

# **City of Fairview, Tennessee**

Annual Financial Report  
For the Year Ended June 30, 2025

**City of Fairview, Tennessee**  
Annual Financial Report  
For the Year Ended June 30, 2025

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## **Introductory Section**

**City of Fairview, Tennessee**  
Directory of Officials (Unaudited)  
As of June 30, 2025

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<b>Name</b>	<b>Title</b>
Lisa Anderson	Mayor
Chris McDonald	Vice Mayor
Don Bufalini	Commissioner
Wayne Hall	Commissioner
Carolyn Roberts	Commissioner
Tom Daugherty, CMFO	City Manager
Rachel Jones	City Recorder
Partrick Carter	City Attorney
Ben Knox	Finance Director

## **Financial Section**



## Independent Auditor's Report

Mayor and Commissioners  
City of Fairview, Tennessee

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Fairview, Tennessee (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2025 and the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Emphasis of Matter***

As discussed in note 12 to the financial statements, the City adopted new accounting guidance GASB Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-10 and the pension and OPEB information on pages 43-45 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City’s basic financial statements. The combining and individual nonmajor fund financial statements and schedules on pages 46-49, other schedules on pages 50-54, and the schedule of expenditures of federal awards and state financial assistance, as required by the State of Tennessee, on page 58 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information on pages 46-54 and the schedule of expenditures of federal awards and state financial assistance on page 58 are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and other schedule on page 55 but does not include the basic financial statements and our auditor’s report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 15, 2025, on our consideration of the City’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City’s internal control over financial reporting and compliance.

*Blankenship CPA Group, PLLC*

Blankenship CPA Group, PLLC  
Brentwood, Tennessee  
December 15, 2025

**City of Fairview, Tennessee**  
Management's Discussion and Analysis (Unaudited)  
For the Year Ended June 30, 2025

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As management of the City of Fairview, Tennessee (the City) we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2025. The analysis focuses on significant financial position, budget changes, and variances from the budget and specific issues related to funds and the economic factors affecting the City. Management's Discussion and Analysis (MD&A) focuses on current year activities and resulting changes.

**Financial Highlights:**

**Overview of the Financial Statements:**

This discussion and analysis is intended to serve as an introduction to the City of Fairview's basic financial statements. The City's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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

The Statement of Net Position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Overall increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

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

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Fairview include general government, public safety, highways and streets, codes, financial administration and parks and recreation. The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A Fund is a grouping of related accounts that is used to maintain control over resources segregated for specific activities or objectives. The City of Fairview, Tennessee, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City are of one category, governmental funds. There are no proprietary funds.

**City of Fairview, Tennessee**  
Management's Discussion and Analysis (Unaudited)  
For the Year Ended June 30, 2025

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**Overview of the Financial Statements:**

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the 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 provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is considered to be a major fund. Data from the other two governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City of Fairview, Tennessee adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The governmental fund financial statements can be found on pages 13-19 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 20-42 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the notes to financial statements. The combining and individual fund statements and schedules can be found on pages 46-49 of this report.

**Financial Analysis of the Financial Statements**

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Fairview, assets exceeded liabilities by \$17,673,000 at the close of the most recent fiscal year as compared to \$19,788,000 at the close of the prior fiscal year. By far the largest portion of the City's net position (60%) reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens: consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

**City of Fairview, Tennessee**  
Management's Discussion and Analysis (Unaudited)  
For the Year Ended June 30, 2025

**Financial Analysis of the Financial Statements**

**Condensed Comparative Data**  
**Statement of Net Position (In Thousands)**

	<b>Governmental</b>	
	<b>Activities</b>	
	<b>2025</b>	<b>2024</b>
<b>Assets</b>		
Capital assets	\$ 17,063	\$ 15,330
Other assets	17,420	21,884
Total Assets	34,483	37,214
<b>Deferred Outflows of Resources</b>		
Deferred outflows	2,629	2,085
<b>Liabilities</b>		
Long-term liabilities	12,802	12,293
Other liabilities (1)	3,017	3,913
Total Liabilities	15,819	16,206
<b>Deferred Inflows of Resources</b>		
Deferred inflows	3,620	3,305
<b>Net Position</b>		
Net Investment in capital assets	10,604	12,212
Restricted	741	735
Unrestricted (1)	6,328	6,841
Total net position	\$ 17,673	\$ 19,788

(1) 2024 balance was restated due to implementation of GASBS No. 101, *Compensated Absences*.

Government-wide Financial Analysis

An additional portion of the City's net position (4.2%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of \$6,328,000 as compared to \$6,841,000 in 2024 may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position.

The government's net position decreased by \$2,115,000 during the current fiscal year as compared to a decrease of \$111,000 during the prior fiscal year.

**City of Fairview, Tennessee**  
Management's Discussion and Analysis (Unaudited)  
For the Year Ended June 30, 2025

**Financial Analysis of the Financial Statements**

**Condensed Comparative Data**  
**Statement of Activities (In Thousands)**

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
<b>Program Revenues</b>		
Charges for services	\$ 1,968	\$ 1,739
Operating grants and contributions	71	52
Capital grants and contributions	70	174
<b>General Revenues</b>		
Property taxes	3,265	3,187
Sales taxes	3,507	3,390
Other taxes	2,651	2,350
Other	790	338
Total Revenues	12,322	11,230
<b>Expenses</b>		
General government	2,668	2,305
Public safety (1)	6,423	5,622
Public works	1,211	1,131
Board of Commissioners	96	93
Financial administration	263	249
Parks and recreation	725	643
Planning and zoning	2,572	842
City court	246	214
Interest	233	242
Total Expenses	14,437	11,341
Change in net position	(2,115)	(111)
Net Position - Beginning (1)	19,788	19,899
Net Position - Ending	\$ 17,673	\$ 19,788

(1) 2024 balance was restated due to implementation of GASBS No. 101, *Compensated Absences*.

Government-wide Financial Analysis

**Governmental Activities:**

The most significant increase in actual continued revenue sources was derived from other taxes which increased by approximately \$301,000 in fiscal year 2025.

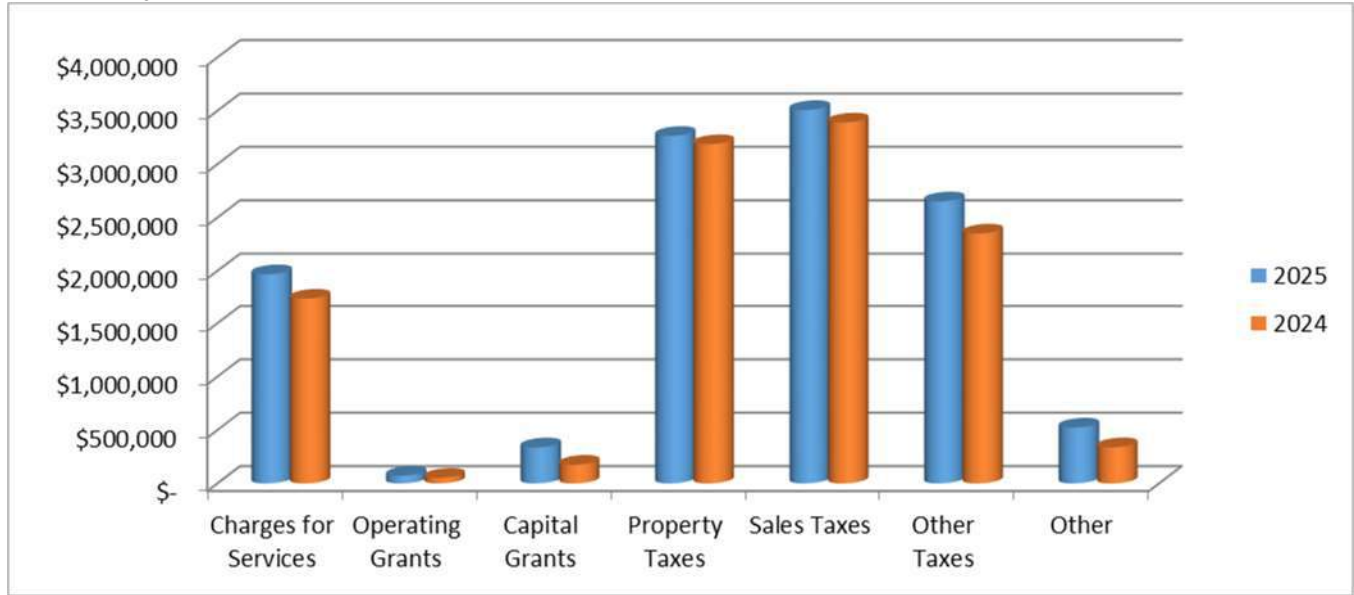
Total expenses increased approximately \$3,096,000 or 27% from the prior year. The increase is primarily due to increased operating costs of various departments compared to the prior year.

**City of Fairview, Tennessee**  
**Management’s Discussion and Analysis (Unaudited)**  
**For the Year Ended June 30, 2025**

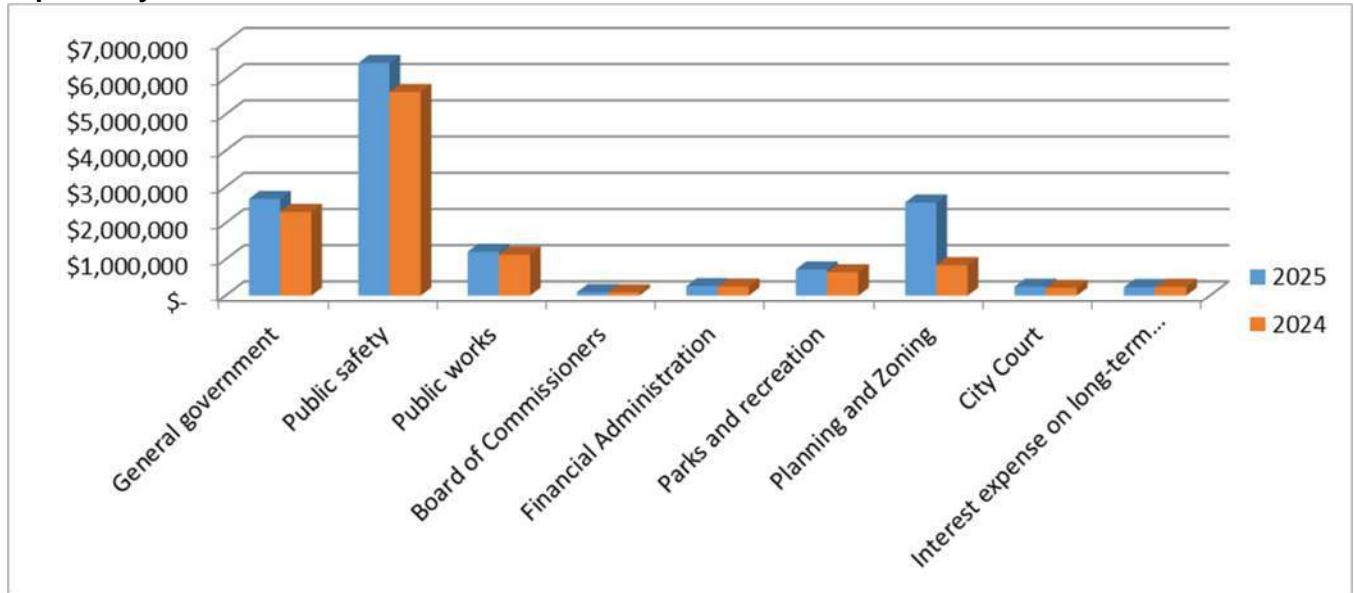
**Governmental Activities:**

Governmental policy continues to recognize that local revenue sources must be the foundation for providing basic public services rather than depending on uncertain Federal and State sources. To this end, it is vitally important to continue efforts to seek balanced diversity, equity and efficiency in local revenue systems to better accommodate future growth.

**Revenues by Source - Governmental Fund Activities**



**Expenses by Source - Governmental Fund Activities**



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

**City of Fairview, Tennessee**  
**Management’s Discussion and Analysis (Unaudited)**  
**For the Year Ended June 30, 2025**

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**Governmental Funds**

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

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$11,572,000 a decrease of \$4,192,000 in comparison with the prior year. Approximately 30% of this total amount (\$3,484,000) constitutes unassigned fund balance, which is available for spending at the government's discretion, the remainder of fund balance \$8,088,000 is either restricted for various specific purposes or committed to parks, the tree bank and public facilities, as well as the commitment of funds as required by the City's stabilization policy.

The general fund is the chief operation fund of the City of Fairview, Tennessee. At the end of the current fiscal year, unassigned fund balance of the general fund was \$3,484,000. 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 21% of total general fund expenditures.

The fund balance of the City's general fund decreased by \$4,372,000 during the current fiscal year. Key factors in this decrease are as follows:

The most significant increase in actual continued revenue sources arose from licenses and permits which increased by approximately \$638,000. Total revenues in the general fund increased by \$1,072,000 compared to the prior year.

Total expenditures in the general fund increased by \$5,072,000 compared to the prior year. The increase is due to increases in capital outlay expenditures from the previous year.

**General Fund Budgetary Highlights (in dollars)**

	<b>Budgeted Amounts</b>	
	<b>Original</b>	<b>Final</b>
<u>Department</u>		
General Government	\$ 2,556,607	\$ 5,979,596
Financial Administration	264,098	261,948
City Court	274,248	251,614
Planning and Zoning	6,021,754	5,755,162
Police Department	3,882,645	4,307,483
Fire Department	2,445,096	2,718,569
Public Works	575,188	508,721
Board of Commissioners	107,756	102,856
Recreation and Culture	779,780	836,234
Debt Service	<u>788,000</u>	<u>788,000</u>
Total Expenditures	<b>\$17,695,172</b>	<b>\$21,510,183</b>

**City of Fairview, Tennessee**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Year Ended June 30, 2025**

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**Capital Assets and Long-term Debt Activity**

Significant changes in capital assets mostly related to land and buildings and improvements. Purchases were funded with general governmental revenues.

Following is a summary of the City's capital assets (in thousands):

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
Land	\$ 5,497	\$ 3,288
Buildings and improvements	5,119	5,062
Equipment	7,620	7,662
Infrastructure	28,063	27,796
Right-to-use assets	45	45
Less: accumulated depreciation	(29,281)	(28,523)
	<b>\$ 17,063</b>	<b>\$ 15,330</b>

Following is a summary of the City's long-term liabilities (in thousands):

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
Compensated absences	\$ 612	\$ 471
Bonds and notes payable	10,662	11,218
Lease liabilities	20	25
Pension liability	2,023	1,554
OPEB liability	47	43
	<b>\$ 13,364</b>	<b>\$ 13,311</b>

More detailed information can be found in the notes to financial statements.

**Requests for Information**

This financial report is designed to provide a general overview of the City of Fairview, Tennessee's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Finance Director and/or City Manager  
City Hall  
7100 City Center Cir  
Fairview, TN 37062

**City of Fairview, Tennessee**  
Statement of Net Position  
June 30, 2025

	<b>Governmental activities</b>
<b>Assets</b>	
Cash and cash equivalents, unrestricted	\$ 8,655,980
Cash and cash equivalents, restricted	4,222,957
Receivables, net	4,470,540
Prepaid expense	70,283
Capital assets not being depreciated	5,496,757
Capital assets, net of accumulated depreciation	<u>11,566,651</u>
Total assets	34,483,168
 <b>Deferred Outflows of Resources</b>	
TCRS pension plan	2,623,562
OPEB plan	<u>5,483</u>
Total deferred outflows	2,629,045
 <b>Liabilities</b>	
Accounts payable and other accrued liabilities	314,106
Unearned revenue, ARPA	2,141,349
Noncurrent liabilities	
Due within one year: bonds, notes, leases, claims, compensated absences	561,998
Due in more than one year:	
Net pension liability, TCRS	2,022,603
OPEB liability	46,970
Bonds, notes, leases, claims, compensated absences	<u>10,732,302</u>
Total liabilities	15,819,328
 <b>Deferred Inflows of Resources</b>	
Unavailable property tax	3,419,445
OPEB plan	12,371
TCRS pension plan	<u>187,690</u>
Total deferred inflows	3,619,506
 <b>Net Position</b>	
Net investment in capital assets	10,604,103
Restricted for	
Public safety	42,421
State street aid	698,609
Unrestricted	<u>6,328,246</u>
Total net position	<b>\$ 17,673,379</b>

**City of Fairview, Tennessee**  
Statement of Activities  
For the Year Ended June 30, 2025

Functions/Programs	Expenses	Program revenues			Net (expenses) revenues and change in net position	
		Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental activities	Total
<b>Primary Government</b>						
General government	\$ 2,669,153	\$ 597,695	\$ 17,080	\$ -	\$ (2,054,378)	\$ (2,054,378)
Public safety	6,422,997	267,061	54,050	69,689	(6,032,197)	(6,032,197)
Public works	1,210,645	1,046,667	-	-	(163,978)	(163,978)
Board of Commissioners	95,750	-	-	-	(95,750)	(95,750)
Financial administration	263,114	-	-	-	(263,114)	(263,114)
Parks and recreation	724,557	57,044	-	-	(667,513)	(667,513)
Planning and zoning	2,571,830	-	-	-	(2,571,830)	(2,571,830)
City court	245,736	-	-	-	(245,736)	(245,736)
Interest expense on long-term debt	232,897	-	-	-	(232,897)	(232,897)
Total governmental activities	<b>\$ 14,436,679</b>	<b>\$ 1,968,467</b>	<b>\$ 71,130</b>	<b>\$ 69,689</b>	(12,327,393)	(12,327,393)
<b>General Revenues</b>						
Property tax					3,264,517	3,264,517
Sales tax					3,507,249	3,507,249
Wholesale beer tax					226,024	226,024
Wholesale liquor tax					136,976	136,976
Business tax					215,653	215,653
Facilities tax					622,085	622,085
Cable TV franchise tax					69,656	69,656
Other state shared tax					86,299	86,299
State shared sales tax					1,180,742	1,180,742
TVA in lieu of tax					113,676	113,676
Grants and contributions not restricted to specific programs					267,189	267,189
Unrestricted investment earnings					404,110	404,110
Miscellaneous					118,796	118,796
Total general revenues					10,212,972	10,212,972
Change in net position					(2,114,421)	(2,114,421)
Net position, beginning of year, as previously reported					19,929,057	19,929,057
Change in accounting principle					(141,257)	(141,257)
Net position, beginning of year, as restated					19,787,800	19,787,800
Net position, end of year					<b>\$ 17,673,379</b>	<b>\$ 17,673,379</b>

See notes to financial statements

**City of Fairview, Tennessee**  
Balance Sheet - Governmental Funds  
June 30, 2025

	<b>General</b>	<b>Nonmajor governmental</b>	<b>Total governmental</b>
<b>Assets</b>			
Cash and cash equivalents, unrestricted	\$ 7,970,138	\$ 685,842	\$ 8,655,980
Restricted cash and cash equivalents	4,222,957	-	4,222,957
Receivables, net	884,435	56,366	940,801
Property tax receivables, net	3,529,739	-	3,529,739
Prepaid expense	70,283	-	70,283
Total assets	<u>\$ 16,677,552</u>	<u>\$ 742,208</u>	<u>\$ 17,419,760</u>
<b>Liabilities</b>			
Accounts payable	\$ 67,233	\$ 1,178	\$ 68,411
Accrued liabilities	218,474	-	218,474
Unearned revenues, ARPA Funds	2,141,349	-	2,141,349
Total liabilities	<u>2,427,056</u>	<u>1,178</u>	<u>2,428,234</u>
<b>Deferred Inflows of Resources</b>			
Unavailable revenues - property taxes	3,419,445	-	3,419,445
<b>Fund Balances</b>			
Nonspendable			
Prepaid items	70,283	-	70,283
Restricted for			
Capital projects	4,222,957	-	4,222,957
Public safety	-	42,421	42,421
State street aid	-	698,609	698,609
Committed for			
Stabilization	1,676,206	-	1,676,206
Parks	288,375	-	288,375
Public facilities	519,488	-	519,488
Tree bank	570,008	-	570,008
Unassigned	3,483,734	-	3,483,734
Total fund balances	<u>10,831,051</u>	<u>741,030</u>	<u>11,572,081</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 16,677,552</u>	<u>\$ 742,208</u>	<u>\$ 17,419,760</u>

**City of Fairview, Tennessee**  
 Reconciliation of the Balance Sheet to the Statement of Net Position  
 of Governmental Activities  
 June 30, 2025

Amounts reported for fund balance, total governmental funds		\$ 11,572,081
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.		
Capital assets		46,320,777
Less: accumulated depreciation		(29,257,369)
Liabilities not due and payable currently are not recorded in the governmental funds.		
Compensated absences	\$ (612,038)	
Accrued interest	<u>(27,221)</u>	
		(639,259)
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded in the funds.		
Bonds payable	(10,423,872)	
Lease liability	(20,663)	
Premium, net of amortization	(237,727)	
OPEB liability	(46,970)	
Deferred inflow of resources, OPEB	(12,371)	
Deferred outflow of resources, OPEB plan	5,483	
Net pension liability	(2,022,603)	
Deferred inflow of resources, TCRS plan	(187,690)	
Deferred outflow of resources, TCRS plan	<u>2,623,562</u>	
		<u>(10,322,851)</u>
Net position of governmental activities		<b>\$ 17,673,379</b>

**City of Fairview, Tennessee**  
**Statements of Revenues, Expenditures, and Changes in Fund Balance**  
**Governmental Funds**  
**For the Year Ended June 30, 2025**

	<b>General</b>	<b>Nonmajor governmental</b>	<b>Total governmental</b>
<b>Revenues</b>			
Taxes	\$ 8,123,677	\$ -	\$ 8,123,677
Licenses and permits	1,210,779	-	1,210,779
Intergovernmental	1,769,261	327,284	2,096,545
Fines and forfeits	253,052	14,009	267,061
Charges for services	57,044	-	57,044
Miscellaneous	<u>620,564</u>	<u>14,061</u>	<u>634,625</u>
Total revenues	12,034,377	355,354	12,389,731
<b>Expenditures</b>			
Current			
General government	2,541,180	-	2,541,180
Police department	3,229,771	20,657	3,250,428
Fire department	2,625,470	-	2,625,470
Streets	464,417	74,019	538,436
Board of commissioners	95,750	-	95,750
Financial administration	259,240	-	259,240
Parks and Recreation	646,245	-	646,245
City court	244,741	-	244,741
Codes administration	2,566,036	-	2,566,036
Debt service	787,971	-	787,971
Capital outlay	<u>2,945,782</u>	<u>80,314</u>	<u>3,026,096</u>
Total expenditures	16,406,603	174,990	16,581,593
Excess (deficiency) of revenues over expenditures	(4,372,226)	180,364	(4,191,862)
Fund balance, beginning of year	<u>15,203,277</u>	<u>560,666</u>	<u>15,763,943</u>
Fund balance, end of year	<b>\$ 10,831,051</b>	<b>\$ 741,030</b>	<b>\$ 11,572,081</b>

**City of Fairview, Tennessee**  
 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, 2025

Net change in fund balances, total governmental funds \$ (4,191,862)

Amounts reported for governmental activities in the statement of net position are different because:

Governmental funds report capital outlays as expenditures. However the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense in the statement of activities. Gross sale proceeds are recognized in the governmental funds, while only net gain (loss) is shown in the government-wide statement of activities.

1,737,762

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.

Property tax

(31,733)

The issuance of long-term debt 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.

Change in bond premium \$ 9,173

Bond payments 547,110

556,283

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the governmental funds.

Changes in OPEB liabilities and related

deferred outflows and inflows of resources (2,616)

Change in compensated absences (141,443)

Change in accrued expenses (24,771)

Change in pension liability and related deferred  
 outflows and inflows of resources (16,041)

(184,871)

Change in net position of governmental activities

**\$ (2,114,421)**

**City of Fairview, Tennessee**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual - General Fund  
For the Year Ended June 30, 2025

	<u>Budgeted amounts</u>		<b>Actual amounts</b>	<b>Variance with final budget</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues</b>				
Taxes				
Property and utility taxes	\$ 3,250,000	\$ 3,250,000	\$ 3,274,781	\$ 24,781
Local option sales tax	3,550,000	3,550,000	3,507,249	(42,751)
Wholesale beer tax	300,000	300,000	226,024	(73,976)
Wholesale liquor tax	145,000	145,000	136,976	(8,024)
Business tax	120,000	120,000	215,653	95,653
Tax penalties and interest	10,500	10,500	7,208	(3,292)
Natural gas franchise fee	90,000	90,000	45,031	(44,969)
Cable TV franchise tax	120,000	120,000	69,656	(50,344)
Hotel / Motel tax	30,000	30,000	19,014	(10,986)
Facilities tax	<u>330,000</u>	<u>352,000</u>	<u>622,085</u>	<u>270,085</u>
Total taxes	7,945,500	7,967,500	8,123,677	156,177
Licenses and permits				
Building permits	385,000	918,009	1,046,667	128,658
Other fees and permits	<u>130,400</u>	<u>130,400</u>	<u>164,112</u>	<u>33,712</u>
Total licenses and permits	515,400	1,048,409	1,210,779	162,370
Intergovernmental				
Income tax	5,000	5,000	-	(5,000)
Beer tax	3,000	3,000	3,938	938
Mixed drink tax	32,000	32,000	39,763	7,763
Sales tax	1,140,000	1,140,000	1,180,742	40,742
Petroleum special tax	17,000	17,000	17,080	80
TVA in-lieu of taxes	100,000	100,000	113,676	13,676
Excise tax	22,000	22,000	20,730	(1,270)
Telecommunications sales tax	3,800	3,800	2,854	(946)
Police and fire incentives	39,800	39,800	53,600	13,800
Federal and State grants	<u>107,000</u>	<u>107,000</u>	<u>336,878</u>	<u>229,878</u>
Total intergovernmental	1,469,600	1,469,600	1,769,261	299,661
Fines and forfeitures				
Fines and costs	275,200	275,200	253,052	(22,148)
Charges for services				
Parks and recreation fees	2,000	2,000	2,705	705
Special events	40,000	40,000	54,256	14,256
Other fees	<u>700</u>	<u>700</u>	<u>83</u>	<u>(617)</u>
Total charges for services	42,700	42,700	57,044	14,344
Miscellaneous revenues				
Interest income	396,475	396,475	393,949	(2,526)
Donations	18,000	18,000	14,452	(3,548)
Sale of capital assets	110,000	110,000	104,475	(5,525)
Other revenues	<u>21,200</u>	<u>21,200</u>	<u>107,688</u>	<u>86,488</u>
Total miscellaneous revenues	545,675	545,675	620,564	74,889
Total revenues	10,794,075	11,349,084	12,034,377	685,293

*Continued*

**City of Fairview, Tennessee**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual - General Fund  
For the Year Ended June 30, 2025

	<u>Budgeted amounts</u>		<b>Actual amounts</b>	<b>Variance with final budget</b>
	<b>Original</b>	<b>Final</b>		
<b>Expenditures</b>				
General Government				
Current				
Personnel costs	508,910	523,349	520,982	2,367
Contractual services	694,694	687,244	755,615	(68,371)
Supplies and materials	99,650	105,650	103,007	2,643
Insurance	952,500	1,047,500	1,085,951	(38,451)
Other projects	75,853	75,853	75,625	228
Capital outlay	<u>225,000</u>	<u>3,540,000</u>	<u>2,209,229</u>	<u>1,330,771</u>
Total general government	2,556,607	5,979,596	4,750,409	1,229,187
Financial Administration				
Current				
Personnel costs	181,848	181,848	181,676	172
Contractual services	76,800	75,050	74,705	345
Supplies	<u>5,450</u>	<u>5,050</u>	<u>2,859</u>	<u>2,191</u>
Total financial administration	264,098	261,948	259,240	2,708
City Court				
Current				
Personnel costs	260,798	236,164	234,451	1,713
Contractual services	1,950	950	729	221
Supplies	<u>11,500</u>	<u>14,500</u>	<u>9,561</u>	<u>4,939</u>
Total city court	274,248	251,614	244,741	6,873
Planning and Zoning				
Current				
Personnel costs	431,604	433,012	416,975	16,037
Contractual services	525,150	608,150	2,131,056	(1,522,906)
Supplies	25,000	24,000	18,005	5,995
Capital outlay	<u>5,040,000</u>	<u>4,690,000</u>	<u>267,189</u>	<u>4,422,811</u>
Total planning and zoning	6,021,754	5,755,162	2,833,225	2,921,937
Public Safety				
Police Department				
Current				
Personnel costs	2,462,295	2,625,183	2,569,536	55,647
Contractual services	175,400	155,050	347,931	(192,881)
Operating supplies	334,850	336,850	312,304	24,546
Capital outlay	<u>910,100</u>	<u>1,190,400</u>	<u>412,265</u>	<u>778,135</u>
Total police department	3,882,645	4,307,483	3,642,036	665,447

*Continued*

**City of Fairview, Tennessee**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual - General Fund  
For the Year Ended June 30, 2025

	<u>Budgeted amounts</u>		<b>Actual amounts</b>	<b>Variance with final budget</b>
	<b>Original</b>	<b>Final</b>		
<b>Expenditures</b>				
Public Safety				
Fire Department				
Current				
Personnel costs	2,009,046	2,250,769	2,231,600	19,169
Contractual services	124,700	64,700	55,714	8,986
Operating supplies	302,350	394,100	338,156	55,944
Capital outlay	9,000	9,000	-	9,000
Total fire department	<u>2,445,096</u>	<u>2,718,569</u>	<u>2,625,470</u>	<u>93,099</u>
Total public safety	6,327,741	7,026,052	6,267,506	758,546
Public Works				
Current				
Personnel costs	438,338	384,271	381,565	2,706
Contractual services	53,000	55,100	33,741	21,359
Supplies	82,850	69,350	49,111	20,239
Other	1,000	-	-	-
Capital outlay	-	-	-	-
Total public works	<u>575,188</u>	<u>508,721</u>	<u>464,417</u>	<u>44,304</u>
Board of Commissioners				
Current				
Personnel costs	62,006	62,006	62,092	(86)
Services	42,900	39,250	32,977	6,273
Supplies	2,850	1,600	681	919
Total Board of Commissioners	<u>107,756</u>	<u>102,856</u>	<u>95,750</u>	<u>7,106</u>
Recreation and Culture				
Current				
Personnel costs	448,230	423,134	404,246	18,888
Supplies	57,550	31,850	33,841	(1,991)
Repairs and Maintenance	104,300	111,550	87,918	23,632
Other	42,200	42,200	120,240	(78,040)
Capital Outlay	127,500	227,500	57,099	170,401
Total recreation and culture	<u>779,780</u>	<u>836,234</u>	<u>703,344</u>	<u>132,890</u>
Debt service				
Debt service	788,000	788,000	787,971	29
Total debt service	<u>788,000</u>	<u>788,000</u>	<u>787,971</u>	<u>29</u>
Total expenditures	17,695,172	21,510,183	16,406,603	5,103,580
Excess (deficiency) of revenues over expenditures	(6,901,097)	(10,161,099)	(4,372,226)	5,788,873
Fund balance, beginning of year	15,203,277	15,203,277	15,203,277	-
Fund balance, end of year	<b>\$ 8,302,180</b>	<b>\$ 5,042,178</b>	<b>\$ 10,831,051</b>	<b>\$ 5,788,873</b>

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 1. Summary of Significant Accounting Policies**

The City of Fairview, Tennessee (the City) was incorporated July 1, 1959, under provisions of the State of Tennessee. The City operates under a City Manager-Commissioner form of government and provides the following services as authorized by its charter and duly passed ordinances: public safety (police, fire, and public health), streets, culture, recreations, public improvements, planning and zoning, and general administrative services.

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

**Reporting Entity**

The accompanying financial statements present the government and its component units. Component units are entities for which the government is considered to be financially accountable. Component units, although legally separate entities, are required to be presented in the government's financial statements using either a "blended" or "discrete" presentation. As of June 30, 2025, the City had no component units which were required to be included in these financial statements.

**Government-wide and Fund Financial Statements**

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Long-term assets, receivables, long-term debt, and other obligations are recognized. 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 assessed. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Amounts reported as program revenues include (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. General revenues include all taxes and internally dedicated resources. Expenses are allocated among various City functions including administrative overhead charges allocated by the general fund to various City functions.

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

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 1. Summary of Significant Accounting Policies**

**Government-wide Financial Statements and Fund Financial Statements**

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu-of-taxes where the amounts are reasonably equivalent in value to the interfund services provided, and other charges between the City's utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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 'available' when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers all revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, postemployment benefits and environmental obligations are recognized later based on specific accounting rules applicable to each, generally when payment is due.

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

The government reports the following major governmental fund:

The General Fund is the government's primary operating fund. It is used to account for all financial resources of the general government, except those required to be accounted for in another fund.

The government has no proprietary funds.

Amounts reported as program revenues include (i) charges to customers or applicants for goods, services, or privileges provided, (ii) operating grants and contributions, and (iii) capital grants and contributions. General revenues include all taxes and internally dedicated resources.

Since the governmental funds financial statements are presented on a different basis than the governmental activities column of the government-wide financial statements, a reconciliation is provided that explains the transition from one basis of accounting to another.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 1. Summary of Significant Accounting Policies**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

*Delinquent Taxes Receivable*

Delinquent taxes receivable have been included in the General Fund balance sheet, with offsetting deferred inflows to reflect amounts which were not available at June 30, 2025. Amounts which were available at June 30, 2025 have been recorded as revenue. Property taxes which will be levied October 1, 2025 in the amount of \$3,419,445 have also been recorded as receivable, with offsetting deferred revenues to reflect amounts not available at June 30, 2025.

*Pensions*

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

*Interfund Receivables/Payables*

During the course of operations, numerous transactions occur between individual funds for goods transferred or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet and are eliminated on the government-wide statements. Transfers of monies between funds generally arise as a result of budget appropriations authorizing funds to be transferred from one fund to another.

*Deferred Outflows/Inflows of Resources*

In addition to assets and liabilities, the statement of financial position will sometimes report separate sections for deferred outflows and inflows of resources. Deferred outflows of resources are presented after total assets. A deferred outflow of resources is a consumption of net assets by the City that is applicable to a future reporting period. Deferred inflows of resources are presented after total liabilities. A deferred inflow of resources is an acquisition of net assets that applies to a future period (or periods) and so will not be recognized as an inflow of resources until that time.

The City has the following deferred outflows and deferred inflows of resources:

Deferred inflows include unavailable revenues, primarily from property taxes assessed but not levied, which are reported in the government-wide statement of net position and the fund balance sheet.

Deferred outflows of resources and deferred inflows of resources also include amounts related to the City's participation in the TCRS pension plan and other post-employment benefit (OPEB) plan.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 1. Summary of Significant Accounting Policies**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

*Capital Assets*

Capital assets, which include property, plant, and equipment, are reported as part of the applicable governmental or business-type activities in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of three years. All fixed assets are valued at historical cost or estimated historical cost, if actual historical cost is not available. Donated fixed assets are recorded at acquisition value when received.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Depreciation has been provided over estimated useful lives using the straight-line method.

The estimated useful lives are as follows:

Buildings	10 - 40 years
Equipment	5 - 15 years
Infrastructure	20 - 40 years

Leased assets include land and copier rentals. Amortization is provided over the lives of the leases, which are 10 and 5 years, respectively.

*Compensated Absences*

The City recognizes a liability for compensated absences in accordance with GASB Statement No. 101, *Compensated Absences*. This liability includes (1) unused leave that is attributable to past service, accumulates for future periods, and is more likely than not to be used or paid, and (2) used leave that has not yet been paid or settled. The liability is measured using current pay rates and includes salary-related payments directly associated with compensated absences. The City evaluates historical usage and policy provisions to determine whether unused leave meets the "more likely than not" threshold.

The policy of the City permits the accumulation of unused vacation and sick leave up to 600 hours for employees with traditional 8-hour work schedules and 780 hours for employees with 24-hour schedules. Employees accrue vacation and sick leave from 8 hours per pay period up to 15 hours per pay period based on years of service. Upon voluntary separation from employment with the City and appropriate notice, employees will be reimbursed at their pay rate for up to 280 hours for 8-hour employees and 365 hours for 24-hour employees.

*Property Taxes*

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property located in the City's legal boundaries. All City taxes on real estate are deemed to be a lien on such realty from January 1 of the year the assessments are made. Taxes become delinquent in March of the year subsequent to the levy date; at that time, a lien attaches and delinquent taxes are turned over to Chancery Court for collection proceedings. Property tax revenues are recognized when levied. An allowance is established for delinquent taxes to the extent that their collectability is doubtful.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 1. Summary of Significant Accounting Policies**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

*Property Taxes*

Under Section N50 of the GASB's *Codification of Governmental Accounting and Financial Reporting Standards Accounting for Non-exchange Transactions*, property taxes are imposed on non-exchange revenues. Accounts receivable from imposed non-exchange transactions are recorded when the City has an enforceable legal claim to the asset. The enforceable legal claim date for property taxes is the assessment date of January 1. Therefore, the City has recorded the succeeding year's receivable and deferred inflow of resources for taxes assessed as of year-end, though the amounts will not be received until after year-end. Assessed values are established by the State of Tennessee at the following rates of appraised market value:

Public utility property	55%
Industrial and commercial property	
Real	40%
Personal	30%
Farm and residential property	25%

Taxes were levied at a rate of \$.8765 per \$100 of assessed valuation for the fiscal year ended June 30, 2025. Payments may be made during the period from October 1 through February 28. Current tax collections of \$3,125,525 for the fiscal year ended June 30, 2025 were approximately 96% of the tax levy.

*Budgets and Budgetary Accounting*

The City follows these procedures in establishing the budgetary data reflected in the financial statements.

1. The City Manager submits the proposed operating budget for the fiscal year to the Board of Commissioners. The operating budgets for the General and Special Revenue Funds include proposed expenditures and the means of financing them. All appropriations in the current operating budget lapse into the fund balance of the respective funds at the end of the fiscal year.
2. The budget passed on the first reading and each of the following readings and was adopted by ordinance on the second reading. In no event shall total appropriations for any fund exceed the estimated revenues and fund balance.
3. The amounts in the adopted budgets constitute the total annual appropriation for each fund and no expenditure may be made which will result in the annual appropriation for the fund being exceeded, unless an additional appropriation is made. The Finance Director may transfer appropriations within the same department, but any other changes in appropriations require board approval. Budgetary control is considered established at the department level.
4. Budgeted amounts shown are those originally adopted by the Mayor and the Board of Commissioners. All balances of appropriations in the current operating budgets lapse into the fund balance of the fund from which appropriations were made at the end of the fiscal year.
5. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with GAAP.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 1. Summary of Significant Accounting Policies**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

*Government-wide Equity*

In the government-wide financial statements, equity is shown as net position and classified into three components.

Net investment in capital assets includes capital assets, net of accumulated depreciation, and outstanding debt obligations attributable to the acquisition, construction, or improvement of those assets.

Restricted net position is any portion of net position with constraints placed on use, either by (1) external groups such as creditors, grantors, or laws and regulations of other governments, or (2) laws through constitutional provisions or enabling legislation.

Unrestricted net position includes all other net position that does not meet the above classifications.

*Fund Equity*

Fund balance is reported in the fund financial statements under the following categories:

Nonspendable fund balance represents amounts that are required to be maintained intact, such as inventories and prepaid expenses.

Restricted fund balance is that portion of fund balance that can be spent only for the specific purposes stipulated by external resource or through enabling legislation.

Committed fund balance includes amounts constrained to specific purposes as determined by formal action of the City's Board of Commissioners (the Board) using its highest level of decision-making authority (ordinance). Conversely, to rescind or modify a fund balance commitment, action by ordinance of the Board is also required.

Assigned fund balance amounts are intended to be used by the City for specific purposes but do not meet the criteria to be restricted or committed. Intent may be stipulated by the Board. Appropriations of fund balance to eliminate projected budgetary deficits in the year's budget are presented as assignments of fund balance.

Unassigned fund balance is the residual classification of the General Fund.

**Spending Policy**

Generally, when costs are incurred for purposes for which both restricted and unrestricted funds are available it is the City's policy to spend the most restricted dollars before less restricted dollars. Similarly, when expenditures are incurred for which committed, assigned, or unassigned amounts may be used, committed amounts are first used, followed by assigned, then unassigned amounts.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 1. Summary of Significant Accounting Policies**

**Stabilization Fund Balance Policy**

The Board established a financial stabilization policy for the purpose of providing funds for an urgent event that affects the safety of the general public (e.g., flood, tornado, etc.). The Board must formally acknowledge the occurrence of the urgent event. The minimum level of funding was set at 10% of the General Fund operating budget, increasing by 1% annually until the funding level reaches 20% on July 1, 2030. This reserve amount is shown as committed fund balance and was \$1,676,206 at June 30, 2025. Should the balance fall below the minimum, the Board will develop a plan to replenish it within two years.

**Unassigned General Fund Balance Policy**

The City endeavors to limit expenditures to anticipated revenues in order to maintain a balanced budget. The fund balance of the General Fund has been accumulated to provide stability and flexibility to respond to unexpected adversity and/or opportunities. The City's target is to maintain a minimum unassigned fund balance of not less than two months of General Fund expenditures. In the event that the unassigned General Fund balance should ever fall below the minimum level, the City will develop a plan to restore the deficiency within two years.

**Leases**

The City determines if an arrangement is or contains a lease at contract inception and recognizes an intangible right of use asset and a lease liability at the lease commencement date. Subsequently, the intangible right of use asset is amortized on a straight-line basis over its useful life. The lease term includes the noncancelable period of the lease plus an additional period covered by either an option to extend or not to terminate the lease that the lessee is reasonably certain to exercise, or an option to extend or not to terminate the lease controlled by the lessor. The City uses its estimated incremental borrowing rate as the discount rate for leases.

The City monitors for events or changes in circumstances that require a reassessment of its leases. When a reassessment results in the remeasurement of a lease liability, a corresponding adjustment is made to the carrying amount of the intangible right of use asset

**Change in Accounting Principle**

In June 2022, the Governmental Accounting Standards Board issued Statement No. 101, *Compensated Absences*, which revises the recognition and measurement guidance for compensated absences. Effective for financial statements for periods beginning after December 15, 2023, the objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. Additionally, that objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previous required disclosures. As a result of implementing GASB Statement No. 101, a beginning net position adjustment of \$(141,257) has been presented to reflect the implementation of this standard.

**Note 2. Cash and Cash Equivalents**

Cash and cash equivalents consist primarily of demand deposits with financial institutions and amounts deposited with the State of Tennessee Local Government Investment Pool. In addition, certificates of deposit or direct obligations of the federal government or its agencies that are owned by a specific fund of the City, having a maturity of three months or less when purchased, are considered to be cash equivalents. Certificates of deposit and deposits in the investment pool are carried at cost, which approximates fair value.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 2. Cash and Cash Equivalents**

The State of Tennessee Local Government Investment Pool is a component of the State of Tennessee State Pooled Investment Fund, which is an external investment pool not registered with the Securities and Exchange Commission. The State Pooled Investment Fund is administered by the State Treasurer and is authorized by state statute to invest funds in accordance with the policy guidelines approved by the Funding Board of the State of Tennessee which exercises oversight responsibility, including the ability to significantly influence operations, designation of management, and accountability for all fiscal matters. The Fund is audited annually by the office of the State Comptroller.

The City is authorized to invest funds in financial institutions and direct obligations of the federal government. During 2025, the City invested in interest-bearing checking accounts and the Tennessee Local Government Investment Pool.

**Custodial Credit Risk**

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be returned or the City will not be able to recover collateral securities in the possession of an external party. The City's policy requires that deposits be either (i) secured and collateralized by the institutions at 105% of the value of the deposits placed in the institution, less the amount protected by federal depository insurance, or (ii) placed in financial institutions that participate in the bank collateral pool administered by the Treasurer of the State of Tennessee. Institutions participating in the collateral pool have determined that the aggregate balance of their public deposits must be at least 105% of the average daily balance of public deposits held. Investments with the Tennessee Local Government Investment Pool are not categorized as to custodial credit risk. As of June 30, 2025, all cash and investment funds of the City were adequately secured by collateral as required by statutes of the State of Tennessee.

**Interest Rate Risk**

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. City policy provides that, to the extent practicable, investments are matched with anticipated cash flows. Typically, certificates of deposit are issued for periods less than one year and investments in the Local Government Investment Pool are available daily.

**Note 3. Accounts Receivable**

Amounts receivable at June 30, 2025 consist of the following:

	<u>General</u>	<u>Special Revenue</u>	<u>Total</u>
Property taxes			
Property taxes receivable	\$ 110,294	\$ -	\$ 110,294
Delinquent	37,757	-	37,757
2025 levy, unavailable	3,419,445	-	3,419,445
Less: allowance	(37,757)		(37,757)
Other governments	<u>884,435</u>	<u>56,366</u>	<u>940,801</u>
Total	<b>\$ 4,414,174</b>	<b>\$ 56,366</b>	<b>\$ 4,470,540</b>

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

**Note 4. Capital Assets**

A summary of changes in capital assets as presented in the government-wide financial statements is as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases and transfers</u>	<u>Ending balance</u>
Capital assets not being depreciated				
Land and land improvements	\$ 3,287,528	\$ 2,209,229	\$ -	\$ 5,496,757
Capital assets being depreciated				
Buildings and improvements	5,062,142	57,098	-	5,119,240
Equipment	7,662,598	488,286	(530,625)	7,620,259
Infrastructure	<u>27,796,065</u>	<u>267,189</u>	<u>-</u>	<u>28,063,254</u>
	40,520,805	812,573	(530,625)	40,802,753
Less: accumulated depreciation and amortization				
Buildings and improvements	1,944,762	130,840	-	2,075,602
Equipment	4,882,858	562,188	(518,447)	4,926,599
Infrastructure	<u>21,676,334</u>	<u>578,834</u>	<u>-</u>	<u>22,255,168</u>
	28,503,954	1,271,862	(518,447)	29,257,369
Total governmental activities tangible capital assets, net	15,304,379	1,749,940	12,178	17,042,141
Intangible right to use lease				
Leased equipment	45,328	-	-	45,328
Less: accumulated amortization	<u>19,529</u>	<u>4,532</u>	<u>-</u>	<u>24,061</u>
	25,799	(4,532)	-	21,267
<b>Total capital assets, net</b>	<b>\$ 15,330,178</b>	<b>\$ 1,745,408</b>	<b>\$ 12,178</b>	<b>\$ 17,063,408</b>

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$ 109,589
Public safety	360,456
Highway and streets	735,578
Parks and recreation	<u>66,239</u>
	<b>\$ 1,271,862</b>

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

**Note 5. Lease Liabilities**

The City pays rent to a property owner for a tract of land within City limits. This lease, treated as an operating lease, has a recognized lease term ending in fiscal year 2030. The City pays \$5,049 for rent and the value of the annual property taxes to the owner. The City used the risk free rate in effect as of the lease inception dates, which was 2.23%. The lease does not contain residual value guarantees, or commitments before the commencement of the lease term.

The amount of payments made during the year applied to the lease liabilities totaled \$4,532.

Principal and interest requirements on these leases are as follows:

Year ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 4,634	\$ 415	\$ 5,049
2027	4,738	311	5,049
2028	4,845	204	5,049
2029	4,954	95	5,049
2030	<u>1,492</u>	<u>8</u>	<u>1,500</u>
Total	<b>\$ 20,663</b>	<b>\$ 1,033</b>	<b>\$ 21,696</b>

**Note 6. Long-term Debt and Other Obligations Payable**

During the year the changes in long-term liabilities were as follows:

	<u>Beginning balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending balance</u>	<u>Due within one year</u>
<b>Governmental activities</b>					
General obligation					
bonds	\$ 10,505,000	\$ -	\$ (467,000)	\$ 10,038,000	\$ 475,000
Bond premiums	<u>246,900</u>	<u>-</u>	<u>(9,173)</u>	<u>237,727</u>	<u>-</u>
Total bonds	10,751,900	-	(476,173)	10,275,727	475,000
Direct borrowing notes	465,982	-	(80,110)	385,872	82,364
Lease liabilities	25,195	-	(4,532)	20,663	4,634
Compensated absences, as restated	<u>470,595</u>	<u>141,443</u>	<u>-</u>	<u>612,038</u>	<u>-</u>
Total governmental activities	<b>\$ 11,713,672</b>	<b>\$ 141,443</b>	<b>\$ (560,815)</b>	<b>\$ 11,294,300</b>	<b>\$ 561,998</b>

Compensated absences, as previously reported at the beginning of the year, totaled \$329,338. As a result of implementing GASB Statement No. 101, a beginning balance adjustment of \$(141,257) has been recorded, resulting in a restated beginning balance of \$470,595.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

**Note 6. Long-term Debt and Other Obligations Payable**

**General Obligation Bonds**

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. General obligation bonds are direct obligations and pledge the full faith and credit of the City. These bonds generally are issued as serial bonds with equal amounts of principal maturing each year with maturities that range from 6 to 30 years. General obligation bonds outstanding are as follows:

<b>Governmental activities</b>	<b>Original borrowing</b>	<b>Interest rates</b>	<b>Final maturity</b>	<b>Outstanding at year-end</b>
<b>Bonds Payable</b>				
Refunding, Series 2021A	\$ 2,025,000	1.45%	2030	\$ 1,158,000
Series 2021B	\$ 9,695,000	2.00% - 3.00%	2051	<u>8,880,000</u>
Total bonds				<b>\$ 10,038,000</b>
<b>Direct Borrowings</b>				
Note Payable, 2018	\$ 427,251	2.95%	2028	\$ 186,108
Capital Outlay Note, 2020	\$ 375,000	2.60%	2030	<u>199,764</u>
Total direct borrowings				<b>\$ 385,872</b>

The above notes and bonds payable are secured by a pledge of a portion of the City's net revenues. Additionally, the notes payable contain provisions that, in the event of default, the lenders can exercise one or more of the following options: 1) make the outstanding note payable with accrued interest due and payable, 2) use other remedies allowed by state or federal law.

**Direct Borrowings**

The City has issued notes payable for capital purchases as detailed in the table above.

Debt service requirements to maturity, as of June 30, 2025, are as follows:

<b>Fiscal Year</b>	<b>Bond Principal</b>	<b>Note Principal</b>	<b>Interest Payments</b>	<b>Total</b>
2026	\$ 475,000	\$ 82,364	\$ 225,537	\$ 782,901
2027	488,000	84,681	212,457	785,138
2028	495,000	87,057	198,976	781,033
2029	512,000	89,697	185,235	786,932
2030	523,000	42,073	171,069	736,142
2031 - 2035	1,515,000	-	746,100	2,261,100
2036 - 2040	1,675,000	-	588,300	2,263,300
2041 - 2045	1,850,000	-	410,700	2,260,700
2046 - 2050	2,065,000	-	196,829	2,261,829
2051	<u>440,000</u>	<u>-</u>	<u>10,341</u>	<u>450,341</u>
	<b>\$ 10,038,000</b>	<b>\$ 385,872</b>	<b>\$ 2,945,544</b>	<b>\$ 13,369,416</b>

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 6. Long-term Debt and Other Obligations Payable**

**Direct Borrowings**

The City's outstanding bonds and notes payable contain provisions which specify that, in the event of default, outstanding amounts immediately become due if the City is unable to make a payment. General obligation bonds and capital outlay notes are secured by the full faith and credit of the City, which is obligated to levy ad valorem taxes to the extent necessary to service the bonds and notes. The lease purchase note is secured by the related equipment. There were no unused bank lines of credit in existence at June 30, 2025.

The City issues general obligation bonds, other bonds, and notes to provide funds for the acquisition and construction of major capital projects. General obligation bonds and notes payable are direct obligations of the City for which its full faith and credit are pledged. There is no outstanding in substance defeased debt as of June 30, 2025.

**Note 7. Pension Plan**

**General Information**

*Plan Description*

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

*Benefits Provided*

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

Member and beneficiary annuitants are entitled to automatic cost of living adjustments (COLAs) after retirement. A COLA is granted each July for annuitants retired prior to the 2nd of July of the previous year. The COLA is based on the change in the consumer price index (CPI) during the prior calendar year, capped at 3.0%, and applied to the current benefit. No COLA is granted if the change in the CPI is less than 0.5%. A 1.0% COLA is granted if the CPI change is between 0.5% and 1.0%. A member who leaves employment may withdraw their employee contributions, plus any accumulated interest.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 7. Pension Plan**

**General Information**

*Employees Covered by Benefit Terms*

At the measurement date of June 30, 2024, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	26
Inactive employees entitled to but not yet receiving benefits	82
Active employees	<u>72</u>
	<b>180</b>

*Contributions*

Contributions by the City are established in the statutes governing the TCRS and may only be changed by the Tennessee General Assembly. Employees are non-contributory. The City of Fairview makes employer contributions at the rate set by the Board of Trustees as determined by an actuarial valuation. For the year ended June 30, 2025, the actuarially determined contribution (ADC) for the City was \$750,351, based on a rate of 13.55% of covered payroll. By law, employer contributions are required to be paid. The TCRS may intercept the City's state shared taxes if required employer contributions are not remitted. The employer's ADC and member contributions are expected to finance the costs of benefits earned by members during the year, the cost of administration, as well as an amortized portion of any unfunded liability.

**Net Pension Liability (Asset)**

*Pension Liabilities (Assets)*

The City's net pension liability (asset) was measured as of June 30, 2024, and the total pension liability used to calculate net pension liability (asset) was determined by an actuarial valuation as of that date.

*Actuarial Assumptions*

The total pension liability as of the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

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

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

*Actuarial Assumptions*

The actuarial assumptions used in the June 30, 2024 actuarial valuation were based on the results of an actuarial experience study performed for the period July 1, 2016 through June 30, 2020. The demographic assumptions were adjusted to more closely reflect actual and expected future experience.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 7. Pension Plan**

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

<b>Asset class</b>	<b>Long-term expected real rate of return</b>	<b>Target allocation</b>
US equity	4.88%	31%
Developed market international equity	5.37%	14%
Emerging market international equity	6.09%	4%
Private equity and strategic lending	6.57%	20%
US fixed income	1.20%	20%
Real estate	4.38%	10%
Short-term securities	0.00%	1%
		<hr style="width: 100%; border: 0.5px solid black;"/> 100%

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

*Discount Rate*

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current rate and that contributions from the City will be made at the actuarially determined contribution rate pursuant to an actuarial valuation in accordance with the funding policy of the TCRS Board of Trustees and as required to be paid by state statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

Note 7. **Pension Plan**

**Changes in the Net Pension Liability (Asset)**

	<b>Total pension liability (a)</b>	<b>Plan fiduciary net position (b)</b>	<b>Net pension liability (asset) (a)-(b)</b>
Balance, June 30, 2023	\$ 10,938,498	\$ 9,384,434	\$ 1,554,064
Service cost	350,338	-	350,338
Interest	750,578	-	750,578
Difference between expected and actual experience	900,081	-	900,081
Changes in assumptions	-	-	-
Contributions, employer	-	610,077	(610,077)
Net investment income	-	929,079	(929,079)
Benefit payments, including refunds of employee contributions	(338,331)	(338,331)	-
Administrative expenses	<u>-</u>	<u>(6,698)</u>	<u>6,698</u>
Net change	<u>1,662,666</u>	<u>1,194,127</u>	<u>468,539</u>
Balance, June 30, 2024	<b>\$ 12,601,164</b>	<b>\$ 10,578,561</b>	<b>\$ 2,022,603</b>

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

The following presents the net pension liability (asset) of the City, calculated using the discount rate of 6.75%, as well as what the net pension liability (asset) would be if it were calculated using a discount rate that is 1.00% lower (5.75%) or 1.00% higher (7.75%) than the current rate:

	<b>1% Decrease (5.75%)</b>	<b>Current rate (6.75%)</b>	<b>1% Increase (7.75%)</b>
Net pension liability (asset)	\$ 4,250,931	\$ 2,022,603	\$ 231,673

**Pension Expense (Negative Pension Expense) and Deferred Outflows/Inflows of Resources Related to Pensions**

*Pension Expense (Negative Pension Expense)*

For the year ended June 30, 2025, the City recognized pension expense (negative pension expense) of \$766,392.

*Deferred Outflows of Resources and Deferred Inflows of Resources*

For the year ended June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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Note 7. **Pension Plan**

	<b>Deferred outflows of resources</b>	<b>Deferred inflows of resources</b>
Difference between expected and actual experience	\$ 1,333,796	\$ 75,157
Changes in assumptions	539,415	-
Net difference between projected and actual earnings on pension plan investments	-	112,533
Contributions subsequent to the measurement date of June 30, 2024	<u>750,351</u>	<u>-</u>
	<b>\$ 2,623,562</b>	<b>\$ 187,690</b>

**Pension Expense (Income) and Deferred Outflows/Inflows of Resources Related to Pensions**

*Deferred Outflows of Resources and Deferred Inflows of Resources*

The amount shown for "Contributions subsequent to the measurement date of June 30, 2024" will be recognized as a reduction (increase) to net pension liability (asset) in the following measurement period.

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

<b>Year ending June 30,</b>	<b>\$</b>
2026	240,675
2027	474,372
2028	258,545
2029	258,057
2030	199,331
Thereafter	254,541

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

**Payable to the Pension Plan**

At June 30, 2025, the City reported a payable of \$61,273 for the outstanding amount of contributions to the pension plan required at the year ended June 30, 2025.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 8. Postemployment Benefit Plan (OPEB)**

The City offers its employees, depending on date of hire and certain eligibility factors, single-employer defined benefit plan for retiree health insurance. The plan, named the Fairview City Hall Insurance Plan, is administered by the City.

**Funding Policy**

The City does not intend to fund the post-employment medical plan. No assets have been segregated and restricted to provide for post-employment benefits.

**Plan Provisions**

*Medical Benefits*

Eligibility	Retirement at age 60 with 15 or more years of service or retirement at age 55 with 25 or more years of service. Retiree must have been hired prior to November 5, 2015.  A spouse of a retiree is eligible for subsidized coverage if covered at least 5 continuous years prior to retirement.
Postretirement contributions	The City pays 50% of the premium for elected coverage for the eligible retiree. The premium varies by plan option and coverage tier (individual or family).
Medical plan benefits	Two options are available through Blue Cross Blue Shield of Tennessee.  Coverage is provided until the retiree reaches age 65, if there are no interruptions in coverage.
Other benefits	No other healthcare benefits are available to retirees.
Changes in plan provisions	None
Actuarial method	Individual Entry Age Normal Cost Method – Level Percentage of Projected Salary
Service cost	Determined for each employee as the Actuarial Present Value of Benefits allocated to the valuation year. The benefit attributed to the valuation year is that incremental portion of the total projected benefit earned during the year in accordance with the plan's benefit formula. This allocation is based on each participant's service between date of hire and date of expected termination.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 8. Postemployment Benefit Plan (OPEB)**

**Additional Plan Provisions**

Discount rate	4.21% (1.71% real rate of return plus 2.50% inflation)
Health care cost trend	Level 4.50%
Effect of ACA	The excess coverage excise tax penalty of the Affordable Care Act has been postponed until the plan year beginning in 2022 and is not included in the projection of benefits in this valuation. This plan has current medical costs well under the limits in the current law. Current legislative discussions include both repeal of the excise tax and postponement beyond 2022.
Mortality	RPH-2014 Total Table with Projection MP-2021
Turnover	Rates varying based on unisex age and select and ultimate at 3 years. Rates based on the TCRS actuarial assumptions from the 2017 retirement plan valuation report. More detail is shown on pages 39-40.
Disability	None assumed
Retirement rates	Detail is shown on pages 38-39.
Retiree contributions	Retirees pay the balance of the contribution not paid by the City. Currently, this is 50% of the contribution for elected coverage.
Salary scale	3.00%
Valuation date	June 30, 2024
Measurement date	June 30, 2025

**Data Assumptions**

*Coverage*

100% of all retirees who currently have healthcare coverage will continue with the same coverage.

20% of all active employees who currently have individual healthcare coverage will continue with individual coverage upon retirement. For those with family coverage, 20% will elect to continue coverage, with 10% electing to continue with spouse coverage and the remainder with individual coverage.

**Valuation Methodology and Terminology**

GASB has approved the accounting methodology used to determine the postretirement medical benefit obligations.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 8. Postemployment Benefit Plan (OPEB)**

**Selection of Assumptions**

The discount rate was selected by reviewing the recently published S&P Municipal Bond 20 Year High Grade Rate. This is one of the indices acceptable under GASB 75. This index is published weekly and is trending up in recent months. The City has selected 4.21% as the discount rate for this valuation.

The termination rates in the table below were developed from the withdrawal assumption used in the 2017 actuarial report for the TCRS retirement plans. The rates are from a 2-year select and ultimate table. The following are representative rates used in this valuation:

	<b>Employee Termination Rate</b>		
	<b>1<sup>st</sup> Year</b>	<b>2<sup>nd</sup> Year</b>	<b>Ultimate</b>
Male			
Age 30	21.8%	17.9%	7.4%
Age 40	19.2%	15.9%	3.5%
Age 50	17.0%	13.0%	2.8%
Female			
Age 30	21.8%	17.9%	11.1%
Age 40	19.2%	15.9%	5.4%
Age 50	17.0%	13.0%	3.8%

The retirement rates were developed from the assumption used in the 2017 actuarial report for the TCRS retirement plans. These rates are gender-specific. The following are representative rates used in this valuation.

<b>Age</b>	<b>Employee Retirement Rates</b>	
	<b>Male</b>	<b>Female</b>
60	10.5%	11.0%
61	15.0%	13.0%
62	20.0%	18.0%
63	17.5%	16.0%
64	17.5%	16.0%
65	24.0%	24.0%

The RPH-2014 Total mortality table is a current table used for valuation purposes and the MP-2021 mortality projection used is the most current available at the valuation date.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

**Note 8. Postemployment Benefit Plan (OPEB)**

**Average per Capita Claim Cost**

Age	Medical
55	\$ 6,631
56	\$ 6,830
57	\$ 7,034
58	\$ 7,245
59	\$ 7,463
60	\$ 7,687
61	\$ 7,917
62	\$ 8,155
63	\$ 8,399
64	\$ 8,651

**Changes in the Total OPEB Liability**

OPEB liability, June 30, 2024	\$ 43,467
Changes for the year	
Service cost	1,605
Interest	1,898
Differences between expected and actual experience	-
Changes in assumptions	-
Benefit payments	-
Net changes	3,503
OPEB liability, June 30, 2025	<b>\$ 46,970</b>

**OPEB Expense**

Service cost	\$ 1,605
Interest	1,898
Difference between expected and actual experience	(607)
Changes in assumptions	(280)
	<b>\$ 2,616</b>

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

The following presents the OPEB liability of the City, as well as what the City's liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate at June 30, 2025.

	1% Decrease	Discount Rate	1% Increase
OPEB liability	\$ 51,755	\$ 46,970	\$ 42,601

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 8. Postemployment Benefit Plan (OPEB)**

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

The following presents the OPEB liability of the City, as well as what the City's liability would be if it were calculated using a healthcare cost trend rate that is 1% lower or 1% higher than the current healthcare cost trend rate at June 30, 2025.

	<b>1% Decrease</b>	<b>Healthcare Cost Trend Rate</b>	<b>1% Increase</b>
OPEB liability	\$ 41,168	\$ 46,970	\$ 53,824

**Deferred Inflows/Outflows of Resources**

At June 30, 2025, the City reported the following deferred outflows of resources and deferred inflows of resources related to OPEB.

	<b>Deferred outflows of resources</b>	<b>Deferred inflows of resources</b>
Differences between expected and actual experience	\$ 2,642	\$ 6,384
Changes in assumptions	<u>2,841</u>	<u>5,987</u>
<b>Total</b>	<b>\$ 5,483</b>	<b>\$ 12,371</b>

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

<b>Year ending June 30,</b>	
2026	\$ (887)
2027	(887)
2028	(1,275)
2029	(1,951)
2030	(1,699)
Thereafter	(189)

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 9. Deferred Compensation Plans**

The City offers its employees, depending on date of hire and certain eligibility factors, IRC 457(b) and IRC 401(k) deferred compensation plans administered by TCRS. The City has determined that none of its defined contribution pension plans are fiduciary component units or fiduciary activities of the government.

**401(k) Plan**

On January 1, 2013, the City began participation in the State of Tennessee Deferred Compensation Plan II – 401(k) (the 401k plan), created in accordance with Internal Revenue Code (IRC) Section 401(k), which covers substantially all employees providing services to the City. Employees may defer a portion of their gross pay to a maximum amount allowable under current Internal Revenue Service (IRS) regulations each year. The plan is administered by the State of Tennessee, Department of the Treasury. There were no plan forfeitures for the year ended June 30, 2025. The City does not make matching or non-matching contributions to the plan.

**457(b) Plan**

On January 1, 2013, the City began participation in the Tennessee State Employees Deferred Compensation Plan and Trust - 457(b), created in accordance with IRC Section 457(b), which covers substantially all employees providing services to the City. Employees may defer a portion of their gross pay to a maximum amount allowable under current IRS regulations each year. The plan is administered by the State of Tennessee, Department of the Treasury. There were no plan forfeitures for the year ended June 30, 2025. The City does not make matching or non-matching contributions to the plan.

**Note 10. Commitments and Contingencies**

**Litigation**

The City is a defendant in various lawsuits. Although the ultimate outcome of these lawsuits is not presently determinable, the City has an insurance policy with Public Entity Partners which will cover any settlements or judgements in these cases, as well as any of the City's attorney fees for the defense of these actions. However, the policy excludes intentional acts.

**Grants**

Amounts received from Grantor agencies are subject to audit and adjustment by Grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, could become a liability of the applicable fund.

As of June 30, 2025, the City has \$2,141,349 of American Rescue Plan Act (ARPA) funds classified as unearned revenue. All funds have been obligated in accordance with U.S. Treasury requirements; however, these funds remain subject to federal spending deadlines. Under current guidance, all ARPA funds must be expended by December 31, 2026 (or September 30, 2026 for certain surface transportation projects). If the City does not fully expend these funds by the applicable deadlines, any unspent amounts may be subject to repayment to the U.S. Treasury. Management believes it is probable the funds will be spent as intended; however, delays or other circumstances could impact this outcome.

**City of Fairview, Tennessee**  
Notes to Financial Statements  
For the Year Ended June 30, 2025

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**Note 11. Risk Management**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City maintains insurance coverage through Public Entity Partners (PEP), covering each of those risks of loss. PEP is a cooperative risk-sharing arrangement between local government agencies that works in many ways like a traditional insurer. The City pays a premium, receives coverage, and can make claims against that coverage. The City meets the PEP guidelines and complies with its rules and regulations, including loss control requirements and underwriting standards. PEP rates are actuarially projected to provide adequate funding to cover loss reserves and expenses, as well as building contingency reserves. City management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

**Note 12. Restatement of Beginning Net Position**

During the current fiscal year, the City implemented GASB Statement No. 101 (Statement 101), *Compensated Absences*. Statement 101 updates the recognition and measurement criteria for liabilities related to employee leave benefits, such as vacation and sick leave. Implementation of this standard resulted in an increase to its previously reported liability for compensated absences. Restatements were made to the City's compensated absences liability and net position as of July 1, 2024. The effect of the change in accounting principle on the City's net position was as follows:

	<b>Governmental activities</b>
Net position, beginning of year, as previously reported	\$ 19,929,057
Change in accounting principle	<u>(141,257)</u>
Net position, beginning of year, as restated	<b>\$ 19,787,800</b>

**Note 13. Subsequent Events**

Management has evaluated subsequent events through December 15, 2025, the date on which the financial statements were available for issuance.

**Required Supplementary Information (Unaudited)**

**City of Fairview, Tennessee**  
**Schedules of Changes in Net Pension Liability (Asset) and Related Ratios**  
**Based on Participation in the Public Employee Pension Plan of the TCRS (Unaudited)**  
**Last 10 Fiscal Years**

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
<b>Total Pension Liability</b>										
Service cost	\$ 350,338	\$ 325,384	\$ 281,442	\$ 239,457	\$ 218,651	\$ 216,111	\$ 187,696	\$ 168,150	\$ 178,654	\$ 170,397
Interest	750,578	684,776	608,632	544,867	495,818	460,272	415,607	384,976	357,365	339,727
Differences between actual and expected experience	900,081	236,180	458,383	(150,317)	174,107	35,575	191,710	111,634	35,793	(135,439)
Changes in assumptions	-	-	-	1,078,827	-	-	-	132,101	-	-
Benefit payments, including refunds of employee contributions	(338,331)	(254,582)	(274,104)	(232,807)	(232,880)	(215,513)	(199,217)	(234,596)	(151,727)	(143,821)
Net change in total pension liability	1,662,666	991,758	1,074,353	1,480,027	655,696	496,445	595,796	562,265	420,085	230,864
Total pension liability, beginning	10,938,498	9,946,740	8,872,387	7,392,360	6,736,664	6,240,219	5,644,423	5,082,158	4,662,073	4,431,209
Total pension liability, ending (a)	12,601,164	10,938,498	9,946,740	8,872,387	7,392,360	6,736,664	6,240,219	5,644,423	5,082,158	4,662,073
<b>Plan Fiduciary Net Position</b>										
Contributions, employer	610,077	537,256	368,474	308,736	293,458	279,331	205,056	160,834	164,928	168,877
Net investment income	929,079	582,342	(337,336)	1,791,907	325,266	450,476	461,413	569,733	130,793	146,850
Benefit payments, including refunds of employee contributions	(338,331)	(254,582)	(274,104)	(232,807)	(232,880)	(215,513)	(199,217)	(234,596)	(151,727)	(143,821)
Administrative expenses	(6,698)	(5,290)	(5,898)	(5,032)	(4,897)	(5,004)	(5,170)	(3,923)	(3,635)	(2,701)
Net change in plan fiduciary net position	1,194,127	859,726	(248,864)	1,862,804	380,947	509,290	462,082	492,048	140,359	169,205
Plan fiduciary net position, beginning	9,384,434	8,524,708	8,773,572	6,910,768	6,529,821	6,020,531	5,558,449	5,066,401	4,926,042	4,756,837
Plan fiduciary net position, ending (b)	10,578,561	9,384,434	8,524,708	8,773,572	6,910,768	6,529,821	6,020,531	5,558,449	5,066,401	4,926,042
Net pension liability, ending (a)-(b)	<b>\$ 2,022,603</b>	<b>\$ 1,554,064</b>	<b>\$ 1,422,032</b>	<b>\$ 98,815</b>	<b>\$ 481,592</b>	<b>\$ 206,843</b>	<b>\$ 219,688</b>	<b>\$ 85,974</b>	<b>\$ 15,757</b>	<b>\$ (263,969)</b>
Plan fiduciary net position as a percentage of total pension liability	83.95%	85.79%	85.70%	98.89%	93.49%	96.93%	96.48%	98.48%	99.69%	105.66%
Covered payroll	\$ 4,502,411	\$ 3,979,675	\$ 3,509,274	\$ 3,087,356	\$ 2,934,575	\$ 2,864,933	\$ 2,645,890	\$ 2,228,762	\$ 2,228,762	\$ 2,282,120
Net pension liability as a percentage of covered payroll	44.92%	39.05%	40.52%	3.20%	16.41%	7.22%	8.30%	3.86%	0.71%	-11.57%

**Notes to Schedule**

*Changes in Assumptions*

In 2021, amounts reported as changes of assumptions resulted from changes to the inflation rate, investment rate of return, cost-of-living adjustment, and mortality improvements. In 2017, amounts reported as changes of assumptions resulted from changes to the inflation rate, investment rate of return, cost-of-living adjustment, salary growth and mortality improvements.

GASB 68 requires a 10-year schedule for this data to be presented starting with the implementation of GASB 68. The information in this schedule is not required to be presented retroactively prior to the implementation date. Please refer to previously supplied data from the TCRS GASB website for prior years' data, if needed.

**City of Fairview, Tennessee**  
Schedules of Contributions Based on Participation in  
Public Employee Pension Plan of TCRS (Unaudited)  
Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	\$ 750,351	\$ 610,077	\$ 537,256	\$ 361,104	\$ 308,736	\$ 291,697	\$ 278,185	\$ 201,352	\$ 160,834	\$ 164,928
Contributions in relation to the actuarially determined contribution	(750,351)	(610,077)	(537,256)	(368,474)	(308,736)	(293,513)	(279,331)	(205,056)	(160,834)	(164,928)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ (7,370)	\$ -	\$ (1,816)	\$ (1,146)	\$ (3,704)	\$ -	\$ -
Covered-employee payroll	\$ 5,537,646	\$ 4,502,411	\$ 3,979,675	\$ 3,509,274	\$ 3,087,356	\$ 2,934,575	\$ 2,864,933	\$ 2,645,890	\$ 2,173,434	\$ 2,233,892
Contributions as a percentage of covered-employee payroll	13.55%	13.55%	13.50%	10.50%	10.00%	10.00%	9.75%	7.75%	7.40%	7.38%

**Notes to Schedule**

GASB 68 requires a 10-year schedule for this data to be presented, starting with the implementation of GASB 68. The information in this schedule is not required to be presented retroactively prior to the implementation date. Please refer to previously supplied data from the TCRS GASB website for prior years' data, if needed.

*Valuation Date*

Actuarially determined contribution rates for fiscal year 2025 were calculated based on the June 30, 2023 actuarial valuation.

*Methods and Assumptions Used to Determine Contribution Rates*

Actuarial cost method	Entry age normal
Amortization method	Level dollar, closed (not to exceed 20 years)
Amortization period	Varies by year
Asset valuation	10-year smoothed, within a 20.00% corridor to market value
Inflation	2.25%
Salary increases	Graded salary ranges from 8.72% to 3.44%, based on age, including inflation, averaging 4.00%
Investment rate of return	6.75%, net of investment expense, including inflation
Retirement age	Pattern of retirement determined by experience study
Mortality	Customized table based on actual experience, including an adjustment for some anticipated improvement.
Cost-of-living adjustment	2.125%

*Changes in Assumptions*

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

**City of Fairview, Tennessee**  
Schedules of Changes in Total OPEB Liability and Related Ratios (Unaudited)  
Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018
Service cost	\$ 1,605	\$ 2,316	\$ 2,316	\$ 2,736	\$ 2,736	\$ 2,783	\$ 2,783	\$ 2,679
Interest	1,898	1,890	1,746	1,082	1,085	1,532	1,469	1,684
Experience (gain)/loss	-	(8,878)	-	5,047	176	-	-	-
Assumption changes	-	(2,924)	-	(7,639)	323	8,900	-	-
Benefit payments	-	-	-	(3,165)	(3,488)	(3,602)	(7,232)	(7,232)
Net change	<u>3,503</u>	<u>(7,596)</u>	<u>4,062</u>	<u>(1,939)</u>	<u>832</u>	<u>9,613</u>	<u>(2,980)</u>	<u>(2,869)</u>
Total OPEB liability, beginning of year	<u>43,467</u>	<u>51,063</u>	<u>47,001</u>	<u>48,940</u>	<u>48,108</u>	<u>38,495</u>	<u>41,475</u>	<u>44,344</u>
Total OPEB liability, end of year	<b>\$ 46,970</b>	<b>\$ 43,467</b>	<b>\$ 51,063</b>	<b>\$ 47,001</b>	<b>\$ 48,940</b>	<b>\$ 48,108</b>	<b>\$ 38,495</b>	<b>\$ 41,475</b>
Covered-employee payroll	\$ 1,850,450	\$ 1,850,450	\$ 1,679,797	\$ 1,679,797	\$ 1,562,565	\$ 1,562,565	\$ 1,591,309	\$ 1,591,309
Total OPEB liability as a % of covered-employee payroll	2.54%	2.35%	3.04%	2.80%	3.13%	3.08%	2.42%	2.61%

**Notes to Schedules**

GASB 68 requires this data to be presented as part of a 10-year schedule, but it is not required to be presented retroactively prior to the implementation date of GASB 68. Years will be added to this schedule in future years until 10 years of information is available. Please refer to previously supplied data from TCRS GASB website for prior years' data, if needed.

In 2024, the mortality assumption was updated using the RPH-2014 Total table with Projection MP-2021 and the discount rate was raised from 3.54% to 4.21%.

There are no assets accumulating in a trust that meet the criteria in paragraph 4 of GASB 75 related to this OPEB plan.

Contributions are not based on a measure of pay. Accordingly, the City uses covered-employee payroll.

## **Supplementary Information**

**City of Fairview, Tennessee**  
Combining Balance Sheet  
Nonmajor Governmental Funds  
June 30, 2025

	<b>Drug</b>	<b>State street aid</b>	<b>Total</b>
<b>Assets</b>			
Cash	\$ 42,421	\$ 643,421	\$ 685,842
Accounts receivable	-	56,366	56,366
Total assets	<u>\$ 42,421</u>	<u>\$ 699,787</u>	<u>\$ 742,208</u>
<b>Liabilities and Fund Balance</b>			
Liabilities			
Accounts payable	\$ -	\$ 1,178	\$ 1,178
Fund balance			
Restricted for			
Public safety	42,421	-	42,421
State street aid	-	698,609	698,609
Total fund balance	<u>42,421</u>	<u>698,609</u>	<u>741,030</u>
Total liabilities and fund balance	<u>\$ 42,421</u>	<u>\$ 699,787</u>	<u>\$ 742,208</u>

**City of Fairview, Tennessee**  
Combining Schedules of Revenues, Expenditures, and Changes in Fund Balances  
Nonmajor Governmental Funds  
For the Year Ended June 30, 2025

	<b>Drug</b>	<b>State street aid</b>	<b>Total</b>
<b>Revenues</b>			
Taxes			
State gasoline tax	\$ -	\$ 327,284	\$ 327,284
Fines and forfeits			
Drug-related fines	14,009	-	14,009
Miscellaneous			
Interest	200	2,753	2,953
Other income	11,108	-	11,108
Total revenues	<u>25,317</u>	<u>330,037</u>	<u>355,354</u>
<b>Expenditures</b>			
Current			
Contractual services	2,877	36,774	39,651
Supplies	17,780	10,783	28,563
Maintenance	-	26,462	26,462
Capital outlay	-	80,314	80,314
Total expenditures	<u>20,657</u>	<u>154,333</u>	<u>174,990</u>
Excess (deficiency) of revenues over (under) expenditures	4,660	175,704	180,364
Fund balance, beginning of year	37,761	522,905	560,666
Fund balance, end of year	<u>\$ 42,421</u>	<u>\$ 698,609</u>	<u>\$ 741,030</u>

**City of Fairview, Tennessee**  
Schedule of Revenues, Expenditures, and Changes in Fund Balances  
Budget and Actual  
Drug Fund  
For the Year Ended June 30, 2025

	<u>Budgeted amounts</u>		<b>Actual amounts</b>	<b>Variance with final budget</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues</b>				
Fines and forfeits				
Drug-related fines	\$ 11,000	\$ 11,000	\$ 14,009	\$ 3,009
Other income	<u>125</u>	<u>125</u>	<u>11,308</u>	<u>11,183</u>
Total revenues	11,125	11,125	25,317	14,192
<b>Expenditures</b>				
Current				
Contractual services	4,000	4,000	2,877	1,123
Supplies	<u>18,000</u>	<u>18,000</u>	<u>17,780</u>	<u>220</u>
Total expenditures	22,000	22,000	20,657	1,343
Excess (deficiency) of revenues over (under) expenditures	(10,875)	(10,875)	4,660	15,535
Fund balance, beginning of year	<u>37,761</u>	<u>37,761</u>	<u>37,761</u>	<u>-</u>
Fund balance, end of year	<b>\$ 26,886</b>	<b>\$ 26,886</b>	<b>\$ 42,421</b>	<b>\$ (15,535)</b>

**City of Fairview, Tennessee**  
Schedule of Revenues, Expenditures, and Changes in Fund Balances  
Budget and Actual  
State Street Aid Fund  
For the Year Ended June 30, 2025

	<u>Budgeted amounts</u>		<b>Actual amounts</b>	<b>Variance with final budget</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues</b>				
Fines and forfeits				
State gasoline tax	\$ 335,000	\$ 335,000	\$ 327,284 *	\$ (7,716)
Other income	<u>2,000</u>	<u>2,000</u>	<u>2,753</u>	<u>753</u>
Total revenues	337,000	337,000	330,037	(6,963)
<b>Expenditures</b>				
Current				
Contractual services	40,000	37,000	36,774	226
Supplies	16,000	11,000	10,783	217
Maintenance	60,000	35,000	26,462	8,538
Capital outlay	<u>235,000</u>	<u>173,500</u>	<u>80,314</u>	<u>93,186</u>
Total expenditures	351,000	256,500	154,333	102,167
Excess (deficiency) of revenues over (under) expenditures	(14,000)	80,500	175,704	95,204
Fund balance, beginning of year	<u>522,905</u>	<u>522,905</u>	<u>522,905</u>	<u>-</u>
Fund balance, end of year	<b>\$ 508,905</b>	<b>\$ 603,405</b>	<b>\$ 698,609</b>	<b>\$ 95,204</b>

\*Comprised of Gas 1989 tax, Gas 2017 tax, Gas 3 cent tax, and Gasoline & Motor Fuel tax of \$26,303, \$84,577, \$48,507, \$167,897, respectively.

**City of Fairview, Tennessee**  
Schedule of Changes in Property Taxes Receivable  
For the Year Ended June 30, 2025

Year of levy	Gross property taxes receivable June 30, 2024	Property tax levied	Anticipated current year levy	Abatements and adjustments	Collections	Allowances for Uncollectibles	Net receivable balance June 30, 2025
2025	\$ -	\$ -	\$ 3,419,445	\$ -	\$ -	\$ -	\$ 3,419,445
2024	3,196,461	3,256,963	(3,196,461)	(21,144)	(3,125,525)	-	110,294
2023	50,970	-	-	-	(39,465)	(11,505)	-
2022	16,307	-	-	-	(11,812)	(4,495)	-
2021	9,250	-	-	-	(5,512)	(3,738)	-
2020	2,103	-	-	-	(840)	(1,263)	-
2019	1,908	-	-	-	-	(1,908)	-
2018	10,098	-	-	-	(233)	(9,865)	-
2017	2,401	-	-	-	-	(2,401)	-
2016	933	-	-	-	-	(933)	-
2015	1,027	-	-	-	-	(1,027)	-
2014	622	-	-	-	-	(622)	-
2013	999	-	-	-	(999)	-	-
<b>Total</b>	<b>\$ 3,293,079</b>	<b>\$ 3,256,963</b>	<b>\$ 222,984</b>	<b>\$ (21,144)</b>	<b>\$ (3,184,386)</b>	<b>\$ (37,757)</b>	<b>\$ 3,529,739</b>

Note: Delinquent property taxes are turned over to the Clerk and Master of the County Chancery Court each year for collection. All of the taxes above, except for the 2024 tax year, are delinquent and are subject to collection proceedings.

**City of Fairview, Tennessee**  
Schedule of Changes in Long-term Debt by Individual Issue  
For the Year Ended June 30, 2025

Description of indebtedness	Original amount of issue	Interest rate	Date of issue	Final maturity date	Outstanding July 1, 2024	Issued during period	Paid and/or matured during period	Refunded during period	Outstanding June 30, 2025
<b>General Obligation Bonds</b>									
Payable Through General and State Street Aid Funds									
General Obligation Refunding									
Bonds, Series 2021A	\$ 2,025,000	1.45%	10/1/21	6/30/30	\$ 1,380,000	\$ -	\$ 222,000	\$ -	\$ 1,158,000
General Obligation									
Bonds, Series 2021B	\$ 9,695,000	2-3%	12/15/21	6/1/51	9,125,000	-	245,000	-	8,880,000
<b>Direct Borrowings</b>									
Notes payable through General Fund									
Capital outlay note payable, First State Bank	\$ 427,251	2.95%	10/5/18	10/5/28	229,308	-	43,200	-	186,108
Capital outlay note, 2020	\$ 375,000	2.60%	4/15/20	4/15/30	236,674	-	36,910	-	199,764
					<u>\$ 10,970,982</u>	<u>\$ -</u>	<u>\$ 547,110</u>	<u>\$ -</u>	<u>\$ 10,423,872</u>

**City of Fairview, Tennessee**  
Schedule of Debt Service Requirements, General Obligation Debt  
June 30, 2025

Year ending June 30,	General Obligation Refunding Bonds, Series 2021A		General Obligation Bonds, Series 2021B		Capital Outlay Note, 2020		Capital Outlay Note, Bank-Fire Pumper		Total Requirement	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2026	\$ 225,000	\$ 16,791	\$ 250,000	\$ 198,280	\$ 37,890	\$ 5,018	\$ 44,474	\$ 5,448	\$ 557,364	\$ 225,537
2027	228,000	13,528	260,000	190,780	38,895	4,013	45,786	4,136	572,681	212,457
2028	230,000	10,223	265,000	182,980	39,920	2,988	47,137	2,785	582,057	198,976
2029	237,000	6,888	275,000	175,030	40,986	1,922	48,711	1,395	601,697	185,235
2030	238,000	3,451	285,000	166,780	42,073	838	-	-	565,073	171,069
2031	-	-	290,000	161,080	-	-	-	-	290,000	161,080
2032	-	-	295,000	155,280	-	-	-	-	295,000	155,280
2033	-	-	305,000	149,380	-	-	-	-	305,000	149,380
2034	-	-	310,000	143,280	-	-	-	-	310,000	143,280
2035	-	-	315,000	137,080	-	-	-	-	315,000	137,080
2036	-	-	320,000	130,780	-	-	-	-	320,000	130,780
2037	-	-	330,000	124,380	-	-	-	-	330,000	124,380
2038	-	-	335,000	117,780	-	-	-	-	335,000	117,780
2039	-	-	340,000	111,080	-	-	-	-	340,000	111,080
2040	-	-	350,000	104,280	-	-	-	-	350,000	104,280
2041	-	-	355,000	97,280	-	-	-	-	355,000	97,280
2042	-	-	360,000	90,180	-	-	-	-	360,000	90,180
2043	-	-	370,000	82,440	-	-	-	-	370,000	82,440
2044	-	-	380,000	74,485	-	-	-	-	380,000	74,485
2045	-	-	385,000	66,315	-	-	-	-	385,000	66,315
2046	-	-	395,000	57,652	-	-	-	-	395,000	57,652
2047	-	-	405,000	48,765	-	-	-	-	405,000	48,765
2048	-	-	415,000	39,652	-	-	-	-	415,000	39,652
2049	-	-	420,000	30,315	-	-	-	-	420,000	30,315
2050	-	-	430,000	20,445	-	-	-	-	430,000	20,445
2051	-	-	440,000	10,341	-	-	-	-	440,000	10,341
<b>Total</b>	<b>\$ 1,158,000</b>	<b>\$ 50,881</b>	<b>\$ 8,880,000</b>	<b>\$ 2,866,120</b>	<b>\$ 199,764</b>	<b>\$ 14,779</b>	<b>\$ 186,108</b>	<b>\$ 13,764</b>	<b>\$ 10,423,872</b>	<b>\$ 2,945,544</b>

**City of Fairview, Tennessee**  
Schedule of Changes in Lease Obligations  
For the Year Ended June 30, 2025

Description of indebtedness	Original amount of issue	Interest rate	Date of issue	Maturity date	Outstanding June 30, 2024	Issued during period	Paid and/or matured during period	Remeasurements	Outstanding June 30, 2025
<b>Governmental Activities</b>									
<i>Leases payable through general fund</i>									
Land rental	\$ 45,328	2.23%	01/01/2020	12/31/2029	\$ 25,195	\$ -	\$ 4,532	\$ -	\$ 20,663
Total leases payable - Governmental Activities					<b>\$ 25,195</b>	<b>\$ -</b>	<b>\$ 4,532</b>	<b>\$ -</b>	<b>\$ 20,663</b>

**Other Supplementary Information (Unaudited)**

**City of Fairview, Tennessee**

Schedule of Lease Obligations, Principal, and Interest Requirements by Fiscal Year  
June 30, 2025

<b>Fiscal Year Ending</b>	<b>Land rental</b>	
	<b>Principal</b>	<b>Interest</b>
2026	\$ 4,634	\$ 415
2027	4,738	311
2028	4,845	204
2029	4,954	95
2030	1,492	8
	<b>\$ 20,663</b>	<b>\$ 1,033</b>

**City of Fairview, Tennessee**  
 Schedule of Property Tax Rates and Assessments (Unaudited)  
 Last 10 Fiscal Years

<b>Year of levy</b>	<b>Fiscal year</b>	<b>Tax rate per \$100 Williamson County</b>		<b>Tax assessment</b>
2024	2025	\$0.8765	*	\$3,419,445
2023	2024	\$0.8765		\$3,196,461
2022	2023	\$0.8765		\$3,046,263
2021	2022	\$0.8765		\$2,922,482
2020	2021	\$0.8765		\$2,018,521
2019	2020	\$0.8765		\$1,941,081
2018	2019	\$0.8765		\$1,876,821
2017	2018	\$0.8765		\$1,800,994
2016	2017	\$1.0000		\$1,735,773
2015	2016	\$0.6350		\$1,709,583

\* Anticipated levy as of June 30, 2025

**Internal Control and Compliance Section**



**Independent Auditor's Report on Internal Control Over Financial Reporting  
and on Compliance and Other Matters Based on an Audit of Financial Statements  
Performed in Accordance With *Government Auditing Standards***

Mayor and Commissioners  
City of Fairview, Tennessee

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Fairview, Tennessee (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements as listed in the table of contents, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 15, 2025.

**Report on Internal Control Over Financial Reporting**

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. 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 or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

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

**Purpose of This Report**

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

*Blankenship CPA Group, PLLC*

Blankenship CPA Group, PLLC  
Brentwood, Tennessee  
December 15, 2025

**City of Fairview, Tennessee**  
Schedule of Expenditures of Federal Awards and State Financial Assistance  
For the Year Ended June 30, 2025

Grantor / Pass-through Grantor	Program name	Assistance listing	Contract number	Expenditures
<b>Federal Awards</b>				
US Department of Justice, Bureau of Justice Assistance				
Office of Justice Programs	Bulletproof Vest Program, Justice Assistance Grants	16.607	N/A	\$ 2,410
	Body-Worn Camera Policy and Implementation Program	16.835	N/A	9,980
US Department of Transportation / Tennessee Department of Safety and Homeland Security	Alcohol Open Container Requirements	20.607	Z24THS102	5,542
	<u>Highway Safety Cluster</u>			
	State and Community Highway Safety	20.600	Z25THS107	<u>22,337</u>
	Total Highway Safety Cluster			22,337
U.S. Department of the Treasury / N/A - Direct	COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	<u>267,189</u>
Total federal awards				<u>307,458</u>
<b>State Financial Assistance</b>				
Tennessee Department of Commerce and Insurance	POST Law Enforcement Hiring, Training, and Recruitment Program	N/A	33501-254860	15,000
	TLETA Cost Sharing Grant	N/A	7734-06	<u>15,000</u>
Total state financial assistance				30,000
Total federal awards and state financial assistance				<b>\$ 337,458</b>

**Notes**

**Note 1. Basis of Presentation**

This schedule of expenditures of federal awards and state financial assistance summarizes the expenditures of the City under programs of the federal and state governments for the year ended June 30, 2025. The information in this schedule is presented in accordance with the requirements of Title 2 US Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, change in net position, or cash flows of the City. Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**Note 2. Indirect Cost Rate**

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

**City of Fairview, Tennessee**  
Schedule of Findings and Recommendations  
For the Year Ended June 30, 2025

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**Current Year Findings**

None identified.

**City of Fairview, Tennessee**  
Summary Schedule of Prior Year Findings  
For the Year Ended June 30, 2025

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**Financial Statement Findings**

<b>Finding Number</b>	<b>Finding Title</b>	<b>Status</b>
N/A	There were no prior findings reported.	N/A

**Federal Award Findings and Questioned Costs**

<b>Finding Number</b>	<b>Finding Title</b>	<b>Status</b>
N/A	There were no prior findings reported.	N/A