discussions as a package effort.

- ✓ General Manager Doug Menke noted that the realities of balancing that additional programming with our existing programming will require some healthy communication efforts and survey work with our THPRD community. It is a delicate balance in that although we may have some space that could be made available for this programming, there are also existing programs already using that space.

Heidi noted that the inquiry forms submitted to the schools would be helpful in quantifying the existing need.

- ✓ Sarah added that Beaverton School District Superintendent Don Grotting has been actively involved in supporting the taskforce's efforts.

President Ping asked for confirmation that this is envisioned as a two-year program.

- ✓ Megan confirmed that the hope is that those who enter the program at three-years-old can continue until kindergarten. However, as the taskforce begins to evaluate revenue and costs, this will help shed light on what can be afforded.
- ✓ Sarah explained how funding from the federal Build It Back Better Act could come into play if it passes.

President Ping thanked Megan, Sarah and Sabrina for the informative presentations this evening.

## **Agenda Item #2 – Executive Session (A) Personnel (B) Legal**

President Tya Ping called executive session to order for the following purposes:

- To consider the employment of a public officer, employee, staff member or individual agent, and
- To consider information or records that are exempt by law from public inspection.

Executive Session is held under authority of ORS 192.660(2)(a) and (f).

President Ping noted that the news media and designated staff may attend executive session. Representatives of the news media were directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session.

## **Agenda Item #3 – Call Regular Meeting to Order**

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Tya Ping on Wednesday, December 8, 2021, at 7 pm.

## **Agenda Item #4 – Action Resulting from Executive Session**

There was no action resulting from executive session.

## **Agenda Item #5 – Audience Time**

Secretary Heidi Edwards read written testimony, copies of which were entered into the record:

Wendy Kroger, John Griffiths, Tom Hjort, and Dick Schouten submitted a letter and attachments regarding the Cooper Mountain Nature Park (CMNP) expansion as follow up to testimony submitted at the board's October meeting. At that time, they described a goal to complete CMNP by adding at least 250 acres to the current park as highlighted in three consecutive Metro Parks & Nature bond measures beginning in 1995. Tonight, they request that both THPRD and the City of Beaverton budget sufficient resources in the next fiscal year to enable adequate field research, public agency coordination, public engagement, and due diligence to ensure the appropriate local land use/zoning, including the potential use of an overlay mechanism, to ensure a successful outcome for the CMNP expansion. In the course of THPRD's upcoming budget process, they ask that the district set aside and fund adequate resources to further these next steps, and they believe System Development Charges are appropriate for this proposal. The City of Beaverton is considering the approval of a new staff position that would coordinate with public agencies and stakeholders while managing preliminary engineering and design work for McKernan Creek and other key infrastructure. The city is also moving forward on its Cooper Mountain Community Plan with public engagement to be featured prominently in the next year. And THPRD, the city, Clean Water Services, Metro and possibly Washington County plan to convene soon to determine the scope of work on Cooper Mountain. Since October, they have met with Metro's conservation director, the Cooper Mountain lead planner for the city, and have attended both the city's Cooper Mountain Advisory Committee meeting and Metro's latest 2019 Parks & Nature Bond Measure status briefing. At the city's Cooper Mountain Advisory Committee meeting, they reiterated that THPRD is the city's parks provider. They also have upcoming meetings with Clean Water Services and various interested non-profits. Attachments to the letter include documentation from the city regarding Cooper Mountain area road options, Scenarios A, B, and C, as well as the McKernan Creek Greenway Concept. Scenario C avoids almost all creek crossings (roads are a major challenge for wildlife and natural areas), offers more tree canopy, and greater natural resource protection. It is the only Scenario that includes a community park. All three scenarios emphasize the importance of expanding the nature park. Additional ground research is needed to determine the strongest water quality management scenarios for natural resource protection in light of critical climate concerns. At a city work session scheduled for December 7, councilors will be asked if the alternatives provide an adequate range of choices (housing, commercial, roads, stream corridors and natural resource protection). They plan to testify before the city council on December 14 in support of the Community Development Department's request for a new coordination and management position relative to Cooper Mountain.

- ✓ General Manager Doug Menke noted that the city's work is going to provide THPRD a good deal of the framework for moving forward, including zoning, which is going to be a critical outcome for the northern Cooper Mountain area in particular. There are a lot of moving parts in this process, including density, transfer of density, and significant transportation needs, and Metro holds the funds for land acquisition. District staff has been involved in a lot of conversations with both the city and Metro. He offered that district staff can bring additional information to the board at their January meeting, although some of this information will qualify as executive session discussion.

## **Agenda Item #6 – Board Time**

### **A. Committee Liaisons Updates**

Alfredo Moreno provided the following updates and comments during board time:

- Attended the most recent Parks & Facilities Advisory Committee meeting, during which discussion occurred regarding Aloha Swim Center not reopening this fiscal year. A recommendation was made to specify why the district opted to have certain swim centers reopen and others not, and to be more transparent with the information or data that influenced those decisions.

- The Tualatin Hills Park Foundation’s Help a Senior fundraising campaign successfully raised \$10,000 to help seniors purchase monthly passes for the Elsie Stuhr Center.

Felicita Monteblanco provided the following updates and comments during board time:

- Recently met with City of Beaverton’s City Manager, Jenny Haruyama, and encouraged her fellow board members to do the same.

Heidi Edwards provided the following updates and comments during board time:

- Attended the most recent Fiduciary Committee meeting, during which the committee reviewed last quarter’s information. There wasn’t much change from the previous quarter, but overall things are on a positive trajectory.
- In Felicita’s absence, she attended the most recent Washington County Preschool for All Taskforce meeting and appreciated hearing from them again this evening during the work session.
- An Audit Committee meeting will be taking place next week on December 16.

President Ping provided the following updates and comments during board time:

- Along with Felicita, she attended a summit of local area elected officials from City of Beaverton, Washington County and Beaverton School District (BSD), hosted by Mayor Beaty to start a conversation around the possible expansion of childcare services for our community and potential funding options. All agencies in attendance agreed that this is an interest area and are supportive. Staff from THPRD and BSD will now take the lead to discuss logistics before more discussions occur regarding funding. This is shaping up to be a great example of how local government can work together to benefit the community.

**Agenda Item #7 – Consent Agenda**

**Barbie Minor moved that the board of directors approve consent agenda items (A) Minutes of November 10, 2021 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Request for Reallocation of Funds Between Projects Within the 2021-22 System Development Charges Fund Budget and (E) Resolution Authorizing Application to Land & Water Conservation Fund. Felicita Monteblanco seconded the motion. Roll call proceeded as follows:**

<b>Alfredo Moreno</b>	<b>Yes</b>
<b>Heidi Edwards</b>	<b>Yes</b>
<b>Felicita Monteblanco</b>	<b>Yes</b>
<b>Barbie Minor</b>	<b>Yes</b>
<b>Tya Ping</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #8 – Unfinished Business**

**A. Operations Update**

Since March 2020, THPRD has experienced dramatic shifts in programming and operational levels due to the COVID-19 pandemic. After successfully working within a revised spending plan over the course of the previous fiscal year, staff have approached the current fiscal year with a similar strategy to best manage expenditures within a changing environment in which lower overall revenue is projected. Holly Thompson, Communications director, provided an operations update via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Financial Update
  - October results indicate that the district is operating within its revised financial plan
  - November and December will be watched closely for property tax revenue and winter registration numbers



- Staffing Challenges
  - 300 job openings; reflects seasonal operational transitions and challenges of labor shortages
  - Vacancies throughout the agency, with most in aquatics
  - Time to fill vacant positions is down 24% from last year
  - 83% of hires over the past year were specifically interested in working for THPRD
  - Since the previous operations update in August, the district has hired 288 people
- Construction Closure at Conestoga
  - Completion is expected January 2022
- Facility Reopening Schedule
  - Open facilities are operating under limited hours
  - Aloha, Harman, and Sunset Swim Centers will remain closed through FY 2021/22
- DEIA Update
- Winter Registration
  - Currently showing a 12% drop in registrations from Winter 2019
- Healthcare Partner Program Review
- Affiliate Review Process
  - Public outreach concluded in November
  - Recommendations will be presented to the board in Spring 2022
- Afterschool Care
- Budget Preparation for FY 2022/23

Holly offered to answer any questions the board may have.

Alfredo Moreno requested an overview of the history of the district's financial aid position, which Holly provided.

President Ping asked for additional information regarding the drop of 12% in registrations as compared to Winter 2019. She asked if this is due to the district offering less programming than in 2019 or if the numbers have been adjusted to compare like-to-like.

- ✓ Holly replied that the comparison is like-to-like.

President Ping described an issue with the district's registration system where it shows an offering as "class full/waitlist available" for classes that do not yet have an instructor assigned. She asked if different terminology could be used to encourage people to sign up for the waitlist pending an instructor assignment, noting that many simply see that the class is full and don't sign up for the waitlist.

- ✓ Holly replied that appropriate staff will review and report back.

## **B. 2008 Bond Program**

Bruce Barbarasch, Nature & Trails manager, and Gery Keck, Design & Development manager, provided a detailed update on the remaining natural resources and capital projects in the 2008 bond program, as well as the overall financial status, via a PowerPoint presentation, a copy of which was entered into the record, and included the following information:

- To utilize remaining 2008 bond funds in a timely manner staff are considering:
  - Natural Resource Projects:
    - Complete spending on the Bronson Creek Greenway at Laidlaw (BCGL) project by the end of the 2023 calendar year, or when permits allow.
    - Compress the timeline of all preferred projects to achieve completion by the end of 2023, regardless of BCGL's status.
    - Request reallocated funds and other funds left from projects to be used for natural area land acquisition or at the board's discretion.

- Capital Projects:
  - Reallocate the savings within the bond program's Administration category to the Cedar Hills Park redevelopment project and reduce the System Development Charge funds necessary to complete the project.
- If the board supports utilizing the remaining 2008 Bond Measure funds as described, the proposal will return to the board in January for formal action.

Gery and Bruce offered to answer any questions the board may have.

Heidi Edwards inquired whether funding reallocated to natural area land acquisition could be utilized in support of the efforts to expand the Cooper Mountain Nature Park.

- ✓ General Manager Doug Menke confirmed that a transfer of natural resource restoration funds to natural area acquisition would be a viable use for natural area land purchases in Cooper Mountain.
- ✓ Bruce added that the district, like Metro, operates under a willing seller program.

President Ping asked for additional information regarding what the funding was intended for in the Administration category.

- ✓ Doug replied that the Administration category included funding to enable staff support of projects, as well as the critical functions of the financial components of the bond. As the board is aware, multiple refinances have occurred for the 2008 Bond Measure, which saved the district's taxpayers a significant amount of money.

President Ping asked for additional information regarding the estimated costs for the right-of-way adjustment work that needs to occur as part of the Cedar Hills Park redevelopment project.

- ✓ Gery explained that the total project cost estimated at \$485,000 is assuming that the district does this work itself; this cost may be able to be reduced if Washington County agrees to complete the project on behalf of THPRD in conjunction with their roadway expansion project. He described a few different design options under consideration.
- ✓ Doug added that having Washington County complete the work would be more efficient for the public as well in limiting the disruptions to Walker Road. If the project ends up costing less than the \$485,000 estimate, the excess funds would remain in the bond fund.
- ✓ Gery noted that, with the transfer of \$326,754 from the Administration category to the Cedar Hills project, the amount of SDC funds needed to complete the project would be reduced to \$158,246.

Felicita Montebianco expressed support for the proposal as presented, noting that she appreciates the mixture of large, community-wide projects, and smaller, neighborhood projects that were included in the 2008 Bond Measure.

### **C. General Manager's Report**

The following presentations were provided as listed within the General Manager's Report included in the board of directors' information packet:

- Park Services Storm Response
  - Bruce Barbarasch, Nature & Trails manager, James Quach, Park Maintenance coordinator, and Crystal Durbecq, Nature & Trails specialist, shared information about the district's storm response efforts via a PowerPoint presentation, a copy of which was entered into the record.
- Lake Management Program
  - Bruce Barbarasch, Nature & Trails manager, provided an overview regarding the development of lake management plans for the district's three lakes, via a PowerPoint presentation, a copy of which was entered into the record.

Doug and the presenters offered to answer any questions the board may have.

The board members shared comments of appreciation for district staff's efforts in responding to storm events.

Felicita Monteblanco commented regarding the lake management plans, stating that if we lead with racial equity in our education, survey and planning, the recreational opportunities will be reflective of those diverse communities. She appreciates the intentionality in the process.

**Agenda Item #9 – New Business**

**A. Resolution Appointing Budget Committee Members**

There are two open positions on the district's budget committee. Notice of the vacancies was published and applications were accepted October 8 to November 8. Four applications were received. President Ping directed each board member to individually review and rank the applications received to determine whether interviews should be conducted. A subcommittee comprised of two board members (Heidi Edwards and Barbie Minor) and a budget committee member (Suzanne Massar) conducted interviews of three finalists the week of November 29.

Heidi Edwards provided a brief overview of the interview process, noting that all three candidates are highly qualified. The two recommended candidates provide the necessary experience and skillsets to help guide the district's budget process during this time of transition for the district.

Barbie Minor thanked district staff for refining the appointment process, including providing the interview questions to the applicants in advance, which sets the stage for the candidates to bring their best selves forward.

**Heidi Edwards moved that the board of directors approve Resolution 2021-17 appointing Christopher Howard and Natalie Zehner to the budget committee, each for a term of three years. Barbie Minor seconded the motion. Roll call proceeded as follows:**

<b>Alfredo Moreno</b>	<b>Yes</b>
<b>Felicita Monteblanco</b>	<b>Yes</b>
<b>Barbie Minor</b>	<b>Yes</b>
<b>Heidi Edwards</b>	<b>Yes</b>
<b>Tya Ping</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**B. Resolution Appointing Advisory Committee Members**

Holly Thompson, Communications director, provided a brief overview of the memo included within the board of directors' information packet, noting that board appointment of 15 advisory committee members is being requested this evening to fill vacancies on the Nature & Trails, Parks & Facilities, and Programs & Events advisory committees. She noted that 88 applications were received this year, which is a marked increase over years' past, which averaged around 25-40 applications. She provided an overview of the interview processes, noting that committee members participated as well and that interview questions were also provided in advance. Those not selected for appointment have been contacted regarding other volunteer opportunities with THPRD. Holly offered to answer any questions the board may have.

**Felicita Monteblanco moved that the board of directors approve Resolution 2021-18 appointing advisory committee members. Alfredo Moreno seconded the motion. Roll call proceeded as follows:**

<b>Barbie Minor</b>	<b>Yes</b>
<b>Heidi Edwards</b>	<b>Yes</b>
<b>Alfredo Moreno</b>	<b>Yes</b>
<b>Felicita Monteblanco</b>	<b>Yes</b>
<b>Tya Ping</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #10 – Adjourn**

There being no further business, the meeting was adjourned at 8:25 pm.

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Tya Ping, President

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Heidi Edwards, Secretary

Recording Secretary,  
Jessica Collins

[7B]

Check #	Check Date	Vendor Name	Check Amount
ACH	11/3/2021	TREECOLOGY INC	8,136.25
315623	11/17/2021	F & F FARM AND REFORESTATION LLC	2,373.00
ACH	11/24/2021	TREECOLOGY INC	2,156.25
ACH	11/24/2021	NATIVE ECOSYSTEMS NW LLC	3,897.73
		<b>Capital Outlay - Bond - Natural Resources Projects</b>	<b>\$ 16,563.23</b>
315632	11/17/2021	NV5 / GEODESIGN INC / WHYPACIFIC	12,262.80
		<b>Capital Outlay - Bond - Youth Athletic Field Development</b>	<b>\$ 12,262.80</b>
86848	11/2/2021	AIREFCO INC	5,620.22
315573	11/3/2021	TOM STEVENS BOILER REPAIR INC	9,100.00
ACH	11/3/2021	CEDAR MILL CONSTRUCTION CO LLC	178,007.67
ACH	11/17/2021	OPDIS ARCHITECTURE LLP	6,230.65
ACH	11/17/2021	CEDAR MILL CONSTRUCTION CO LLC	202,072.19
ACH	11/24/2021	CARLSON TESTING INC	1,282.25
		<b>Capital Outlay - Building Replacements</b>	<b>\$ 402,312.98</b>
86987	11/2/2021	HORIZON DISTRIBUTORS INC	2,442.26
		<b>Capital Outlay - Park &amp; Trail Replacements</b>	<b>\$ 2,442.26</b>
86894	11/2/2021	MILLER NASH GRAHAM & DUNN LLP	790.00
315578	11/10/2021	2.INK STUDIO	7,010.75
ACH	11/10/2021	LYDA EXCAVATING INC	108,277.84
ACH	11/10/2021	AKS ENGINEERING & FORESTRY LLC	24,848.50
315624	11/17/2021	FIRST AMERICAN TITLE INSURANCE COMPANY	1,000.00
		<b>Capital Outlay - SDC - Park Development/Improvement</b>	<b>\$ 141,927.09</b>
315583	11/10/2021	CASHMERE VALLEY BANK	8,156.25
		<b>Debt Service Interest</b>	<b>\$ 8,156.25</b>
315583	11/10/2021	CASHMERE VALLEY BANK	90,000.00
		<b>Debt Service Principal</b>	<b>\$ 90,000.00</b>
ACH	11/24/2021	WESTSIDE TRANSPORTATION ALLIANCE	1,000.00
		<b>Dues &amp; Memberships</b>	<b>\$ 1,000.00</b>
86803	11/2/2021	PORTLAND GENERAL ELECTRIC	3,053.47
86824	11/2/2021	PORTLAND GENERAL ELECTRIC	26,074.79
86825	11/2/2021	PORTLAND GENERAL ELECTRIC	21,103.38
86826	11/2/2021	PORTLAND GENERAL ELECTRIC	6,401.63
86827	11/2/2021	PORTLAND GENERAL ELECTRIC	7,212.94
ACH	11/24/2021	PORTLAND GENERAL ELECTRIC (CLEAN WIND)	1,867.08
		<b>Electricity</b>	<b>\$ 65,713.29</b>
315553	11/1/2021	KAISER FOUNDATION HEALTH PLAN	245,905.04
315554	11/1/2021	MODA HEALTH PLAN INC	23,262.40
315555	11/1/2021	UNUM LIFE INSURANCE - LTC COMPANY OF AMERICA	8,222.39
315557	11/1/2021	UNUM LIFE INSURANCE - LTC COMPANY OF AMERICA	1,634.90
		<b>Employee Benefits</b>	<b>\$ 279,024.73</b>
315617	11/15/2021	PACIFICSOURCE ADMINISTRATORS INC	4,139.98
315618	11/15/2021	US BANK FBO: THPRD RETIREMENT PLAN	12,013.74
ACH	11/15/2021	MISSIONSQUARE RETIREMENT	35,384.56
315671	11/30/2021	PACIFICSOURCE ADMINISTRATORS INC	7,861.62

Check #	Check Date	Vendor Name	Check Amount
315673	11/30/2021	US BANK FBO: THPRD RETIREMENT PLAN	12,007.74
ACH	11/30/2021	THPRD - EMPLOYEE ASSOCIATION	7,688.84
ACH	11/30/2021	MISSIONSQUARE RETIREMENT	34,731.27
		<b>Employee Deductions</b>	<b>\$ 113,827.75</b>
ACH	11/3/2021	NORTHWEST NATURAL GAS COMPANY	1,366.24
ACH	11/17/2021	NORTHWEST NATURAL GAS COMPANY	6,989.31
ACH	11/24/2021	NORTHWEST NATURAL GAS COMPANY	21,536.68
		<b>Heat</b>	<b>\$ 29,892.23</b>
86801	11/2/2021	UNITED SITE SERVICES	13,871.72
86806	11/2/2021	GUARANTEED PEST CONTROL SERVICE CO INC	1,997.00
86812	11/2/2021	WASTE MANAGEMENT OF OREGON INC	2,574.43
86836	11/2/2021	AMAZON.COM	123.35
86859	11/2/2021	BEAVERTON AUTO PARTS	955.30
86878	11/2/2021	AIRGAS NORPAC INC	145.50
86912	11/2/2021	TURF STAR WESTERN	2,349.74
86925	11/2/2021	POOL & SPA HOUSE INC	398.00
86953	11/2/2021	PACIFIC FENCE & WIRE CO	1,665.00
315562	11/3/2021	FARLEY GROUP INC, THE	17,489.14
315584	11/10/2021	CHRISTENSON ELECTRIC INC	8,975.00
315588	11/10/2021	EDWARDS ENTERPRISES	1,242.00
		<b>Maintenance Services</b>	<b>\$ 51,786.18</b>
86806	11/2/2021	GUARANTEED PEST CONTROL SERVICE CO INC	155.00
86829	11/2/2021	AMAZON.COM	307.92
86830	11/2/2021	AMAZON.COM	199.95
86836	11/2/2021	AMAZON.COM	309.98
86842	11/2/2021	HOME DEPOT CREDIT SERVICES	1,278.80
86848	11/2/2021	AIREFCO INC	883.38
86858	11/2/2021	HARBOR FREIGHT TOOLS	1,167.47
86859	11/2/2021	BEAVERTON AUTO PARTS	925.53
86865	11/2/2021	ACF WEST INC	1,470.00
86878	11/2/2021	AIRGAS NORPAC INC	12,810.56
86898	11/2/2021	VALLEY ATHLETICS	1,303.40
86912	11/2/2021	TURF STAR WESTERN	228.90
86925	11/2/2021	POOL & SPA HOUSE INC	2,093.50
86929	11/2/2021	OFFICE DEPOT INC	35.44
86962	11/2/2021	SMARTSHEET	498.00
86968	11/2/2021	PLATT ELECTRIC SUPPLY	2,147.96
86991	11/2/2021	PAVEPATCH	1,536.77
86992	11/2/2021	PIONEER MANUFACTURING COMPANY	3,211.30
86994	11/2/2021	HYDER GRAPHICS	84.00
86996	11/2/2021	FASTENAL COMPANY	1,890.68
315613	11/10/2021	WALTER E NELSON COMPANY	1,052.61
315665	11/24/2021	WALTER E NELSON COMPANY	4,095.84
		<b>Maintenance Supplies</b>	<b>\$ 37,686.99</b>
ACH	11/3/2021	WASHINGTON COUNTY	45,558.76
ACH	11/3/2021	SMITH DAWSON & ANDREWS	3,000.00
		<b>Miscellaneous Other Services</b>	<b>\$ 48,558.76</b>

Check #	Check Date	Vendor Name	Check Amount
86805	11/2/2021	AT&T MOBILITY	172.92
86813	11/2/2021	RICOH USA INC	1,906.59
86829	11/2/2021	AMAZON.COM	12.99
86836	11/2/2021	AMAZON.COM	23.97
86929	11/2/2021	OFFICE DEPOT INC	1,085.55
86962	11/2/2021	SMARTSHEET	249.00
		<b>Office Supplies</b>	<b>\$ 3,451.02</b>
315634	11/17/2021	QUADIENT FINANCE USA INC	2,000.00
		<b>Postage</b>	<b>\$ 2,000.00</b>
86893	11/2/2021	COMMUNITY NEWSPAPERS INC	6,405.00
ACH	11/10/2021	LITHTEX INC	7,682.00
ACH	11/10/2021	OREGON DEPARTMENT OF ADMIN SERVICE	1,848.52
		<b>Printing &amp; Publication</b>	<b>\$ 15,935.52</b>
86877	11/2/2021	ACCONTEMPMS - ROBERT HALF INTERNATIONAL	8,250.00
86892	11/2/2021	TECHNOLOGY INTEGRATION GROUP (TIG)	10,000.00
86894	11/2/2021	MILLER NASH GRAHAM & DUNN LLP	15,636.50
86950	11/2/2021	LANGUAGE LINE SERVICES	2,046.92
315574	11/3/2021	TRUPP HR INC	1,006.25
315607	11/10/2021	RE-INVENTING SOCIAL ENTERPRISE	4,000.00
ACH	11/10/2021	TALBOT KORVOLA & WARWICK LLP	28,000.00
315648	11/24/2021	COLOR OUTSIDE THE LINES	24,500.00
315658	11/24/2021	MISSIONSQUARE RETIREMENT	5,825.24
315666	11/24/2021	WASHINGTON COUNTY HISTORICAL SOCIETY	3,000.00
315671	11/30/2021	PACIFICSOURCE ADMINISTRATORS INC	670.00
		<b>Professional Services</b>	<b>\$ 102,934.91</b>
86801	11/2/2021	UNITED SITE SERVICES	2,841.01
86829	11/2/2021	AMAZON.COM	1,007.56
86830	11/2/2021	AMAZON.COM	834.14
86836	11/2/2021	AMAZON.COM	558.40
86842	11/2/2021	HOME DEPOT CREDIT SERVICES	102.71
86886	11/2/2021	J FIT COM LLC	1,304.67
86893	11/2/2021	COMMUNITY NEWSPAPERS INC	295.00
86915	11/2/2021	SOUND SECURITY INC	182.50
86929	11/2/2021	OFFICE DEPOT INC	160.61
86931	11/2/2021	FRYE'S ACTION ATHLETICS	1,000.00
86950	11/2/2021	LANGUAGE LINE SERVICES	600.00
86951	11/2/2021	KORE GROUP	1,115.40
86959	11/2/2021	CUSTOMINK LLC	1,247.85
86994	11/2/2021	HYDER GRAPHICS	2,390.25
86995	11/2/2021	CDW GOVERNMENT INC	2,211.02
ACH	11/24/2021	PENHOLLOW PROMOTIONS LLC	1,174.00
		<b>Program Supplies</b>	<b>\$ 17,025.12</b>
315621	11/17/2021	Clancy, Amy	2,143.50
		<b>Refund for District Credit Balance</b>	<b>\$ 2,143.50</b>
86812	11/2/2021	WASTE MANAGEMENT OF OREGON INC	5,373.54
86814	11/2/2021	PRIDE DISPOSAL COMPANY	1,568.68
		<b>Refuse Services</b>	<b>\$ 6,942.22</b>

Check #	Check Date	Vendor Name	Check Amount
86801	11/2/2021	UNITED SITE SERVICES	301.00
86813	11/2/2021	RICOH USA INC	3,635.20
		<b>Rental Equipment</b>	<b>\$ 3,936.20</b>
315653	11/24/2021	HARSCH INVESTMENT PROPERTIES LLC	3,678.72
		<b>Rental Facility</b>	<b>\$ 3,678.72</b>
86801	11/2/2021	UNITED SITE SERVICES	990.00
86830	11/2/2021	AMAZON.COM	2,675.50
86842	11/2/2021	HOME DEPOT CREDIT SERVICES	20.92
86858	11/2/2021	HARBOR FREIGHT TOOLS	94.74
86885	11/2/2021	AVERTIUM LLC	2,200.00
86892	11/2/2021	TECHNOLOGY INTEGRATION GROUP (TIG)	29,433.69
86915	11/2/2021	SOUND SECURITY INC	12,712.68
86962	11/2/2021	SMARTSHEET	1,484.65
315563	11/3/2021	GRUNOW, KYLIE	1,500.00
ACH	11/3/2021	TRUVIEW BSI LLC	2,512.95
315589	11/10/2021	ELEVATE TECHNOLOGY GROUP	2,925.00
315622	11/17/2021	F & F FARM AND REFORESTATION LLC	26,635.50
ACH	11/17/2021	TRUVIEW BSI LLC	2,066.10
		<b>Technical Services</b>	<b>\$ 85,251.73</b>
86804	11/2/2021	ALLSTREAM BUSINESS US	5,994.33
86805	11/2/2021	AT&T MOBILITY	8,110.80
315626	11/17/2021	HILLSBORO, CITY OF	22,564.59
		<b>Telecommunications</b>	<b>\$ 36,669.72</b>
86859	11/2/2021	BEAVERTON AUTO PARTS	187.72
315558	11/3/2021	CARSON OIL INC	3,452.51
315620	11/17/2021	CARSON OIL INC	2,979.79
315636	11/17/2021	TUALATIN VALLEY WATER DISTRICT	3,961.33
		<b>Vehicle Gas &amp; Oil</b>	<b>\$ 10,581.35</b>
86801	11/2/2021	UNITED SITE SERVICES	120.00
86810	11/2/2021	WEST SLOPE WATER DISTRICT	1,792.95
86815	11/2/2021	TUALATIN VALLEY WATER DISTRICT	41,370.08
86816	11/2/2021	BEAVERTON , CITY OF	36,918.62
86817	11/2/2021	BEAVERTON , CITY OF	12,558.75
86818	11/2/2021	TUALATIN VALLEY WATER DISTRICT	40,700.69
86819	11/2/2021	TUALATIN VALLEY WATER DISTRICT	17,824.70
86820	11/2/2021	TUALATIN VALLEY WATER DISTRICT	23,434.99
86821	11/2/2021	TUALATIN VALLEY WATER DISTRICT	15,004.33
86822	11/2/2021	BEAVERTON , CITY OF	12,406.55
86823	11/2/2021	BEAVERTON , CITY OF	14,228.89
		<b>Water &amp; Sewer</b>	<b>\$ 216,360.55</b>
<b>Grand Total</b>			<b>\$ 1,808,065.10</b>





## Tualatin Hills Park & Recreation District

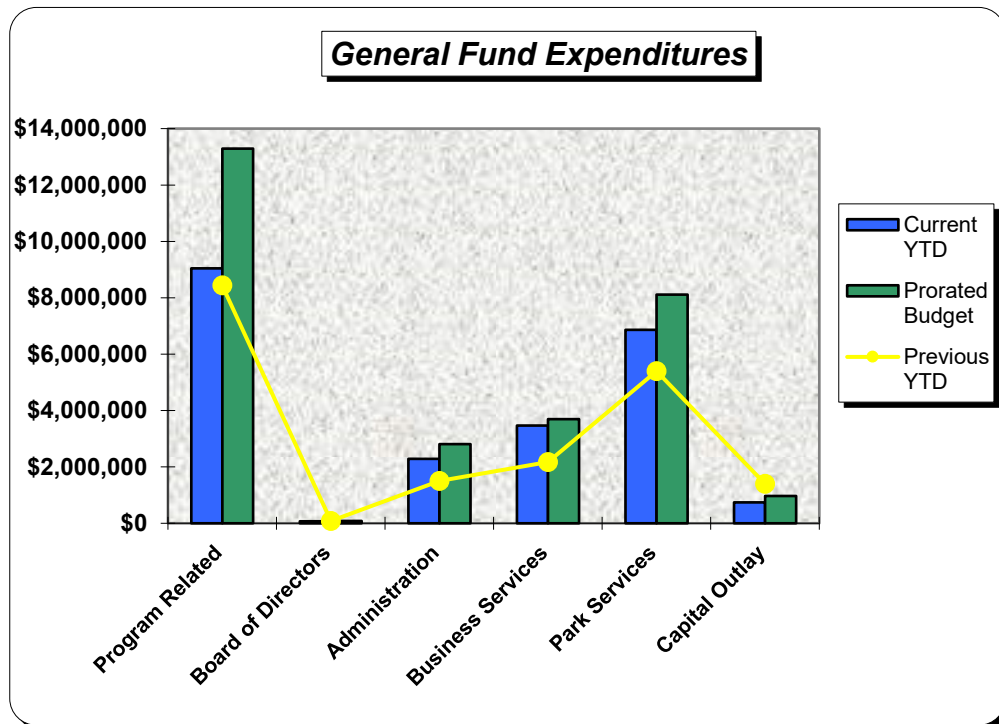
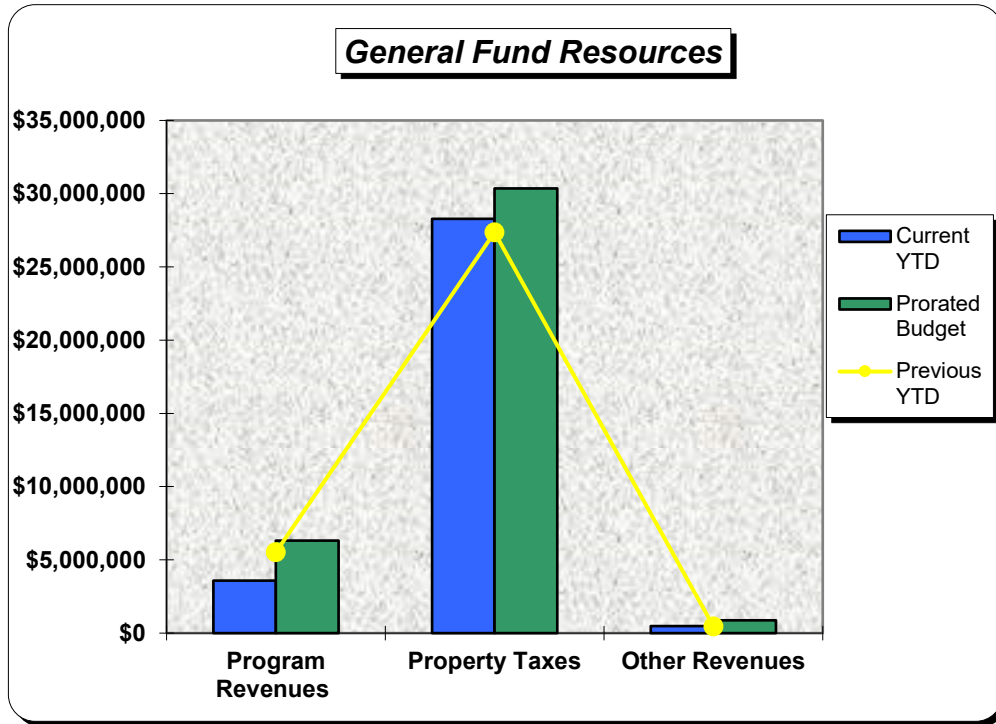
General Fund Financial Summary  
November, 2021

	<b>ACTUAL</b>		<b>BUDGET</b>		
	<b>Current Month</b>	<b>Year to Date</b>	<b>Year to Date</b>	<b>% YTD Actual to Budget</b>	<b>Full Fiscal Year</b>
<b>Program Resources:</b>					
Aquatic Centers	\$ 70,344	\$ 522,089	\$ 1,541,431	33.9%	\$ 3,698,641
Tennis Center	107,929	385,346	450,774	85.5%	1,238,412
Recreation Program	180,339	1,450,892	2,670,940	54.3%	5,124,465
Sports & Inclusion Services	208,022	1,235,652	1,658,190	74.5%	3,802,679
<b>Total Program Resources</b>	<b>566,633</b>	<b>3,593,979</b>	<b>6,321,335</b>	<b>56.9%</b>	<b>13,864,197</b>
<b>Other Resources:</b>					
Property Taxes	28,185,394	28,276,938	30,355,586	93.2%	36,714,068
Interest Income	9,470	48,368	67,613	71.5%	300,000
Facility Rentals/Sponsorships	23,343	137,931	130,473	105.7%	663,300
Grants	1,000	105,016	381,921	27.5%	1,942,719
Miscellaneous Income	19,931	190,417	294,353	64.7%	706,448
<b>Total Other Resources</b>	<b>28,239,137</b>	<b>28,758,670</b>	<b>31,229,946</b>	<b>92.1%</b>	<b>40,326,535</b>
<b>Total Resources</b>	<b>\$ 28,805,770</b>	<b>\$ 32,352,650</b>	<b>\$ 37,551,281</b>	<b>86.2%</b>	<b>\$ 54,190,732</b>
<b>Program Expenditures:</b>					
Recreation Administration	23,019	356,185	516,344	69.0%	1,053,697
Aquatic Centers	194,986	1,385,350	3,100,045	44.7%	6,803,811
Tennis Center	111,851	512,724	583,975	87.8%	1,165,327
Recreation Centers	387,478	3,982,620	5,467,323	72.8%	10,296,643
Sports & Inclusion Services	280,092	2,805,676	3,620,005	77.5%	7,039,674
<b>Total Program Related Expenditures</b>	<b>997,426</b>	<b>9,042,556</b>	<b>13,287,692</b>	<b>68.1%</b>	<b>26,359,152</b>
<b>General Government Expenditures:</b>					
Board of Directors	37,058	66,901	87,767	76.2%	304,755
Administration	275,474	2,283,905	2,811,155	81.2%	5,158,127
Business Services	531,178	3,461,834	3,698,963	93.6%	7,263,148
Park Services	779,367	6,863,999	8,114,764	84.6%	15,451,400
Capital Outlay	229,389	746,492	972,666	76.7%	5,301,625
Contingency/Capital Replacement Reserve/Transfer Out	-	-	-	0.0%	4,779,000
<b>Total Other Expenditures:</b>	<b>1,852,466</b>	<b>13,423,131</b>	<b>15,685,315</b>	<b>85.6%</b>	<b>38,258,055</b>
<b>Total Expenditures</b>	<b>\$ 2,849,892</b>	<b>\$ 22,465,688</b>	<b>\$ 28,973,007</b>	<b>77.5%</b>	<b>\$ 64,617,207</b>
<b>Revenues over (under) Expenditures</b>	<b>\$ 25,955,878</b>	<b>\$ 9,886,962</b>	<b>\$ 8,578,274</b>	<b>115.3%</b>	<b>\$ (10,426,475)</b>
<b>Beginning Cash on Hand</b>		21,268,152	10,426,475	204.0%	10,426,475
<b>Ending Cash on Hand</b>		<b>\$ 31,155,114</b>	<b>\$ 19,004,749</b>	<b>163.9%</b>	<b>\$ -</b>

# Tualatin Hills Park and Recreation District

## General Fund Financial Summary

November, 2021





[7D]

# MEMORANDUM

**DATE:** December 22, 2021  
**TO:** Doug Menke, General Manager  
**FROM:** Aisha Panas, Park Services Director  
**RE** **Request to Reallocate 2008 Bond Funds**

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## **Introduction**

Staff are seeking board of directors' approval to reallocate remaining 2008 bond funds from the Administration category to the Community Park category to complete the Cedar Hills Park redevelopment project, and to transfer funds within the Natural Resources category.

## **Background**

At the board's December 8, 2021 regular meeting, staff provided an update on the 2008 Bond Measure program. Staff received board support to utilize remaining bond savings of \$325,429 from the Administration category to complete the Cedar Hills Park redevelopment project and reduce the amount of SDC funds needed to complete the project.

Washington County plans to widen Walker Road along Cedar Hills Park in the future. Near the end of the Cedar Hills Park redevelopment project, it was discovered that the on-site storm pond improvements had encroached into the future Walker Road right-of-way expansion without Washington County's approval. As a result, the county is requiring THPRD to resolve the right-of-way encroachment as part of the Cedar Hills Park redevelopment to accommodate the county's future roadway expansion. District staff are reviewing possible options with the county including paying a fee-in-lieu or adjusting the location of the storm pond improvements along the public right-of-way. All the project's bond funds were exhausted to complete the initial Cedar Hills Park redevelopment project, so the district budgeted an additional \$300,000 in SDC funds to complete the right-of-way adjustment. However, initial conversations with the county suggest the total project cost could be \$485,000, creating a \$185,000 budget shortfall.

Also at the December meeting, the board reviewed a timeline that would compress remaining Natural Resources restoration projects to conclude by the end of the 2023 calendar year. The Bronson Creek Greenway project will also target 2023, however it may need to be extended if construction permits are delayed. Restoration projects that have not started or are in early phases would be stopped and their funding along with other project savings would be reallocated for natural area land acquisition.

## **Proposal Request**

Staff are seeking board of directors' authorization to reallocate the remaining \$325,429 in savings from the 2008 Bond Measure's Administration category to the Community Park category to supplement the Cedar Hills Park redevelopment project shortfall and reduce SDC funds necessary to complete the project.

Further, staff request that \$300,000 is reallocated within the Natural Resources category from the restoration to acquisition category.

### **Outcomes of Proposal**

The district's legal counsel has noted that bond funds are permanently earmarked as such and cannot be transferred to other non-bond accounts or otherwise "closed out" except through expenditures on bond projects. The proposed requests will utilize remaining 2008 Bond Measure funds in a timely manner. Furthermore, reallocating the bond savings from the Administration category to the Community Park category will help cover the Cedar Hills Park redevelopment project shortfall and reduce the amount of SDCs needed to complete the project. This will also meet the district's obligation to expend the bond funds.

Because the overall cost of the Cedar Hills Park project is greater than the initial project budget, savings from the 2008 Bond Measure's Administration category are being requested to cover the budget shortfall.

The estimated maintenance cost impact for the Cedar Hills Park redevelopment project was established during the initial project approval and is not expected to change as a result of this proposal.

The transfer of Natural Resources funds from the restoration to acquisition category will allow for the purchase of natural area lands that may not otherwise be available in the future.

### **Action Requested**

Board of directors' authorization to:

1. Reallocate the remaining \$325,429 in savings from the 2008 Bond Measure's Administration category to the Community Park category; and,
2. Use the bond savings to supplement the Cedar Hills Park redevelopment project; and,
3. Reallocate \$300,000 within the Natural Resources category from the restoration to acquisition category.



# MEMORANDUM

**DATE:** December 27, 2021  
**TO:** Board of Directors  
**FROM:** Doug Menke, General Manager  
**RE:** **General Manager's Report**

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## **Language Access Policy**

As noted in the district's equity and inclusion statement, THPRD "aspire(s) to bring people together, to be a welcoming and inclusive park and recreation district, and to live our values of advancing social and racial equity." In support of this work, the Communications Division is leading the development of a Language Access Policy to guide the district's efforts to appropriately serve English language learners. Holly Thompson, Communications director, and Jaspreet Chahal, community engagement specialist, will share a presentation with the board outlining the process for language access policy development, in compliance with federal law.

## **Bridge & Boardwalk Update**

Park district staff maintain nearly 150 bridges and boardwalks, mostly in natural areas. Bruce Barbarasch, Nature & Trails manager, will provide an update about a new boardwalk at the Tualatin Hills Nature Park, and a newer bridge in the Fanno Creek Greenway that won an Oregon Recreation & Parks Association design award.

## **Comprehensive Plan Update**

Staff attended the board's April 2021 work session to provide a presentation on strategic planning efforts underway at the park district. At the January 2022 meeting, Park Services Director Aisha Panas and Planning Manager Jeannine Rustad will provide an update on these strategic planning projects, which include a new comprehensive plan, a new strategic plan, and THPRD's efforts to gain reaccreditation by the Commission on Accreditation of Park & Recreation Agencies.



# MEMORANDUM

**DATE:** December 20, 2021  
**TO:** Doug Menke, General Manager  
**FROM:** Aisha Panas, Park Services Director  
**RE** **South Cooper Mountain Blackbird Farms Park A and B Concept Plans**

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## Introduction

Staff are requesting board approval of the preferred concept plans for Park A and Park B located in South Cooper Mountain (SCM). These pocket parks would be designed and constructed by Wishcamper Development Partners (Wishcamper) for system development charge (SDC) credits. District staff have worked closely with Wishcamper's consultant, Otak, Inc., to refine the concepts and relied on public comment to select the play equipment layouts.

## Background

Wishcamper is developing an affordable housing and commercial project in SCM that consists of two sub-developments: Main Street, a 9.8-acre commercial site, and Blackbird Farms, a 32-acre urban neighborhood site. The development is located north of SW Scholls Ferry Road, west of SW 175<sup>th</sup> Avenue, adjacent to Mountainside High School in Beaverton. Wishcamper plans to build a portion of the Blackbird Farms site with 145 affordable multifamily housing units. It is estimated that this project will generate approximately \$1.3 million in residential SDC fees that can be applied toward park and trail developer credits.

The Main Street Park preferred concept plan was introduced to the board in December 2020 for approval. Delineated by retaining walls and walkways, this future park will act as an extension of the surrounding commercial plaza and can support potential food carts, festivals, a farmers' market, and other neighborhood activities. Parks A and B fit the category of a pocket park under the district's Parks Functional Plan (PFP). They are located further north in the Blackbird Farms development but within easy walking distance of Main Street Park. Park A is a 0.44-acre site that includes a shelter, play area and terraced open space that overlooks a scenic natural area. Park B is a 0.46-acre site that is designed to mimic a natural setting. It is proposed to have nature themed play areas, as well as nature exploration areas where one's imagination can be the impetus for play. Blackbird Farms includes Park A and B, 13.37-acres of natural area and 0.5-miles of community trail.

Blackbird Farms is an urban neighborhood development that is consistent with the 2014 South Cooper Mountain Community Plan. While the community plan does not prescribe park locations in SCM, Wishcamper believes public space is essential to the neighborhood. At the concept plan level, the cost for Wishcamper to construct Park A and B is estimated at \$1,660,462 and the trail is estimated at \$1,153,816, for a total amount of \$2,814,278. Final construction cost will be determined at the completion of construction documents and agreed to by both parties as defined in a memorandum of understanding. Wishcamper is committed to offering outdoor recreation at the onset of development and plans to build out all the public amenities in Blackbird Farms. Remaining SDC credits owed to Wishcamper for construction and land costs will be transferred by the general manager at a later date as the remaining housing units are completed by other developers.

Included in this memo for additional reference is a vicinity map (Exhibit A) and aerial map (Exhibit B).

### **Proposal Request**

Board of directors' approval of the preferred concept plans for Park A and Park B located in South Cooper Mountain.

Included in this memo for additional reference is an overall site plan (Exhibit C), Park A preferred concept plan and perspectives (Exhibit D and E), and Park B preferred concept plan (Exhibit F).

### **Outcomes of Proposal**

Benefits of the proposal include the implementation of the South Cooper Mountain Community Plan, and a continued partnership with an affordable housing developer. Parks A and B, along with Main Street Park will offer a variety of small-scale recreational opportunities to the community. Blackbird Farms' proposed natural open space and community trail will establish a cohesive link between Lolic Farms to the southwest and the district's future SW-Q7 neighborhood park to the northwest.

The annual incremental district maintenance cost increase of preferred pocket parks A and B improvements is estimated at \$3,260. In addition, the annual impact for future capital replacement is estimated at \$19,400. The annual incremental district maintenance cost increase of the community trail improvements is estimated at \$7,984. In addition, the annual impact for future capital replacement is estimated at \$14,700.

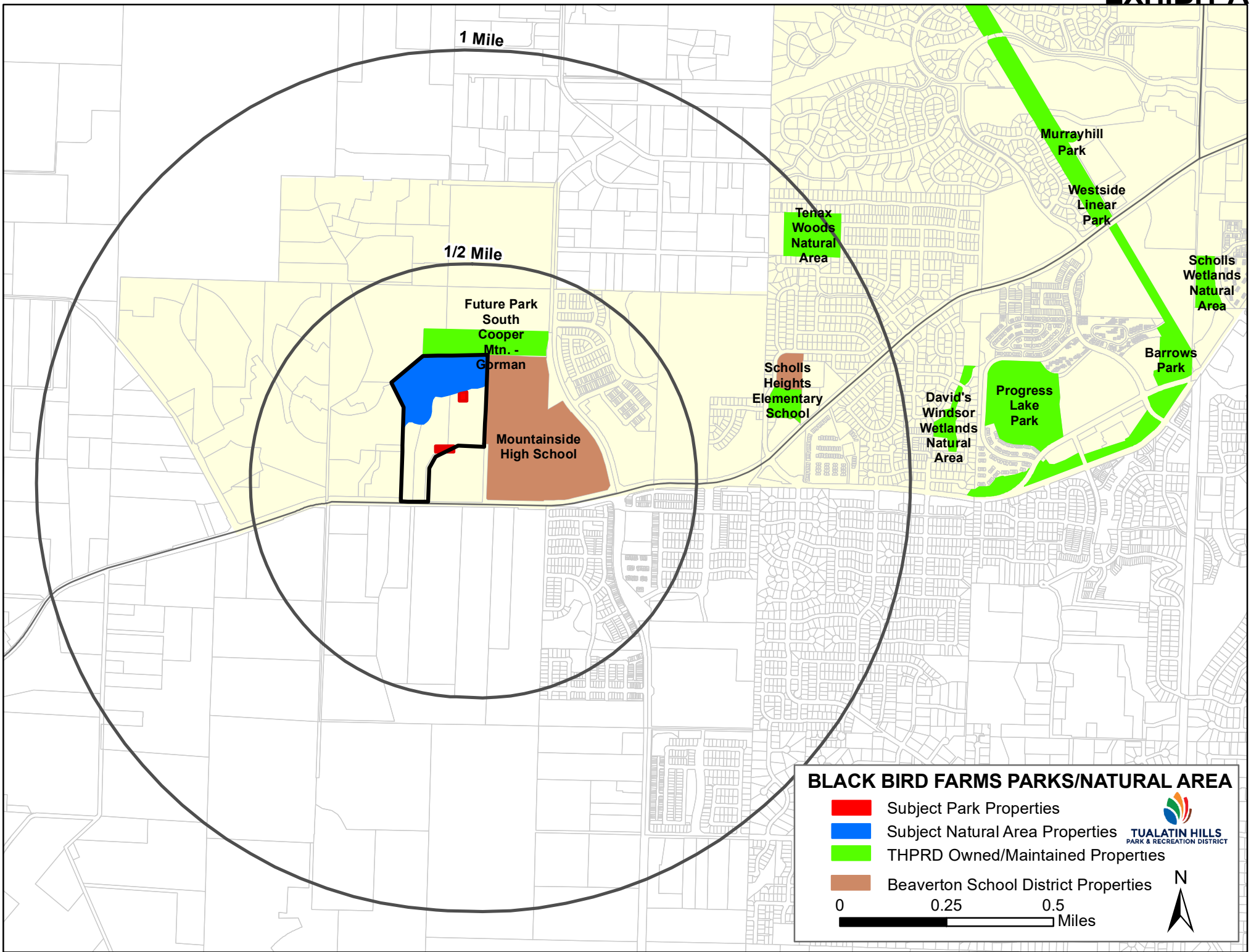
### **Public Engagement**

As part of their land application requirements, Wishcamper's design consultant, Otak, Inc., held a virtual neighborhood meeting in April 2020 to introduce Main Street and Blackbird Farms. In August 2020, a second virtual neighborhood meeting was held that further described the parks and trail system in Blackbird Farms. Since this time, district staff worked with Otak to refine concept plans for Parks A and B using the Vision Action Plan with a focus on Play for Everyone. The concepts were shared with the management team, Parks & Facilities Advisory Committee, and internal departments for comment.

To increase public interest and opinion about these future amenities, staff promoted two surveys through social media outlets, THPRD news-blog, local Neighborhood Association Committee, and the project newsletter/email listserv. An initial survey to further refine Park B was posted on the district's New Parks at South Cooper Mountain Development webpage in August 2021. Patrons were asked to choose from a dog run, fitness, or nature themed pocket park. The nature themed pocket park won by popular vote. In December 2021, a second survey was posted on the SCM webpage for patrons to select the types play equipment for both Parks A and B. The district received 102 responses in August and 63 responses in December. Public comments were analyzed and incorporated into the final designs of both parks.

### **Action Requested**

Board of directors' approval of the preferred concept plans for Park A and Park B located in South Cooper Mountain.



**BLACK BIRD FARMS PARKS/NATURAL AREA**

- Subject Park Properties
  - Subject Natural Area Properties
  - THPRD Owned/Maintained Properties
  - Beaverton School District Properties
- 0      0.25      0.5  
 Miles
- N









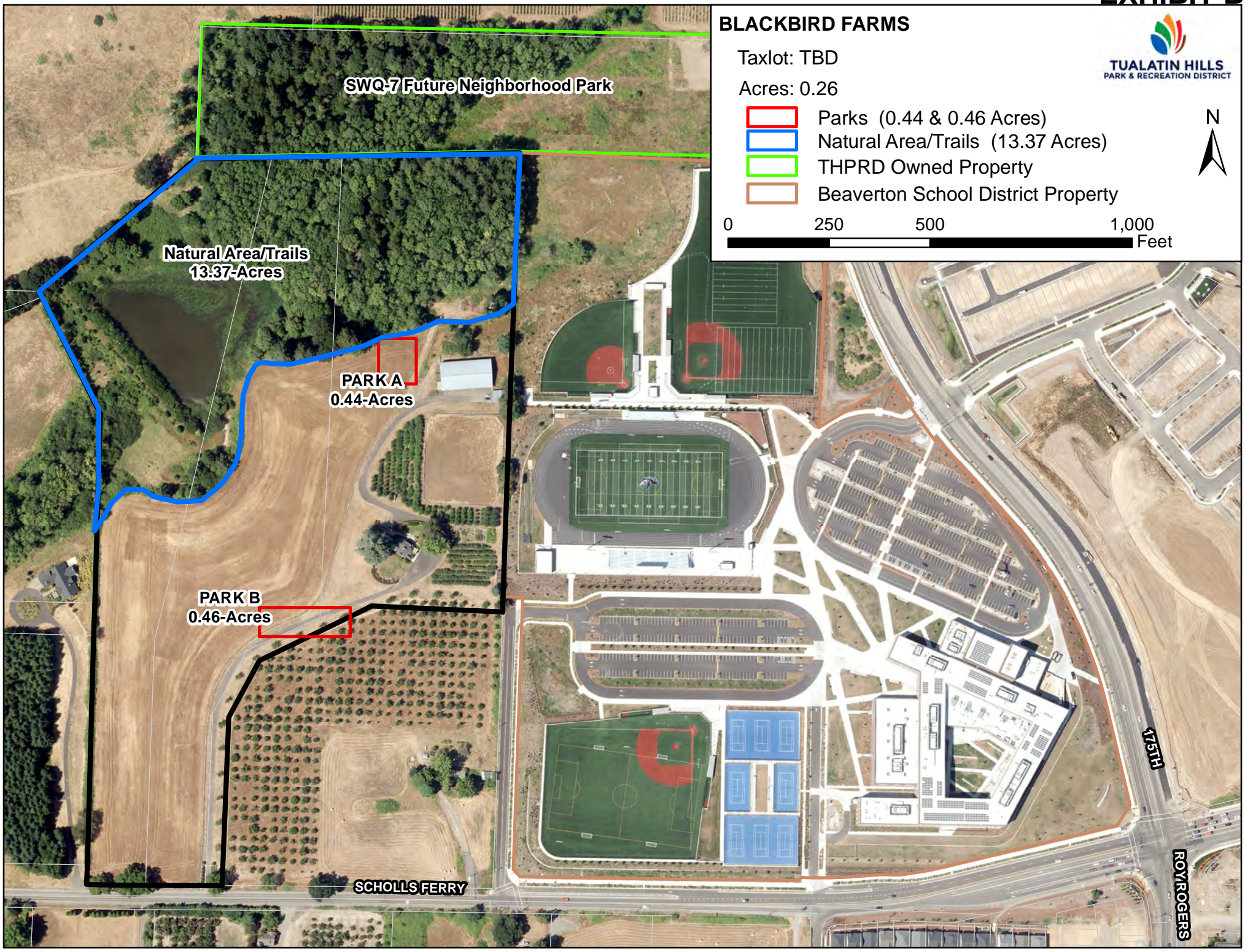
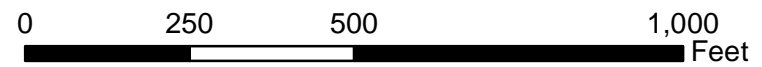


**BLACKBIRD FARMS**

Taxlot: TBD

Acres: 0.26

-  Parks (0.44 & 0.46 Acres)
-  Natural Area/Trails (13.37 Acres)
-  THPRD Owned Property
-  Beaverton School District Property



SWQ-7 Future Neighborhood Park

Natural Area/Trails  
13.37-Acres

PARK A  
0.44-Acres

PARK B  
0.46-Acres

SCHOLLS FERRY

175TH

ROY ROGERS



**BLACKBIRD FARMS - OVERALL SITE PLAN**



# PARK A – PREFERRED POCKET PARK PLAN





Park A: View From Wetland



Park A: View From Cul De Sac



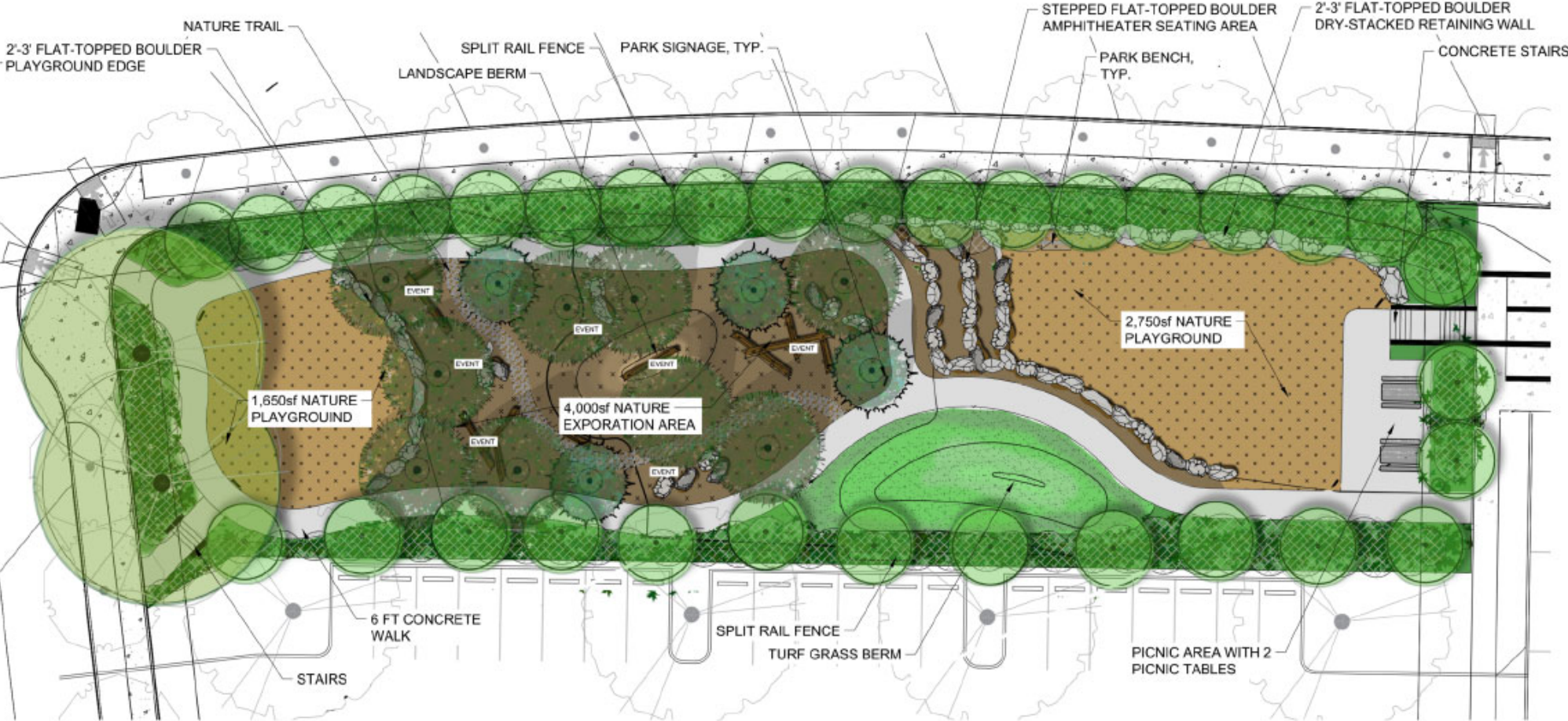
Park A: View From North



Park A: View From South

# PARK A – PREFERRED POCKET PARK PERSPECTIVES





**PARK B – PREFERRED POCKET PARK PLAN**



**Tualatin Hills Park and Recreation District**

**Monthly Capital Project Report**

**Actual Cost vs. Budget**

**Through 11/30/2021**

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Description	Project Budget					Project Expenditures		Total Actual Costs			Cost (Over) Under Budget		
	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Remaining Budget (6)	Status	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
<b>GENERAL FUND</b>													
<b>CAPITAL OUTLAY DIVISION</b>													
<u>CARRY FORWARD PROJECTS</u>													
Financial Software	803,958	598,000	-	803,958	598,000	372,352	13,459	418,147	Award	803,958	431,606	-	166,394
Community Event Furnishings	4,000	4,000	-	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Roof Repairs and Analysis	115,000	115,000	-	115,000	115,000	4,420	9,618	100,962	Budget	115,000	110,580	-	4,420
Boiler	188,000	188,000	-	188,000	188,000	1,604	9,100	177,296	Award	188,000	186,396	-	1,604
Pool Tank (CRAC)	463,083	1,622,055	500,000	2,318,723	2,122,055	196,972	628,625	1,493,126	Award	2,318,723	2,121,751	-	304
Pump and Motor (4 sites)	48,000	48,000	-	48,000	48,000	-	40,801	7,199	Award	48,000	48,000	-	-
ADA Improvements	25,000	25,000	-	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
10K Trailers	30,000	36,000	-	36,000	36,000	-	21,073	14,927	Award	36,000	36,000	-	-
Minibus	37,000	42,920	-	42,920	42,920	-	-	42,920	Budget	42,920	42,920	-	-
Irrigation Systems (4 sites)	47,500	47,500	-	47,500	47,500	-	2,442	45,058	Budget	47,500	47,500	-	-
TOTAL CARRYOVER PROJECTS	1,761,541	2,726,475	500,000	3,629,101	3,226,475	575,349	725,119	2,328,633		3,629,101	3,053,752	-	172,723
<u>ATHLETIC FACILITY REPLACEMENT</u>													
Athl Field Poles-Light Rplc			25,000	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
TOTAL ATHLETIC FACILITY REPLACEMENT			25,000	25,000	25,000	-	-	25,000		25,000	25,000	-	-
<u>PARK AND TRAIL REPLACEMENTS</u>													
Playground Components			20,000	20,000	20,000	-	2,571	17,429	Budget	20,000	20,000	-	-
Asphalt Pedestrian Pathways			148,150	148,150	148,150	-	-	148,150	Budget	148,150	148,150	-	-
TOTAL PARK AND TRAIL REPLACEMENTS			168,150	168,150	168,150	-	2,571	165,579		168,150	168,150	-	-
<u>PARK AND TRAIL IMPROVEMENTS</u>													
Memorial Benches			25,000	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
Subtotal Park and Trail Improvements			25,000	25,000	25,000	-	-	25,000		25,000	25,000	-	-
Tualatin River Environmental Enhancement - Irrigation Improvements			100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Tualatin River Environmental Enhancement - Raleigh Park Creek Improvements			100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Westside Trail - ODOT Oregon Community Paths Grant			572,477	572,477	572,477	-	-	572,477	Budget	572,477	572,477	-	-
Clean Water Services - Raleigh Park Stream Enhancement			65,000	65,000	65,000	-	-	65,000	Budget	65,000	65,000	-	-
Subtotal Park and Trail Improvements (Grant Funded)			837,477	837,477	837,477	-	-	837,477		837,477	837,477	-	-
TOTAL PARK AND TRAIL IMPROVEMENTS			862,477	862,477	862,477	-	-	862,477		862,477	862,477	-	-
<u>CHALLENGE GRANTS</u>													
Program Facility Challenge Grants			40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
TOTAL CHALLENGE GRANTS			40,000	40,000	40,000	-	-	40,000		40,000	40,000	-	-
<u>BUILDING REPLACEMENTS</u>													
Westside Trail - ODOT Oregon Community Paths Grant matching funds			65,523	65,523	65,523	-	-	65,523	Budget	65,523	65,523	-	-
Ergonomic Equipment/Fixtures			6,000	6,000	6,000	-	-	6,000	Budget	6,000	6,000	-	-
Emergency Repairs			100,000	100,000	100,000	-	13,718	86,282	Budget	100,000	100,000	-	-
Parking Lot Study			10,000	10,000	10,000	-	4,910	5,090	Budget	10,000	10,000	-	-
Parking Lot Repair			100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Cardio and Weight Equipment			40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
Roof Repairs			120,000	120,000	120,000	-	-	120,000	Budget	120,000	120,000	-	-
Safety Equipment			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
TOTAL BUILDING REPLACEMENTS			446,523	446,523	446,523	-	18,628	427,895		446,523	446,523	-	-
<u>ADA PROJECTS</u>													
ADA Imprvmnt - Picnic area			50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
ADA Imprvmnt - Facility access			75,000	75,000	75,000	-	-	75,000	Budget	75,000	75,000	-	-
ADA Imprvmnt - Harman Swim			375,000	375,000	375,000	-	174	374,826	Budget	375,000	375,000	-	-
ADA Imprvmnt - Ped Pathway			33,000	33,000	33,000	-	-	33,000	Budget	33,000	33,000	-	-
TOTAL ADA PROJECTS			533,000	533,000	533,000	-	174	532,826		533,000	533,000	-	-
<b>TOTAL CAPITAL OUTLAY DIVISION</b>	<b>1,761,541</b>	<b>2,726,475</b>	<b>2,575,150</b>	<b>5,704,251</b>	<b>5,301,625</b>	<b>575,349</b>	<b>746,492</b>	<b>4,382,410</b>		<b>5,704,251</b>	<b>5,128,902</b>	<b>-</b>	<b>172,723</b>

**Tualatin Hills Park and Recreation District**

**Monthly Capital Project Report**

**Actual Cost vs. Budget**

**Through 11/30/2021**

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<b>INFORMATION SERVICES DEPARTMENT</b>													
<u>INFORMATION TECHNOLOGY REPLACEMENTS</u>													
AEDs			9,000	9,000	9,000	-	-	9,000	Budget	9,000	9,000	-	-
Desktop Replacement			90,000	90,000	90,000	-	11,643	78,357	Budget	90,000	90,000	-	-
Key Card Readers			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
LAN / WAN Equipment			6,000	6,000	6,000	-	-	6,000	Budget	6,000	6,000	-	-
Network Servers			50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
Switches			50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
Security Cameras			45,000	45,000	45,000	-	-	45,000	Budget	45,000	45,000	-	-
Large Format Printer			15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
TOTAL INFORMATION TECHNOLOGY REPLACEMENTS			275,000	275,000	275,000	-	11,643	263,357		275,000	275,000	-	-
<b>TOTAL INFORMATION SYSTEMS DEPARTMENT</b>			<b>275,000</b>	<b>275,000</b>	<b>275,000</b>	<b>-</b>	<b>11,643</b>	<b>263,357</b>		<b>275,000</b>	<b>275,000</b>	<b>-</b>	<b>-</b>
<b>MAINTENANCE DEPARTMENT</b>													
<u>FLEET REPLACEMENTS</u>													
Cordless Bckpck Eq Chrgr Bttry			11,000	11,000	11,000	-	11,040	-	Completed	11,040	11,040	(40)	(40)
Zero Turn Mowers			32,000	32,000	32,000	-	-	32,000	Award	32,000	32,000	-	-
Grandstand Mowers			76,000	76,000	76,000	-	74,595	-	Complete	74,595	74,595	1,405	1,405
TOTAL FLEET REPLACEMENTS			119,000	119,000	119,000	-	85,635	32,000		117,635	117,635	1,365	1,365
<u>FLEET IMPROVEMENTS</u>													
Ventrac Mowers			63,218	63,218	63,218	-	-	67,463	Award	67,463	67,463	(4,245)	(4,245)
TOTAL FLEET IMPROVEMENTS			63,218	63,218	63,218	-	-	67,463		67,463	67,463	(4,245)	(4,245)
<b>TOTAL MAINTENANCE DEPARTMENT</b>			<b>-</b>	<b>-</b>	<b>182,218</b>	<b>-</b>	<b>85,635</b>	<b>99,463</b>		<b>185,098</b>	<b>185,098</b>	<b>(2,880)</b>	<b>(2,880)</b>
<b>GRAND TOTAL GENERAL FUND</b>	<b>1,761,541</b>	<b>2,726,475</b>	<b>3,032,368</b>	<b>6,161,469</b>	<b>5,758,843</b>	<b>575,349</b>	<b>843,770</b>	<b>4,745,230</b>		<b>6,164,349</b>	<b>5,589,000</b>	<b>(2,880)</b>	<b>169,843</b>

**Tualatin Hills Park and Recreation District**

**Monthly Capital Project Report**

**Actual Cost vs. Budget**

**Through 11/30/2021**

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 Complete Project completed - no additional estimated costs to complete.

Description	Project Budget					Project Expenditures		Total Actual Costs			Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Remaining Budget	Status	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>SDC FUND</b>													
<u>LAND ACQUISITION -CARRYOVER PROJECTS</u>													
Land Acq - N. Bethany Comm Pk	3,215,800	3,215,800	2,500,000	5,715,800	5,715,800	-	42,765	5,673,035	Budget	5,715,800	5,715,800	-	-
Subtotal Land Acq-N Bethany Comm Pk	3,215,800	3,215,800	2,500,000	5,715,800	5,715,800	-	42,765	5,673,035		5,715,800	5,715,800	-	-
Land Acq - N Bethany Trails	1,205,000	1,189,500	-	1,205,000	1,189,500	-	9,437	1,180,063	Budget	1,189,500	1,189,500	15,500	-
Subtotal Land Acq-N Bethany Trails	1,205,000	1,189,500	-	1,205,000	1,189,500	-	9,437	1,180,063		1,189,500	1,189,500	15,500	-
Land Acq - Bonny Slope West Neighborhood Park	1,500,000	1,500,000	-	1,500,000	1,500,000	-	-	1,500,000	Budget	1,500,000	1,500,000	-	-
Subtotal Land Acq-Bonny Slope West Neighborhood Park	1,500,000	1,500,000	-	1,500,000	1,500,000	-	-	1,500,000		1,500,000	1,500,000	-	-
Land Acq - Bonny Slope West Trails	250,000	250,000	-	250,000	250,000	-	-	250,000	Budget	250,000	250,000	-	-
Subtotal Land Acq-Bonny Slope West Trails	250,000	250,000	-	250,000	250,000	-	-	250,000		250,000	250,000	-	-
Land Acq - S Cooper Mtn Trail	1,035,000	1,035,000	344,000	1,379,000	1,379,000	-	8,100	1,370,900	Budget	1,379,000	1,379,000	-	-
Subtotal S Cooper Mtn Trail	1,035,000	1,035,000	344,000	1,379,000	1,379,000	-	8,100	1,370,900		1,379,000	1,379,000	-	-
Land Acq - S Cooper Mtn Nat Ar	846,000	846,000	-	846,000	846,000	-	300	845,700	Budget	846,000	846,000	-	-
Subtotal S Cooper Mtn Nat Ar	846,000	846,000	-	846,000	846,000	-	300	845,700		846,000	846,000	-	-
Land Acq - Neighborhood Parks - S Cooper Mtn	7,995,000	7,949,000	500,000	8,495,000	8,449,000	-	7,195	8,441,805	Budget	8,449,000	8,449,000	46,000	-
Subtotal Neighborhood Parks - S Cooper Mtn	7,995,000	7,949,000	500,000	8,495,000	8,449,000	-	7,195	8,441,805		8,449,000	8,449,000	46,000	-
Land Acq - Neighborhood Parks - Infill Areas	1,466,240	1,452,740	1,000,000	2,466,240	2,452,740	-	57,171	2,395,569	Budget	2,452,740	2,452,740	13,500	-
Sub total Neighborhood Parks Infill Areas	1,466,240	1,452,740	1,000,000	2,466,240	2,452,740	-	57,171	2,395,569		2,452,740	2,452,740	13,500	-
<b>TOTAL LAND ACQUISITION</b>	<b>17,513,040</b>	<b>17,438,040</b>	<b>4,344,000</b>	<b>21,857,040</b>	<b>21,782,040</b>	<b>-</b>	<b>124,968</b>	<b>21,657,072</b>	<b>-</b>	<b>21,782,040</b>	<b>21,782,040</b>	<b>75,000</b>	<b>-</b>
Professional Services	-	-	100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Bethany Creek Trail #2, Segment #3 - Design & Development	1,845,000	50,000	-	1,845,000	50,000	1,151,815	1,069	48,931	Award	1,201,815	50,000	643,185	-
Building Expansion - site to be determined	995,000	995,000	-	995,000	995,000	-	-	995,000	Budget	995,000	995,000	-	-
New Amenities in existing parks	96,000	53,000	100,000	196,000	153,000	22,846	5,878	147,122	Budget	175,846	153,000	20,154	-
Fanno Creek Trail Seg. #5 - Scholls Ferry Rd. to 92 Ave.	250,000	250,000	-	250,000	250,000	1,403	1,156	247,440	Budget	250,000	248,597	-	1,403
MTIP Grant Match - Beaverton Crk. Trail Land Acq./ROW	247,000	212,000	-	247,000	212,000	61,216	7,114	178,669	Budget	247,000	185,784	-	26,216
MTIP Grant Match - Westside Trail, Segment 18	3,459,820	425,000	-	3,459,820	425,000	3,928,513	-	425,000	Award	4,353,513	425,000	(893,693)	-
Natural Area Master Plan	100,000	100,000	-	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Highland Park - Design and Permitting	420,000	320,820	-	420,000	320,820	120,216	10,599	289,186	Award	420,000	299,784	-	21,036
Neighborhood Park Construction - Highland Park (NWQ -6)	1,620,000	1,620,000	-	1,620,000	1,620,000	153,131	463,692	1,003,177	Award	1,620,000	1,466,869	-	153,131
Nghbd Pk Design Permitting / MP - North Bethany Heckman Road (NWQ -8)	55,000	55,000	384,200	439,200	439,200	-	-	439,200	Budget	439,200	439,200	-	-
North Bethany Park and Trail Development - Proj. Mgmt.	141,000	50,000	-	141,000	50,000	222,112	19,483	30,517	Award	272,112	50,000	(131,112)	-
North Bethany Park and Trail Improvements	338,000	120,000	-	338,000	120,000	167,519	-	120,000	Budget	287,519	120,000	50,481	-
NW Quadrant New Neighborhood Park #4 Development (Bonnie Meadow)	2,320,000	600,000	-	2,320,000	600,000	1,380,573	127,061	472,939	Award	1,980,573	600,000	339,427	-
NW Quadrant New Neighborhood Park Development (Crowell) Marty Ln	2,100,000	25,000	-	2,100,000	25,000	1,789,640	8,910	16,090	Award	1,814,640	25,000	285,360	-
RFFA Active Transportation Project Readiness Match - Westside Trail, Hwy 26 Overcrossing Design	215,000	129,000	-	215,000	129,000	264,910	74,221	54,779	Award	393,910	129,000	(178,910)	-
So. Cooper Mtn Park and Trail Development - Project Mgmt.	50,000	50,000	-	50,000	50,000	9,279	40,721	40,721	Budget	50,000	50,000	-	-
Somerset West Park - Additional funding for bond project	220,000	126,758	-	220,000	126,758	88,126	9,456	122,418	Award	220,000	131,874	-	(5,116)
Nghbd Pk Design Permitting / MP - Miller Road (SWQ-5)	275,000	150,900	717,200	992,200	868,100	3,468	595	867,505	Budget	871,568	868,100	120,632	-
Trail Development - 155th Ave Wetlands	500,000	487,208	-	500,000	487,208	37,017	27,431	435,551	Award	500,000	462,983	-	24,225
Nghbd Pk Design Permitting / MP - Baker Loop (SEQ-2)	173,500	111,177	445,625	619,125	556,802	46,515	42,988	529,622	Budget	619,125	572,610	-	(15,808)
Cedar Hills Pk-addtl bond fdg	65,000	65,000	300,000	365,000	365,000	13,197	3,240	348,562	Budget	365,000	351,803	-	13,197
<b>Subtotal Development/Improvements Carryover</b>	<b>15,485,320</b>	<b>5,995,863</b>	<b>2,047,025</b>	<b>17,532,345</b>	<b>8,042,888</b>	<b>9,452,217</b>	<b>812,172</b>	<b>7,012,432</b>	<b>-</b>	<b>17,276,820</b>	<b>7,824,603</b>	<b>255,525</b>	<b>218,285</b>
<u>DEVELOPMENT/IMPROVEMENTS</u>													
Mt. View Champions Park Sport Court - Additional funding for bond project	-	-	400,000	400,000	400,000	-	-	400,000	Budget	400,000	400,000	-	-
North Johnson Creek Trail Master Planning - Project Management	-	-	40,000	40,000	40,000	-	47	39,953	Budget	40,000	40,000	-	-
Design & Develop Natural Areas for Public Access - South Cooper Mountain	-	-	500,000	500,000	500,000	-	-	500,000	Budget	500,000	500,000	-	-
Neighborhood Park Master Planning - Abbey Creek Phase II (NWQ-5)	-	-	69,200	69,200	69,200	-	-	69,200	Budget	69,200	69,200	-	-
Neighborhood Park Master Planning - Pointer Road (NEQ-3)	-	-	135,100	135,100	135,100	-	2,688	132,412	Budget	135,100	135,100	-	-
Regional Trail Development - Westside Trail #14	-	-	1,601,900	1,601,900	1,601,900	-	-	1,601,900	Budget	1,601,900	1,601,900	-	-
Beaverton Creek Trail Preliminary Engineering (MTIP-RFFA)	-	-	67,500	67,500	67,500	-	-	67,500	Budget	67,500	67,500	-	-
Downtown planning	-	-	50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
Cooper Mountain Planning	-	-	15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
<b>TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS</b>	<b>-</b>	<b>-</b>	<b>2,878,700</b>	<b>2,878,700</b>	<b>2,878,700</b>	<b>-</b>	<b>2,735</b>	<b>2,875,965</b>	<b>-</b>	<b>2,878,700</b>	<b>2,878,700</b>	<b>-</b>	<b>-</b>
<u>UNDESIGNATED PROJECTS</u>													
Undesignated Projects	-	-	13,813,810	13,813,810	13,813,810	-	-	13,813,810	Budget	13,813,810	13,813,810	-	-
<b>TOTAL UNDESIGNATED PROJECTS</b>	<b>-</b>	<b>-</b>	<b>13,813,810</b>	<b>13,813,810</b>	<b>13,813,810</b>	<b>-</b>	<b>-</b>	<b>13,813,810</b>	<b>-</b>	<b>13,813,810</b>	<b>13,813,810</b>	<b>-</b>	<b>-</b>
<b>GRAND TOTAL SDC FUND</b>	<b>32,998,360</b>	<b>23,433,903</b>	<b>23,083,535</b>	<b>56,081,895</b>	<b>46,517,438</b>	<b>9,452,217</b>	<b>939,875</b>	<b>45,359,278</b>	<b>-</b>	<b>55,751,370</b>	<b>46,299,153</b>	<b>330,525</b>	<b>218,285</b>



**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2021**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance		
		Initial Project Budget	Adjustments	Current Total Project Budget FY 20/21	Expended Prior Years	Expended Year-to-Date	Total Expended to Date					Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)	
<b>BOND CAPITAL PROJECTS FUND</b>														
<b><u>New Neighborhood Parks Development</u></b>														
SE	AM Kennedy Park & Athletic Field	1,285,250	50,704	1,335,954	1,674,551	-	1,674,551	-	Complete	1,674,551	(338,597)	-25.3%	125.3%	100.0%
SW	Barsotti Park & Athletic Field	1,285,250	27,556	1,312,806	1,250,248	-	1,250,248	-	Complete	1,250,248	62,558	4.8%	95.2%	100.0%
NW	Hansen Ridge Park (formerly Kaiser Ridge)	771,150	16,338	787,488	731,629	-	731,629	-	Complete	731,629	55,859	7.1%	92.9%	100.0%
SW	Roy Dancer Park	771,150	16,657	787,807	643,447	-	643,447	-	Complete	643,447	144,360	18.3%	81.7%	100.0%
NE	Roger Tilbury Park	771,150	19,713	790,863	888,218	-	888,218	-	Complete	888,218	(97,355)	-12.3%	112.3%	100.0%
	<b>Sub-total New Neighborhood Parks Development</b>	<b>4,883,950</b>	<b>130,968</b>	<b>5,014,918</b>	<b>5,188,093</b>	<b>-</b>	<b>5,188,093</b>	<b>-</b>		<b>5,188,093</b>	<b>(173,175)</b>	<b>-3.5%</b>	<b>103.5%</b>	<b>100.0%</b>
	Authorized Use of Savings from Bond Issuance													
UND	Administration Category	-	173,175	173,175	-	-	-	-	N/A	-	173,175	n/a	n/a	n/a
	<b>Total New Neighborhood Parks Development</b>	<b>4,883,950</b>	<b>304,143</b>	<b>5,188,093</b>	<b>5,188,093</b>	<b>-</b>	<b>5,188,093</b>	<b>-</b>		<b>5,188,093</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>Renovate &amp; Redevelop Neighborhood Parks</u></b>														
NE	Cedar Mill Park, Trail & Athletic Fields	1,125,879	29,756	1,155,635	990,095	-	990,095	-	Complete	990,095	165,540	14.3%	85.7%	100.0%
SE	Camille Park	514,100	28,634	542,734	585,471	-	585,471	-	Complete	585,471	(42,737)	-7.9%	107.9%	100.0%
NW	Somerset West Park	1,028,200	120,124	1,148,324	1,528,550	-	1,528,550	1,325	Complete	1,529,875	(381,551)	-33.2%	133.1%	99.9%
NW	Pioneer Park and Bridge Replacement	544,934	21,278	566,212	533,358	-	533,358	-	Complete	533,358	32,854	5.8%	94.2%	100.0%
SE	Vista Brook Park	514,100	20,504	534,604	729,590	-	729,590	-	Complete	729,590	(194,986)	-36.5%	136.5%	100.0%
	<b>Sub-total Renovate &amp; Redevelop Neighborhood Parks</b>	<b>3,727,213</b>	<b>220,296</b>	<b>3,947,509</b>	<b>4,367,063</b>	<b>-</b>	<b>4,367,063</b>	<b>1,325</b>		<b>4,368,388</b>	<b>(420,879)</b>	<b>-10.7%</b>	<b>110.6%</b>	<b>100.0%</b>
	Authorized Use of Savings from Bond Issuance													
UND	Administration Category	-	420,879	420,879	-	-	-	-	N/A	-	420,879	n/a	n/a	n/a
	<b>Total Renovate &amp; Redevelop Neighborhood Parks</b>	<b>3,727,213</b>	<b>641,175</b>	<b>4,368,388</b>	<b>4,367,063</b>	<b>-</b>	<b>4,367,063</b>	<b>1,325</b>		<b>4,368,388</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>New Neighborhood Parks Land Acquisition</u></b>														
NW	New Neighborhood Park - NW Quadrant (Biles)	1,500,000	28,554	1,528,554	1,041,404	-	1,041,404	-	Complete	1,041,404	487,150	31.9%	68.1%	100.0%
NW	New Neighborhood Park - NW Quadrant (Living Hope)	-	-	-	1,067,724	-	1,067,724	-	Complete	1,067,724	(1,067,724)	-100.0%	n/a	100.0%
NW	New Neighborhood Park - NW Quadrant (Mitchell)	-	-	-	793,396	-	793,396	-	Complete	793,396	(793,396)	-100.0%	n/a	100.0%
NW	New Neighborhood Park - NW Quadrant (PGE)	-	-	-	62,712	-	62,712	-	Complete	62,712	(62,712)	-100.0%	n/a	100.0%
NE	New Neighborhood Park - NE Quadrant (Wilson)	1,500,000	27,968	1,527,968	529,294	-	529,294	-	Complete	529,294	998,674	65.4%	34.6%	100.0%
NE	New Neighborhood Park - NE Quadrant (Lehman - formerly undesignated)	1,500,000	33,466	1,533,466	2,119,940	-	2,119,940	-	Complete	2,119,940	(586,474)	-38.2%	138.2%	100.0%
SW	New Neighborhood Park - SW Quadrant (Sterling Savings)	1,500,000	24,918	1,524,918	1,058,925	-	1,058,925	-	Complete	1,058,925	465,993	30.6%	69.4%	100.0%
SW	New Neighborhood Park - SW Quadrant (Altishin)	-	-	-	551,696	-	551,696	-	Complete	551,696	(551,696)	-100.0%	n/a	100.0%
SW	New Neighborhood Park - SW Quadrant (Hung easement for Roy Dancer Park)	-	-	-	60,006	-	60,006	-	Complete	60,006	(60,006)	-100.0%	n/a	100.0%
SE	New Neighborhood Park - SE Quadrant (Cobb)	1,500,000	15,547	1,515,547	2,609,880	-	2,609,880	-	Complete	2,609,880	(1,094,333)	-72.2%	172.2%	100.0%
NW	New Neighborhood Park (North Bethany) (McGettigan)	1,500,000	23,667	1,523,667	1,629,763	-	1,629,763	-	Complete	1,629,763	(106,096)	-7.0%	107.0%	100.0%
UND	New Neighborhood Park - Undesignated	-	-	-	-	-	-	-	Reallocated	-	-	-100.0%	n/a	0.0%
	<b>Sub-total New Neighborhood Parks</b>	<b>9,000,000</b>	<b>154,120</b>	<b>9,154,120</b>	<b>11,524,740</b>	<b>-</b>	<b>11,524,740</b>	<b>-</b>		<b>11,524,740</b>	<b>(2,370,620)</b>	<b>-25.9%</b>	<b>125.9%</b>	<b>100.0%</b>
	Authorized Use of Savings from New Community Park													
UND	Land Acquisition Category	-	1,655,521	1,655,521	-	-	-	-	N/A	-	1,655,521	n/a	n/a	n/a
	Authorized Use of Savings from Community Center /													
UND	Community Park Land Acquisition Category	-	715,099	715,099	-	-	-	-	N/A	-	715,099	n/a	n/a	n/a
	<b>Total New Neighborhood Parks</b>	<b>9,000,000</b>	<b>2,524,740</b>	<b>11,524,740</b>	<b>11,524,740</b>	<b>-</b>	<b>11,524,740</b>	<b>-</b>		<b>11,524,740</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**Tualatin Hills Park and Recreation District**  
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**Through 11/30/2021**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 20/21	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
<b>New Community Park Development</b>														
SW	SW Quad Community Park & Athletic Field	7,711,500	343,963	8,055,463	10,518,693	-	10,518,693	151,550	Complete	10,670,243	(2,614,780)	-32.5%	130.6%	98.6%
	<b>Sub-total New Community Park Development</b>	7,711,500	343,963	8,055,463	10,518,693	-	10,518,693	151,550		10,670,243	(2,614,780)	-32.5%	130.6%	98.6%
UND	Authorized use of savings from Bond Facility Rehabilitation category		1,300,000	1,300,000	-	-	-	-	N/A	-	1,300,000	n/a	n/a	n/a
UND	Authorized use of savings from Bond Administration (Issuance) category		930,529	930,529	-	-	-	-	N/A	-	930,529	n/a	n/a	n/a
UND	Outside Funding from Washington County / Metro													
UND	Transferred from Community Center Land Acquisition	-	384,251	384,251	-	-	-	-	N/A	-	384,251	n/a	n/a	n/a
	<b>Total New Community Park Development</b>	7,711,500	2,958,743	10,670,243	10,518,693	-	10,518,693	151,550		10,670,243	-	0.0%	98.6%	98.6%
<b>New Community Park Land Acquisition</b>														
NE	New Community Park - NE Quadrant (Teufel)	10,000,000	132,657	10,132,657	8,103,899	-	8,103,899	-	Complete	8,103,899	2,028,758	20.0%	80.0%	100.0%
NE	Community Park Expansion - NE Quad (BSD/William Walker)	-	-	-	373,237	-	373,237	-	Complete	373,237	(373,237)	100.0%	n/a	100.0%
	<b>Sub-total New Community Park</b>	10,000,000	132,657	10,132,657	8,477,136	-	8,477,136	-		8,477,136	1,655,521	16.3%	83.7%	100.0%
UND	Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category	-	(1,655,521)	(1,655,521)	-	-	-	-	N/A	-	(1,655,521)	n/a	n/a	n/a
	<b>Total New Community Park</b>	10,000,000	(1,522,864)	8,477,136	8,477,136	-	8,477,136	-		8,477,136	-	0.0%	100.0%	100.0%
<b>Renovate and Redevelop Community Parks</b>														
NE	Cedar Hills Park & Athletic Field	6,194,905	449,392	6,644,297	7,684,215	-	7,684,215	-	Complete	7,684,316	(1,040,019)	-15.7%	115.7%	100.0%
SE	Schiffler Park	3,598,700	74,403	3,673,103	2,633,084	-	2,633,084	-	Complete	2,633,084	1,040,019	28.3%	71.7%	100.0%
	<b>Total Renovate and Redevelop Community Parks</b>	9,793,605	523,795	10,317,400	10,317,299	-	10,317,299	-		10,317,400	-	0.0%	100.0%	100.0%
<b>Natural Area Preservation - Restoration</b>														
NE	Roger Tilbury Memorial Park	30,846	1,872	32,718	36,450	-	36,450	-	Complete	36,450	(3,732)	-11.4%	111.4%	100.0%
NE	Cedar Mill Park	30,846	1,172	32,018	1,201	-	1,201	-	Complete	1,201	30,817	96.2%	3.8%	100.0%
NE	Jordan/Jackie Husen Park	308,460	8,961	317,421	36,236	-	36,236	-	Complete	36,236	281,185	88.6%	11.4%	100.0%
NW	NE/Bethany Meadows Trail Habitat Connection	246,768	16,178	262,946	-	-	-	-	On Hold	-	262,946	100.0%	0.0%	0.0%
NW	Hansen Ridge Park (formerly Kaiser Ridge)	10,282	300	10,582	12,929	-	12,929	-	Complete	12,929	(2,347)	-22.2%	122.2%	100.0%
NW	Allenbach Acres Park	41,128	2,318	43,446	10,217	-	10,217	-	Complete	10,217	33,229	76.5%	23.5%	100.0%
NW	Crystal Creek Park	205,640	7,208	212,848	95,401	-	95,401	-	Complete	95,401	117,447	55.2%	44.8%	100.0%
NE	Foothills Park	61,692	1,172	62,864	46,178	-	46,178	-	Complete	46,178	16,686	26.5%	73.5%	100.0%
NE	Commonwealth Lake Park	41,128	778	41,906	30,809	-	30,809	-	Complete	30,809	11,097	26.5%	73.5%	100.0%
NW	Tualatin Hills Nature Park	90,800	2,323	93,123	27,696	-	27,696	-	Complete	27,696	65,427	70.3%	29.7%	100.0%
NE	Pioneer Park	10,282	254	10,536	9,421	-	9,421	-	Complete	9,421	1,115	10.6%	89.4%	100.0%
NW	Whispering Woods Park	51,410	914	52,324	48,871	-	48,871	-	Complete	48,871	3,453	6.6%	93.4%	100.0%
NW	Willow Creek Nature Park	20,564	389	20,953	21,877	-	21,877	-	Complete	21,877	(924)	-4.4%	104.4%	100.0%
SE	AM Kennedy Park	30,846	741	31,587	26,866	-	26,866	-	Complete	26,866	4,721	14.9%	85.1%	100.0%
SE	Camille Park	77,115	1,784	78,899	61,399	-	61,399	-	Complete	61,399	17,500	22.2%	77.8%	100.0%
SE	Vista Brook Park	20,564	897	21,461	5,414	-	5,414	-	Complete	5,414	16,047	74.8%	25.2%	100.0%
SE	Greenway Park/Koll Center	61,692	2,316	64,008	56,727	-	56,727	-	Complete	56,727	7,281	11.4%	88.6%	100.0%
SE	Bauman Park	82,256	2,024	84,280	30,153	-	30,153	-	Complete	30,153	54,127	64.2%	35.8%	100.0%
SE	Fanno Creek Park	162,456	6,736	169,192	65,185	-	65,185	-	Complete	65,185	104,007	61.5%	38.5%	100.0%
SE	Hideaway Park	41,128	1,105	42,233	38,459	-	38,459	-	Complete	38,459	3,774	8.9%	91.1%	100.0%
SW	Murrayhill Park	61,692	1,031	62,723	65,712	-	65,712	-	Complete	65,712	(2,989)	-4.8%	104.8%	100.0%
SE	Hyland Forest Park	71,974	1,342	73,316	65,521	-	65,521	-	Complete	65,521	7,795	10.6%	89.4%	100.0%
SW	Cooper Mountain	205,640	13,479	219,119	14	-	14	-	On Hold	14	219,105	100.0%	0.0%	100.0%
SW	Winkelman Park	10,282	241	10,523	5,894	-	5,894	-	Complete	5,894	4,629	44.0%	56.0%	100.0%
SW	Lowami Hart Woods	287,896	9,345	297,241	130,125	-	130,125	-	Complete	130,125	167,116	56.2%	43.8%	100.0%
SW	Rosa/Hazeldale Parks	28,790	722	29,512	12,754	-	12,754	-	Complete	12,754	16,758	56.8%	43.2%	100.0%
SW	Mt Williams Park	102,820	9,269	112,089	52,362	-	52,362	-	Complete	52,362	59,727	53.3%	46.7%	100.0%
SW	Jenkins Estate	154,230	3,365	157,595	139,041	-	139,041	-	Complete	139,041	18,554	11.8%	88.2%	100.0%
SW	Summercrest Park	10,282	193	10,475	7,987	-	7,987	-	Complete	7,987	2,488	23.8%	76.2%	100.0%
SW	Morrison Woods	61,692	4,042	65,734	0	-	0	-	Cancelled	0	65,734	100.0%	0.0%	100.0%
UND	Interpretive Sign Network	339,306	9,264	348,570	326,776	-	326,776	-	Complete	326,776	21,794	6.3%	93.7%	100.0%
NW	Beaverton Creek Trail	61,692	4,043	65,735	-	-	-	-	On Hold	-	65,735	100.0%	0.0%	0.0%
NW	Bethany Wetlands/Bronson Creek	41,128	2,695	43,823	-	-	-	-	On Hold	-	43,823	100.0%	0.0%	0.0%
NW	Bluegrass Downs Park	15,423	1,010	16,433	-	-	-	-	On Hold	-	16,433	100.0%	0.0%	0.0%
NW	Crystal Creek	41,128	2,696	43,824	-	-	-	-	On Hold	-	43,824	100.0%	0.0%	0.0%

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Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance	Percent of Variance	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 20/21	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Total Cost Variance to Budget		
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)				(7)	(6+7)=(9)		
UND	Reallocation of project savings to new project budgets	-	(865,000)	(865,000)	-	-	-	-	Reallocation	-	(865,000)	100.0%	0.0%	0.0%
SE	Hyland Woods Phase 2	-	77,120	77,120	65,453	-	65,453	-	Complete	65,453	11,667	15.1%	84.9%	100.0%
SW	Jenkins Estate Phase 2	-	131,457	131,457	67,754	-	67,754	-	Complete	67,754	63,703	48.5%	51.5%	100.0%
NW	Somerset	-	161,030	161,030	161,030	-	161,030	-	Complete	161,030	-	0.0%	100.0%	100.0%
NW	Rock Creek Greenway	-	167,501	167,501	150,152	-	150,152	-	Complete	150,152	17,349	10.4%	89.6%	100.0%
NW	Whispering Woods Phase 2	-	102,661	102,661	97,000	-	97,000	-	Complete	97,000	5,661	5.5%	94.5%	100.0%
SE	Raleigh Park	-	118,187	118,187	30,975	-	30,975	238,009	Site Prep	268,984	(150,797)	-127.6%	26.2%	11.5%
NE	Bannister Creek Greenway/NE Park	-	80,798	80,798	28,488	2,000	30,488	50,310	Site Prep	80,798	-	0.0%	37.7%	37.7%
NW	Beaverton Creek Greenway Duncan	-	20,607	20,607	-	-	-	-	Cancelled	-	20,607	100.0%	0.0%	0.0%
SE	Church of Nazarene	-	30,718	30,718	14,121	-	14,121	-	Complete	14,121	16,597	54.0%	46.0%	100.0%
SW	Lilly K. Johnson Woods	-	30,722	30,722	37,132	-	37,132	-	Complete	37,132	(6,410)	-20.9%	120.9%	100.0%
UND	Restoration of new properties to be acquired	643,023	41,096	684,119	976	-	976	6,196	On Hold	7,172	676,947	99.0%	0.1%	13.6%
UND	Reallocation of project savings to new project budgets	-	(1,570,245)	(1,570,245)	-	-	-	-	Reallocation	-	(1,570,245)	100.0%	0.0%	0.0%
NE	NE Quadrant Property(Findley)	-	471,984	471,984	19,983	2,373	22,356	449,629	Site Prep	471,984	-	0.0%	4.7%	4.7%
NE	N. Johnson Greenway (Peterkort)	-	262,760	262,760	-	-	-	-	Cancelled	-	262,760	100.0%	0.0%	0.0%
NE	Commonwealth Lake Park	-	62,932	62,932	-	2,640	2,640	60,292	Budget	62,932	-	0.0%	4.2%	4.2%
SW	155th Wetlands	-	26,060	26,060	22,951	-	22,951	-	Complete	22,951	3,109	11.9%	88.1%	100.0%
SW	Bronson Creek New Properties	-	104,887	104,887	-	-	-	104,887	Budget	104,887	-	0.0%	0.0%	0.0%
SE	Fanno Creek Greenway	-	83,909	83,909	80,114	-	80,114	-	Complete	80,114	3,795	4.5%	95.5%	100.0%
NW	HMT north woods and stream	-	52,176	52,176	20,235	3,258	23,493	28,683	Site Prep	52,176	-	0.0%	45.0%	45.0%
NE	Cedar Mill Creek Greenway	-	31,260	31,260	18,959	-	18,959	12,301	Site Prep	31,260	-	0.0%	60.7%	60.7%
SW	Fir Grove Park	-	25,908	25,908	14,369	-	14,369	11,539	Site Prep	25,908	-	0.0%	55.5%	55.5%
SW	HL Cain Wetlands	-	25,989	25,989	23,275	-	23,275	2,714	Site Prep	25,989	-	0.0%	89.6%	89.6%
NW	Bronson Creek Park	-	26,191	26,191	5,401	-	5,401	20,790	Site Prep	26,191	-	0.0%	20.6%	20.6%
SE	Center Street Wetlands Area	-	20,939	20,939	7,387	969	8,356	12,583	Site Prep	20,939	-	0.0%	39.9%	39.9%
SW	Tallac Terrace Park	-	10,511	10,511	-	-	-	-	Cancelled	-	10,511	100.0%	0.0%	0.0%
NE	Forest Hills Park	-	10,462	10,462	2,154	-	2,154	8,308	Site Prep	10,462	-	0.0%	20.6%	20.6%
UND	Arborist/Tree Management	-	297,824	297,824	115,702	16,810	132,512	136,818	Site Prep	269,330	28,494	9.6%	44.5%	49.2%
NW	North Bethany Greenway	-	26,131	26,131	8,546	-	8,546	17,585	Site Prep	26,131	-	0.0%	32.7%	32.7%
NW	Willow Creek Greenway II	-	26,031	26,031	24,480	4,625	29,104	2,823	Site Prep	31,927	(5,896)	-22.6%	111.8%	91.2%
NW	Westside Trail Segment 18	-	26,221	26,221	475	-	475	25,746	Budget	26,221	-	0.0%	1.8%	1.8%
SW	Westside Trail- Burntwood area	-	25,813	25,813	23,939	-	23,939	-	Complete	23,939	1,874	7.3%	92.7%	100.0%
NW	Waterhouse Trail	-	26,207	26,207	1,979	-	1,979	24,228	Site Prep	26,207	-	0.0%	7.6%	7.6%
	<b>Sub-total Natural Area Restoration</b>	<b>3,762,901</b>	<b>293,026</b>	<b>4,055,927</b>	<b>2,510,704</b>	<b>32,674</b>	<b>2,543,379</b>	<b>1,512,548</b>		<b>3,756,820</b>	<b>299,107</b>	<b>7.4%</b>	<b>62.7%</b>	<b>67.7%</b>
	Authorized Use of Savings for Natural Area Preservation -													
UND	Land Acquisition	-	(299,107)	(299,107)	-	-	-	(299,107)	N/A	-	(299,107)	n/a	n/a	n/a
	<b>Total Natural Area Restoration</b>	<b>3,762,901</b>	<b>(6,081)</b>	<b>3,756,820</b>	<b>2,510,704</b>	<b>32,674</b>	<b>2,543,379</b>	<b>1,213,441</b>		<b>3,756,820</b>	<b>-</b>	<b>0.0%</b>	<b>67.7%</b>	<b>67.7%</b>
	<b>Natural Area Preservation - Land Acquisition</b>													
UND	Natural Area Acquisitions	8,400,000	447,583	8,847,583	9,146,690	-	9,146,690	-	Budget	9,146,690	(299,107)	-3.4%	103.4%	100.0%
	<b>Sub-total Natural Area Preservation - Land Acquisition</b>	<b>8,400,000</b>	<b>447,583</b>	<b>8,847,583</b>	<b>9,146,690</b>	<b>-</b>	<b>9,146,690</b>	<b>-</b>		<b>9,146,690</b>	<b>(299,107)</b>	<b>-3.4%</b>	<b>103.4%</b>	<b>100.0%</b>
UND	Authorized Use of Savings from Natural Area Restoration	-	299,107	299,107	-	-	-	-	N/A	-	299,107	n/a	n/a	n/a
	<b>Total Natural Area Preservation - Land Acquisition</b>	<b>8,400,000</b>	<b>746,690</b>	<b>9,146,690</b>	<b>9,146,690</b>	<b>-</b>	<b>9,146,690</b>	<b>-</b>		<b>9,146,690</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>

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Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost			
		Initial Project Budget	Adjustments	Current Total Project Budget FY 20/21	Expended Prior Years	Expended Year-to-Date	Total Expended to Date								(1)	(2)	(1+2)=(3)
<b><u>New Linear Park and Trail Development</u></b>																	
SW	Westside Trail Segments 1, 4, & 7	4,267,030	85,084	4,352,114	4,381,083	-	4,381,083	-	Complete	4,381,083	(28,969)	-0.7%	100.7%	100.0%			
NE	Jordan/Husen Park Trail	1,645,120	46,432	1,691,552	1,227,496	-	1,227,496	-	Complete	1,227,496	464,056	27.4%	72.6%	100.0%			
NW	Waterhouse Trail Segments 1, 5 & West Spur	3,804,340	78,646	3,882,986	4,394,637	-	4,394,637	-	Complete	4,394,637	(511,651)	-13.2%	113.2%	100.0%			
NW	Rock Creek Trail #5 & Allenbach, North Bethany #2	2,262,040	103,949	2,365,989	1,743,667	-	1,743,667	-	Complete	1,743,667	622,322	26.3%	73.7%	100.0%			
UND	Miscellaneous Natural Trails	100,000	8,837	108,837	30,394	-	30,394	78,443	Budget	108,837	-	0.0%	27.9%	27.9%			
NW	Nature Park - Old Wagon Trail	359,870	3,094	362,964	238,702	-	238,702	-	Complete	238,702	124,262	34.2%	65.8%	100.0%			
NE	NE Quadrant Trail - Bluffs Phase 2	257,050	14,797	271,847	412,424	-	412,424	-	Complete	412,424	(140,577)	-51.7%	151.7%	100.0%			
SW	Lowami Hart Woods	822,560	55,645	878,205	1,255,274	-	1,255,274	-	Complete	1,255,274	(377,069)	-42.9%	142.9%	100.0%			
NW	Westside - Waterhouse Trail Connection	1,542,300	48,560	1,590,860	1,055,589	-	1,055,589	-	Complete	1,055,589	535,271	33.6%	66.4%	100.0%			
<b>Sub-total New Linear Park and Trail Development</b>		<b>15,060,310</b>	<b>445,044</b>	<b>15,505,354</b>	<b>14,739,266</b>	<b>-</b>	<b>14,739,266</b>	<b>78,443</b>		<b>14,817,709</b>	<b>687,645</b>	<b>4.4%</b>	<b>95.1%</b>	<b>99.5%</b>			
Authorized Use of Savings for Multi-field/Multi-purpose																	
UND	Athletic Field Development	-	(687,645)	(687,645)	-	-	-	-	N/A	-	(687,645)	n/a	n/a	n/a			
<b>Total New Linear Park and Trail Development</b>		<b>15,060,310</b>	<b>(242,601)</b>	<b>14,817,709</b>	<b>14,739,266</b>	<b>-</b>	<b>14,739,266</b>	<b>78,443</b>		<b>14,817,709</b>	<b>-</b>	<b>0.0%</b>	<b>99.5%</b>	<b>99.5%</b>			
<b><u>New Linear Park and Trail Land Acquisition</u></b>																	
UND	New Linear Park and Trail Acquisitions	1,200,000	23,401	1,223,401	1,222,206	-	1,222,206	1,195	Budget	1,223,401	-	0.0%	99.9%	99.9%			
<b>Total New Linear Park and Trail Land Acquisition</b>		<b>1,200,000</b>	<b>23,401</b>	<b>1,223,401</b>	<b>1,222,206</b>	<b>-</b>	<b>1,222,206</b>	<b>1,195</b>		<b>1,223,401</b>	<b>-</b>	<b>0.0%</b>	<b>99.9%</b>	<b>99.9%</b>			
<b><u>Multi-field/Multi-purpose Athletic Field Development</u></b>																	
SW	Winkelman Athletic Field	514,100	34,601	548,701	941,843	-	941,843	-	Complete	941,843	(393,142)	-71.6%	171.6%	100.0%			
SE	Meadow Waye Park	514,100	4,791	518,891	407,340	-	407,340	-	Complete	407,340	111,551	21.5%	78.5%	100.0%			
NW	New Fields in NW Quadrant - Living Hope	514,100	77,969	592,069	1,169,762	4,187	1,173,950	83,111	Award	1,257,061	(664,992)	-112.3%	198.3%	93.4%			
NE	New Fields in NE Quadrant (Cedar Mill Park)	514,100	14,184	528,284	527,993	-	527,993	-	Complete	527,993	291	0.1%	99.9%	100.0%			
SW	New Fields in SW Quadrant - MVCP	514,100	59,494	573,594	38,312	23,568	61,880	511,714	Budget	573,594	-	0.0%	10.8%	10.8%			
SE	New Fields in SE Quadrant (Conestoga Middle School)	514,100	19,833	533,933	548,917	-	548,917	-	Complete	548,917	(14,984)	-2.8%	102.8%	100.0%			
<b>Sub-total Multi-field/Multi-purpose Athletic Field Dev.</b>		<b>3,084,600</b>	<b>210,872</b>	<b>3,295,472</b>	<b>3,634,168</b>	<b>27,755</b>	<b>3,661,923</b>	<b>594,825</b>		<b>4,256,748</b>	<b>(961,276)</b>	<b>-29.2%</b>	<b>111.1%</b>	<b>86.0%</b>			
Authorized Use of Savings from New Linear																	
UND	Park and Trail Development category	-	687,645	687,645	-	-	-	-	N/A	-	687,645	n/a	n/a	n/a			
Authorized Use of Savings from Facility																	
UND	Rehabilitation category	-	244,609	244,609	-	-	-	-	N/A	-	244,609	n/a	n/a	n/a			
Authorized Use of Savings from Bond Issuance																	
UND	Administration Category	-	29,022	29,022	-	-	-	-	N/A	-	29,022	n/a	n/a	n/a			
<b>Total Multi-field/Multi-purpose Athletic Field Dev.</b>		<b>3,084,600</b>	<b>1,172,148</b>	<b>4,256,748</b>	<b>3,634,168</b>	<b>27,755</b>	<b>3,661,923</b>	<b>594,825</b>		<b>4,256,748</b>	<b>-</b>	<b>0.0%</b>	<b>86.0%</b>	<b>86.0%</b>			
<b><u>Deferred Park Maintenance Replacements</u></b>																	
UND	Play Structure Replacements at 11 sites	810,223	3,685	813,908	773,055	-	773,055	-	Complete	773,055	40,853	5.0%	95.0%	100.0%			
NW	Bridge/boardwalk replacement - Willow Creek	96,661	1,276	97,937	127,277	-	127,277	-	Complete	127,277	(29,340)	-30.0%	130.0%	100.0%			
SW	Bridge/boardwalk replacement - Rosa Park	38,909	369	39,278	38,381	-	38,381	-	Complete	38,381	897	2.3%	97.7%	100.0%			
SW	Bridge/boardwalk replacement - Jenkins Estate	7,586	34	7,620	28,430	-	28,430	-	Complete	28,430	(20,810)	-273.1%	373.1%	100.0%			
SE	Bridge/boardwalk replacement - Hartwood Highlands	10,767	134	10,901	985	-	985	-	Cancelled	985	9,916	91.0%	9.0%	100.0%			
NE	Irrigation Replacement at Roxbury Park	48,854	63	48,917	41,902	-	41,902	-	Complete	41,902	7,015	14.3%	85.7%	100.0%			
UND	Pedestrian Path Replacement at 3 sites	116,687	150	116,837	118,039	-	118,039	-	Complete	118,039	(1,202)	-1.0%	101.0%	100.0%			
SW	Permeable Parking Lot at Aloha Swim Center	160,914	1,515	162,429	191,970	-	191,970	-	Complete	191,970	(29,541)	-18.2%	118.2%	100.0%			
NE	Permeable Parking Lot at Sunset Swim Center	160,914	2,614	163,528	512,435	-	512,435	-	Complete	512,435	(348,907)	-213.4%	313.4%	100.0%			
<b>Sub-total Deferred Park Maintenance Replacements</b>		<b>1,451,515</b>	<b>9,840</b>	<b>1,461,355</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>		<b>1,832,474</b>	<b>(371,119)</b>	<b>-25.4%</b>	<b>125.4%</b>	<b>100.0%</b>			
Authorized Use of Savings from Facility Expansion &																	
UND	Improvements Category	-	200,634	200,634	-	-	-	-	N/A	-	200,634	n/a	n/a	n/a			
Authorized Use of Savings from Bond Issuance																	
UND	Administration Category	-	170,485	170,485	-	-	-	-	N/A	-	170,485	n/a	n/a	n/a			
<b>Total Deferred Park Maintenance Replacements</b>		<b>1,451,515</b>	<b>380,959</b>	<b>1,832,474</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>		<b>1,832,474</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>			

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2021**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost			
		Initial Project Budget	Adjustments	Current Total Project Budget FY 20/21	Expended Prior Years	Expended Year-to-Date	Total Expended to Date								(1)	(2)	(1+2)=(3)
<b>Facility Rehabilitation</b>																	
UND	Structural Upgrades at Several Facilities	317,950	(194,874)	123,076	115,484	-	115,484	-	Complete	115,484	7,592	6.2%	93.8%	100.0%			
SW	Structural Upgrades at Aloha Swim Center	406,279	8,497	414,776	518,302	-	518,302	-	Complete	518,302	(103,526)	-25.0%	125.0%	100.0%			
SE	Structural Upgrades at Beaverton Swim Center	1,447,363	37,353	1,484,716	820,440	-	820,440	-	Complete	820,440	664,276	44.7%	55.3%	100.0%			
NE	Structural Upgrades at Cedar Hills Recreation Center	628,087	18,177	646,264	544,403	-	544,403	-	Complete	544,403	101,861	15.8%	84.2%	100.0%			
SW	Structural Upgrades at Conestoga Rec/Aquatic Ctr	44,810	847	45,657	66,762	-	66,762	-	Complete	66,762	(21,105)	-46.2%	146.2%	100.0%			
SE	Structural Upgrades at Garden Home Recreation Center	486,935	21,433	508,368	513,762	-	513,762	-	Complete	513,762	(5,394)	-1.1%	101.1%	100.0%			
SE	Structural Upgrades at Harman Swim Center	179,987	2,779	182,766	73,115	-	73,115	-	Complete	73,115	109,651	60.0%	40.0%	100.0%			
NW	Structural Upgrades at HMT/50 Mtr Pool/Aquatic Ctr	312,176	4,692	316,868	233,429	-	233,429	-	Complete	233,429	83,439	26.3%	73.7%	100.0%			
NW	Structural Upgrades at HMT Aquatic Ctr - Roof Replacement	-	203,170	203,170	446,162	-	446,162	-	Complete	446,162	(242,992)	-119.6%	219.6%	100.0%			
NW	Structural Upgrades at HMT Administration Building	397,315	6,080	403,395	299,599	-	299,599	-	Complete	299,599	103,796	25.7%	74.3%	100.0%			
NW	Structural Upgrades at HMT Athletic Center	65,721	85	65,806	66,000	-	66,000	-	Complete	66,000	(194)	-0.3%	100.3%	100.0%			
NW	Structural Upgrades at HMT Dryland Training Ctr	116,506	2,137	118,643	75,686	-	75,686	-	Complete	75,686	42,957	36.2%	63.8%	100.0%			
NW	Structural Upgrades at HMT Tennis Center	268,860	5,033	273,893	74,804	-	74,804	-	Complete	74,804	199,089	72.7%	27.3%	100.0%			
SE	Structural Upgrades at Raleigh Swim Center	4,481	6	4,487	5,703	-	5,703	-	Complete	5,703	(1,216)	-27.1%	127.1%	100.0%			
NW	Structural Upgrades at Somerset Swim Center	8,962	12	8,974	9,333	-	9,333	-	Complete	9,333	(359)	-4.0%	104.0%	100.0%			
NE	Sunset Swim Center Structural Upgrades	1,028,200	16,245	1,044,445	626,419	-	626,419	-	Complete	626,419	418,026	40.0%	60.0%	100.0%			
NE	Sunset Swim Center Pool Tank	514,100	275	514,375	308,574	-	308,574	-	Complete	308,574	205,801	40.0%	60.0%	100.0%			
UND	Auto Gas Meter Shut Off Valves at All Facilities	-	275	275	17,368	-	17,368	-	Complete	17,368	(17,093)	100.0%	0.0%	100.0%			
<b>Sub-total Facility Rehabilitation</b>		<b>6,227,732</b>	<b>132,222</b>	<b>6,359,954</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>-</b>		<b>4,815,345</b>	<b>1,544,609</b>	<b>24.3%</b>	<b>75.7%</b>	<b>100.0%</b>			
UND	Authorized use of savings for SW Quad Community Park & Athletic Fields	-	(1,300,000)	(1,300,000)	-	-	-	-	N/A	-	(1,300,000)	n/a	n/a	n/a			
<b>Sub-total Facility Rehabilitation</b>		<b>6,227,732</b>	<b>(1,167,778)</b>	<b>5,059,954</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>-</b>		<b>4,815,345</b>	<b>244,609</b>	<b>4.8%</b>	<b>n/a</b>	<b>n/a</b>			
UND	Authorized Use of Savings for Multi-field/Multi-purpose Athletic Field Development	-	(244,609)	(244,609)	-	-	-	-	N/A	-	(244,609)	n/a	n/a	n/a			
<b>Total Facility Rehabilitation</b>		<b>6,227,732</b>	<b>(1,412,387)</b>	<b>4,815,345</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>-</b>		<b>4,815,345</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>			
<b>Facility Expansion and Improvements</b>																	
SE	Elsie Stuhr Center Expansion & Structural Improvements	1,997,868	30,311	2,028,179	2,039,367	-	2,039,367	-	Complete	2,039,367	(11,188)	-0.6%	100.6%	100.0%			
SW	Conestoga Rec/Aquatic Expansion & Splash Pad	5,449,460	85,351	5,534,811	5,414,909	-	5,414,909	-	Complete	5,414,909	119,902	2.2%	97.8%	100.0%			
SW	Aloha ADA Dressing Rooms	123,384	158	123,542	178,764	-	178,764	-	Complete	178,764	(55,222)	-44.7%	144.7%	100.0%			
NW	Aquatics Center ADA Dressing Rooms	133,666	1,083	134,749	180,540	-	180,540	-	Complete	180,540	(45,791)	-34.0%	134.0%	100.0%			
NE	Athletic Center HVAC Upgrades	514,100	654	514,754	321,821	-	321,821	-	Complete	321,821	192,933	37.5%	62.5%	100.0%			
<b>Sub-total Facility Expansion and Improvements</b>		<b>8,218,478</b>	<b>117,557</b>	<b>8,336,035</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>		<b>8,135,401</b>	<b>200,634</b>	<b>2.4%</b>	<b>97.6%</b>	<b>100.0%</b>			
UND	Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(200,634)	(200,634)	-	-	-	-	N/A	-	(200,634)	n/a	n/a	n/a			
<b>Total Facility Expansion and Improvements</b>		<b>8,218,478</b>	<b>(83,077)</b>	<b>8,135,401</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>		<b>8,135,401</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>			
<b>ADA/Access Improvements</b>																	
NW	HMT ADA Parking & other site improvement	735,163	19,544	754,707	1,019,771	-	1,019,771	-	Complete	1,019,771	(265,064)	-35.1%	135.1%	100.0%			
UND	ADA Improvements - undesignated funds	116,184	2,712	118,896	72,245	-	72,245	-	Complete	72,245	46,651	39.2%	60.8%	100.0%			
SW	ADA Improvements - Barrows Park	8,227	104	8,331	6,825	-	6,825	-	Complete	6,825	1,506	18.1%	81.9%	100.0%			
NW	ADA Improvements - Bethany Lake Park	20,564	194	20,758	25,566	-	25,566	-	Complete	25,566	(4,808)	-23.2%	123.2%	100.0%			
NE	ADA Improvements - Cedar Hills Recreation Center	8,226	130	8,356	8,255	-	8,255	-	Complete	8,255	101	1.2%	98.8%	100.0%			
NE	ADA Improvements - Forest Hills Park	12,338	197	12,535	23,416	-	23,416	-	Complete	23,416	(10,881)	-86.8%	186.8%	100.0%			
SE	ADA Improvements - Greenway Park	15,423	196	15,619	-	-	-	-	Cancelled	-	15,619	100.0%	0.0%	0.0%			
SW	ADA Improvements - Jenkins Estate	16,450	262	16,712	11,550	-	11,550	-	Complete	11,550	5,162	30.9%	69.1%	100.0%			
SW	ADA Improvements - Lawndale Park	30,846	40	30,886	16,626	-	16,626	-	Complete	16,626	14,260	46.2%	53.8%	100.0%			
NE	ADA Improvements - Lost Park	15,423	245	15,668	15,000	-	15,000	-	Complete	15,000	668	4.3%	95.7%	100.0%			
NW	ADA Improvements - Rock Crk Pwline Prk (Soccer Fld)	20,564	327	20,891	17,799	-	17,799	-	Complete	17,799	3,092	14.8%	85.2%	100.0%			
NW	ADA Improvements - Skyview Park	5,140	82	5,222	7,075	-	7,075	-	Complete	7,075	(1,853)	-35.5%	135.5%	100.0%			
NW	ADA Improvements - Waterhouse Powerline Park	8,226	183	8,409	8,402	-	8,402	-	Complete	8,402	7	0.1%	99.9%	100.0%			
NE	ADA Improvements - West Sylvan Park	5,140	82	5,222	5,102	-	5,102	-	Complete	5,102	120	2.3%	97.7%	100.0%			
SE	ADA Improvements - Wonderland Park	10,282	163	10,445	4,915	-	4,915	-	Complete	4,915	5,530	52.9%	47.1%	100.0%			
<b>Sub-total ADA/Access Improvements</b>		<b>1,028,196</b>	<b>24,461</b>	<b>1,052,657</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>-</b>		<b>1,242,547</b>	<b>(189,890)</b>	<b>-18.0%</b>	<b>118.0%</b>	<b>100.0%</b>			
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	189,890	189,890	-	-	-	-	N/A	-	189,890	100.0%	n/a	n/a			
<b>Total ADA/Access Improvements</b>		<b>1,028,196</b>	<b>214,351</b>	<b>1,242,547</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>-</b>		<b>1,242,547</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>			
<b>Community Center Land Acquisition</b>																	
UND	Community Center / Community Park (SW Quadrant) (Hulse/BSD/Engel)	5,000,000	105,974	5,105,974	1,654,847	-	1,654,847	-	Complete	1,654,847	3,451,127	67.6%	32.4%	100.0%			
UND	Community Center / Community Park (SW Quadrant) (Wenzel/Wall)	-	-	-	2,351,777	-	2,351,777	-	Complete	2,351,777	(2,351,777)	-100.0%	n/a	100.0%			

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 11/30/2021**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance	Percent of Variance	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 20/21	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Total Cost Variance to Budget		
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
	<b>Sub-total Community Center Land Acquisition</b>	5,000,000	105,974	5,105,974	4,006,624	-	4,006,624	-		4,006,624	1,099,350	21.5%	78.5%	100.0%
	Outside Funding from Washington County													
UND	Transferred to New Community Park Development	-	(176,000)	(176,000)	-	-	-	-	N/A	-	(176,000)	n/a	n/a	n/a
	Outside Funding from Metro													
UND	Transferred to New Community Park Development	-	(208,251)	(208,251)	-	-	-	-	N/A	-	(208,251)	n/a	n/a	n/a
	Authorized Use of Savings for													
UND	New Neighborhood Parks Land Acquisition Category	-	(715,099)	(715,099)	-	-	-	-	N/A	-	(715,099)	n/a	n/a	n/a
	<b>Total Community Center Land Acquisition</b>	5,000,000	(993,376)	4,006,624	4,006,624	-	4,006,624	-		4,006,624	-	0.0%	100.0%	100.0%
	<b>Bond Administration Costs</b>													
ADM	Debt Issuance Costs	1,393,000	(539,654)	853,346	68,142	-	68,142	-	Complete	68,142	785,204	92.0%	8.0%	100.0%
ADM	Bond Accountant Personnel Costs	-	241,090	241,090	288,678	-	288,678	-	Complete	288,678	(47,588)	-19.7%	119.7%	100.0%
ADM	Deputy Director of Planning Personnel Costs	-	57,454	57,454	57,454	-	57,454	-	Complete	57,454	-	-100.0%	n/a	100.0%
ADM	Communications Support	-	50,000	50,000	12,675	-	12,675	37,325	Budget	50,000	-	0.0%	25.4%	25.4%
ADM	Technology Needs	18,330	-	18,330	23,952	-	23,952	-	Complete	23,952	(5,622)	-30.7%	130.7%	100.0%
ADM	Office Furniture	7,150	-	7,150	5,378	-	5,378	-	Complete	5,378	1,772	24.8%	75.2%	100.0%
ADM	Admin/Consultant Costs	31,520	-	31,520	48,093	-	48,093	-	Complete	48,093	(16,573)	-52.6%	152.6%	100.0%
ADM	Additional Bond Proceeds	-	1,507,717	1,507,717	-	-	-	-	Budget	-	1,507,717	100.0%	0.0%	0.0%
ADM	FY2021-2022 Interest	-	14,500	14,500	-	-	-	-	Budget	-	14,500	100.0%	0.0%	0.0%
	<b>Sub-total Bond Administration Costs</b>	1,450,000	1,331,107	2,781,107	504,372	-	504,372	37,325		541,697	2,239,410	80.5%	18.1%	93.1%
	Authorized Use of Savings for Deferred Park Maintenance													
UND	Replacements Category	-	(170,485)	(170,485)	-	-	-	-	N/A	-	(170,485)	n/a	n/a	n/a
	Authorized Use of Savings for New Neighborhood Parks													
UND	Development Category	-	(173,175)	(173,175)	-	-	-	-	N/A	-	(173,175)	n/a	n/a	n/a
	Authorized use of savings for SW Quad Community Park &													
UND	Athletic Fields	-	(930,529)	(930,529)	-	-	-	-	N/A	-	(930,529)	n/a	n/a	n/a
	Authorized Use of Savings for ADA/Access													
UND	Improvements Category	-	(189,890)	(189,890)	-	-	-	-	N/A	-	(189,890)	n/a	n/a	n/a
	Authorized Use of Savings for Renovate &													
UND	Redevelop Neighborhood Parks	-	(420,879)	(420,879)	-	-	-	-	N/A	-	(420,879)	n/a	n/a	n/a
	Authorized Use of Savings for Multi-field/													
UND	Multi-purpose Athletic Field Dev.	-	(29,022)	(29,022)	-	-	-	-	N/A	-	(29,022)	n/a	n/a	n/a
	<b>Total Bond Administration Costs</b>	1,450,000	(582,874)	867,126	504,372	-	504,372	37,325		541,697	325,429	37.5%	58.2%	93.1%
	<b>Grand Total</b>	<b>100,000,000</b>	<b>4,646,886</b>	<b>104,646,886</b>	<b>102,182,821</b>	<b>60,429</b>	<b>102,243,250</b>	<b>2,078,105</b>		<b>104,321,456</b>	<b>325,429</b>	<b>0.3%</b>	<b>97.7%</b>	<b>98.0%</b>

**THPRD Bond Capital Program**  
**Funds Reprogramming Analysis - Based on Category Transfer Eligibility**  
**As of 11/30/2021**

	Category (Over) Under Budget
Limited Reprogramming	
Land: New Neighborhood Park	-
New Community Park	-
New Linear Park	-
New Community Center/Park	-
	-
	-
Nat Res: Restoration	-
Acquisition	-
	-
	-
All Other	
New Neighborhood Park Dev	-
Neighborhood Park Renov	-
New Community Park Dev	-
Community Park Renov	-
New Linear Parks and Trails	-
Athletic Field Development	-
Deferred Park Maint Replace	-
Facility Rehabilitation	-
ADA	-
Facility Expansion	-
Bond Admin Costs	325,429
	325,429
	325,429
<b>Grand Total</b>	<b>325,429</b>



**MEMORANDUM**

Date: December 21, 2021  
 To: Board of Directors  
 From: Olivia Tsujimura, Accounting and Budget Manager  
 Re: **System Development Report for November 2021**

The Board of Directors approved a resolution implementing the System Development Charge program on November 17, 1998. Below please find the various categories for SDC's, i.e., Single Family, Multiple Family and Non-residential Development. Also listed are the collection amounts for both the City of Beaverton and Washington County, and the 2.6% handling fee for collections through November 2021. This report includes information for the program for fiscal year to date.

	Current Rate per Unit	With 2.6% Discount		Current Rate per Unit	With 2.6% Discount
<b>Single Family</b>			<b>Multi-Family</b>		
North Bethany	\$ 14,043.00	\$ 13,677.88	North Bethany	\$ 10,533.00	\$ 10,259.14
Bonny Slope West	11,787.00	11,480.54	Bonny Slope West	8,840.00	8,610.16
South Cooper Mountain	11,787.00	11,480.54	South Cooper Mountain	8,840.00	8,610.16
Other	11,787.00	11,480.54	Other	8,840.00	8,610.16
<b>Accessory Dwelling</b>			<b>Senior Housing</b>		
North Bethany	5,712.00	5,563.49	North Bethany	7,860.00	7,655.64
Other	4,794.00	4,669.36	Other	6,597.00	6,425.48
<b>Non-residential</b>					
Other	466.00	453.88			

**City of Beaverton Collection of SDCs**

	Gross Receipts	Collection Fee	Net Revenue
15 Single Family Units	\$ 175,846.74	\$ 2,931.42	\$ 172,915.32
92 Multi-family Units	990,840.00	15,853.44	974,986.56
25 Accessory Dwelling Units	201,322.15	3,221.15	198,101.00
287 Non-residential	162,968.52	3,945.00	159,023.52
<b>419</b>	<b>\$ 1,530,977.41</b>	<b>\$ 25,951.01</b>	<b>\$ 1,505,026.40</b>

**Washington County Collection of SDCs**

	Gross Receipts	Collection Fee	Net Revenue
187 Single Family Units	\$ 2,492,727.09	\$ 44,516.32	\$ 2,448,210.77
(3) Less SFR Credits	(36,905.00)	(590.48)	(36,314.52)
3 Accessory Dwelling Units	20,327.99	325.25	20,002.74
(1) Less ADU Credits	(6,776.00)	(108.42)	(6,667.58)
- Non-residential	17,353.10	277.65	17,075.45
- Processing fee for waived units	-	-	-
<b>186</b>	<b>\$ 2,486,727.18</b>	<b>\$ 44,420.32</b>	<b>\$ 2,442,306.86</b>

**Recap by Agency**

	Percent	Gross Receipts	Collection Fee	Net Revenue
419 City of Beaverton	38.13%	\$ 1,530,977.41	\$ 25,951.01	\$ 1,505,026.40
186 Washington County	61.87%	2,486,727.18	44,420.32	2,442,306.86
<b>605</b>	<b>100.00%</b>	<b>\$ 4,017,704.59</b>	<b>\$ 70,371.33</b>	<b>\$ 3,947,333.26</b>



System Development Charge Report, November 2021

Recap by Dwelling

	Single Family	Multi-Family	ADU	Non-Resident	Total
City of Beaverton	15	92	25	287	419
Washington County	184	-	2	-	186
	<b>199</b>	<b>92</b>	<b>27</b>	<b>287</b>	<b>605</b>

Total Receipts Fiscal Year to Date

Gross Receipts	\$ 4,017,704.59	
Collection Fees	(70,371.33)	
	\$ 3,947,333.26	
Interest	\$ 37,137.67	\$ 3,984,470.93

Total Payments Fiscal Year to Date

Refunds	\$ -	
Administrative Costs	-	
Project Costs -- Development	(857,972.17)	
Project Costs -- Land Acquisition	(81,903.29)	(939,875.46)
		<b>\$ 3,044,595.47</b>

Beginning Balance 7/1/21		31,794,151.85
<b>Current Balance</b>		<b>\$ 34,838,747.32</b>

Recap by Month, FY 2021/22

	Net Receipts	Expenditures	Interest	SDC Fund Total
July	\$ 1,411,758.99	\$ (152,826.50)	\$ 7,555.95	\$ 1,266,488.44
August	1,352,527.35	(250,316.69)	7,261.69	1,109,472.35
September	723,829.87	(115,860.01)	7,542.95	615,512.81
October	252,140.68	(306,803.27)	7,586.85	(47,075.74)
November	207,076.37	(114,068.99)	7,190.23	100,197.61
December	-	-	-	-
January	-	-	-	-
February	-	-	-	-
March	-	-	-	-
April	-	-	-	-
May	-	-	-	-
June	-	-	-	-
	<b>\$ 3,947,333.26</b>	<b>\$ (939,875.46)</b>	<b>\$ 37,137.67</b>	<b>\$ 3,044,595.47</b>

Beginning Balance 7/1/21		31,794,151.85
<b>Current Balance</b>		<b>\$34,838,747.32</b>

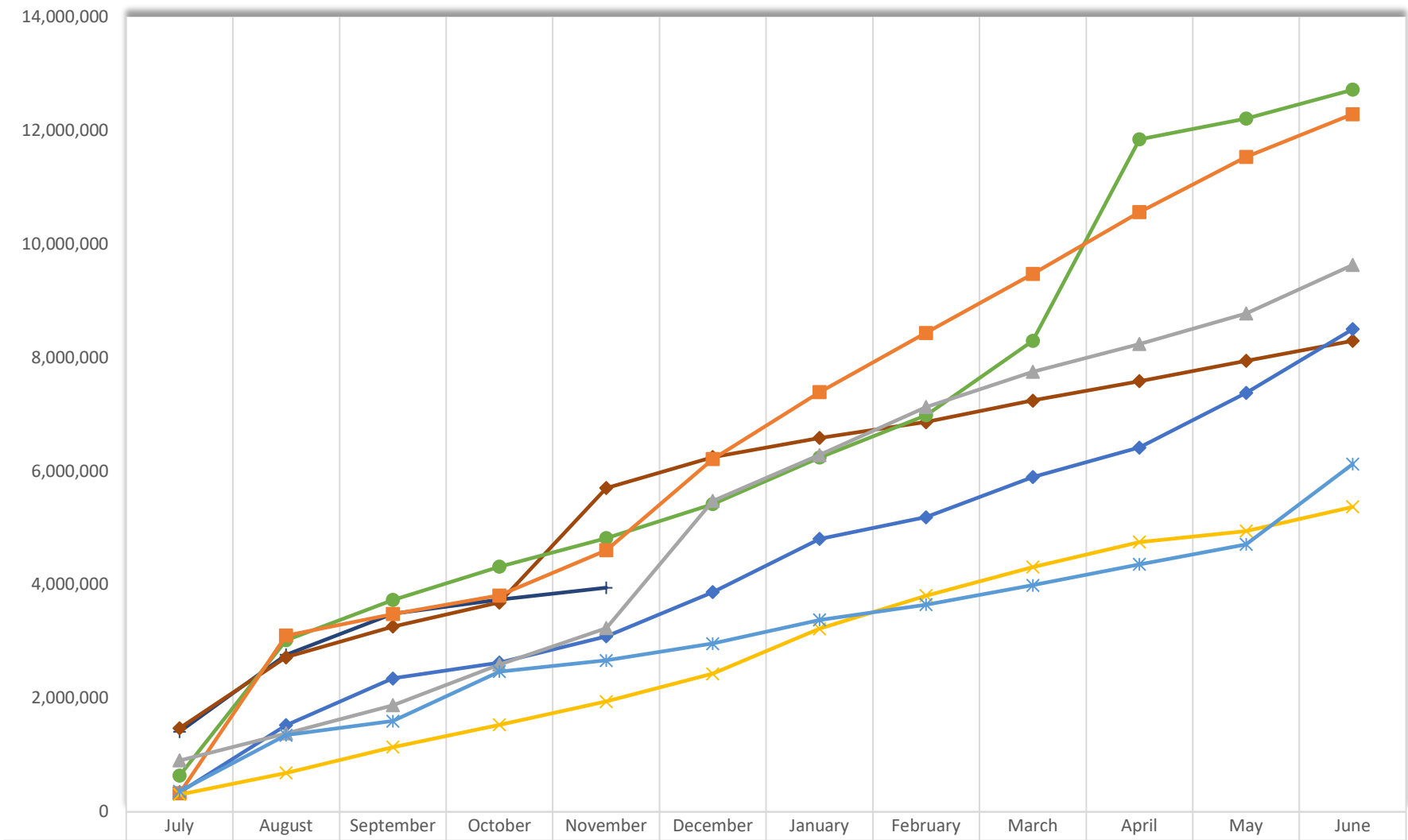
Recap by Month, by Unit

	Single Family	Multi-Family	Non-Residential	ADU	Total Units
July	61	46	277	-	384
August	52	46	3	26	127
September	55	-	-	1	56
October	17	-	7	-	24
November	14	-	-	-	14
December	-	-	-	-	-
January	-	-	-	-	-
February	-	-	-	-	-
March	-	-	-	-	-
April	-	-	-	-	-
May	-	-	-	-	-
June	-	-	-	-	-
	<b>199</b>	<b>92</b>	<b>287</b>	<b>27</b>	<b>605</b>

Affordable Housing Waivers

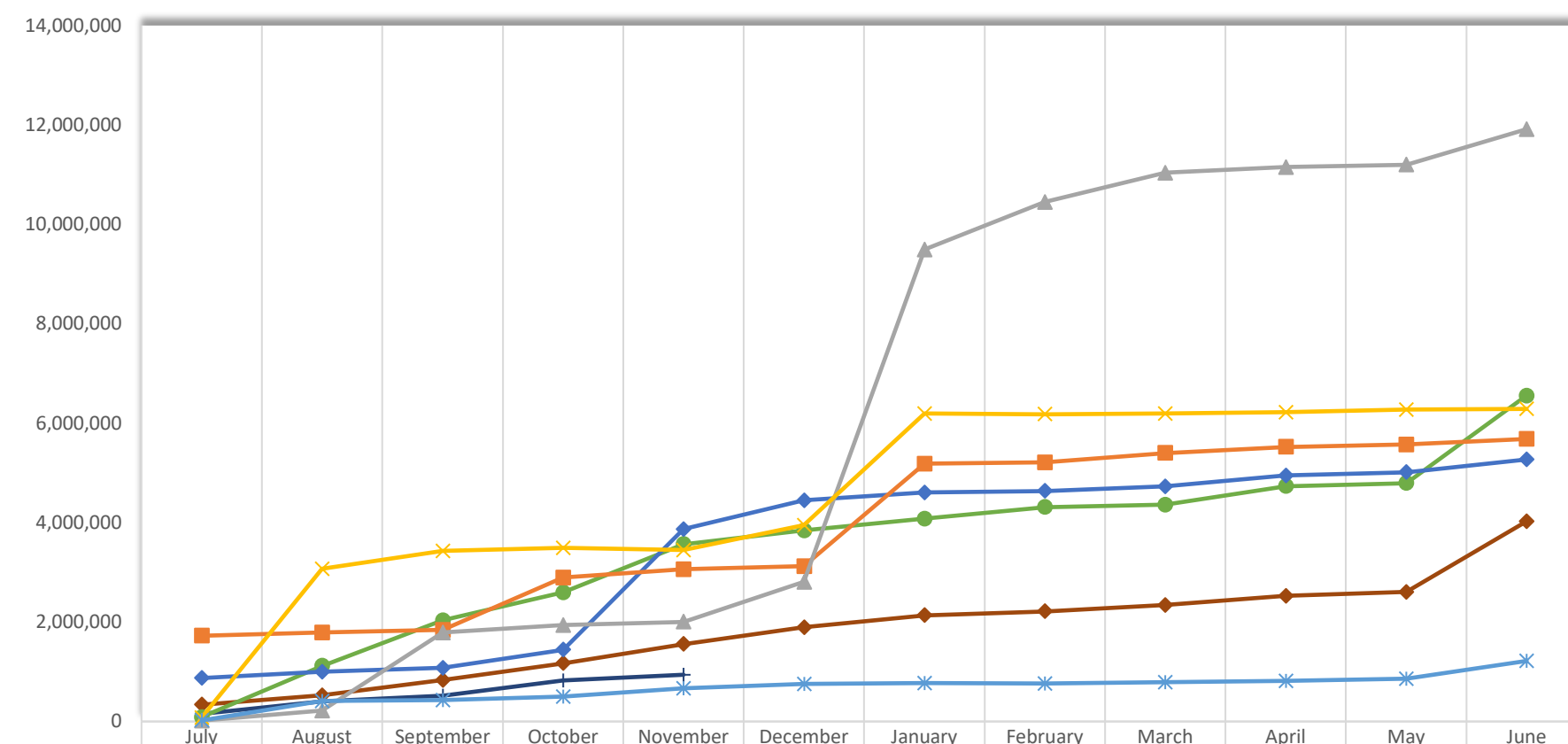
	# 100%	Value	# 50%	Value	Total Value
November	-	-	-	-	-
Total through 11/2021	-	\$ -	-	\$ -	\$ -

### SDC NET RECEIPTS



	July	August	September	October	November	December	January	February	March	April	May	June
2021/22	1,411,759	2,764,286	3,488,116	3,740,257	3,947,333							
2020/21	1,474,029	2,722,280	3,260,794	3,686,034	5,704,359	6,244,594	6,586,554	6,863,509	7,242,545	7,585,365	7,941,664	8,295,053
2019/20	638,062	3,022,394	3,733,680	4,316,119	4,822,899	5,422,459	6,239,824	6,982,430	8,296,568	11,843,150	12,208,515	12,716,582
2018/19	342,858	1,526,692	2,350,386	2,629,308	3,092,119	3,868,051	4,809,035	5,188,855	5,895,483	6,416,413	7,378,531	8,500,335
2017/18	326,031	3,101,921	3,483,829	3,811,088	4,606,202	6,214,455	7,389,329	8,435,744	9,474,756	10,559,729	11,531,646	12,287,676
2016/17	903,889	1,379,228	1,878,472	2,593,985	3,237,143	5,477,462	6,284,722	7,127,328	7,748,639	8,238,832	8,775,911	9,631,363
2015/16	304,350	686,041	1,141,070	1,534,431	1,943,912	2,433,039	3,224,189	3,808,032	4,310,173	4,749,317	4,943,403	5,370,185
2014/15	362,365	1,349,536	1,598,883	2,472,283	2,666,731	2,962,403	3,381,171	3,646,866	3,989,912	4,358,505	4,711,419	6,125,495

### SDC EXPENDITURES



	July	August	September	October	November	December	January	February	March	April	May	June
2021/22	152,827	403,143	519,003	825,806	939,875							
2020/21	336,745	523,316	836,028	1,170,934	1,557,126	1,895,527	2,135,489	2,216,234	2,340,813	2,524,848	2,606,885	4,026,474
2019/20	90,850	1,117,938	2,033,035	2,599,511	3,566,694	3,844,435	4,082,474	4,311,955	4,361,775	4,734,014	4,796,361	6,557,239
2018/19	872,928	999,047	1,078,920	1,442,729	3,867,881	4,445,802	4,609,342	4,637,284	4,731,854	4,950,818	5,014,841	5,270,778
2017/18	1,724,189	1,789,956	1,841,475	2,898,204	3,062,924	3,123,925	5,183,213	5,210,292	5,399,850	5,524,037	5,573,045	5,683,260
2016/17	17,397	216,457	1,791,314	1,940,738	2,004,685	2,809,485	9,492,291	10,448,244	11,040,465	11,150,105	11,201,202	11,915,292
2015/16	80,138	3,070,662	3,432,293	3,494,999	3,445,262	3,947,129	6,195,515	6,180,111	6,197,206	6,219,324	6,273,167	6,287,671
2014/15	20,804	414,030	431,743	500,058	669,863	751,119	768,766	765,064	790,070	816,214	862,864	1,217,939