



TOWN OF MORAGA



Annual Comprehensive Financial Report Fiscal Year Ended June 30, 2022

www.moraga.ca.us



Town of Moraga, California

**ANNUAL COMPREHENSIVE
FINANCIAL REPORT**

FOR THE FISCAL YEAR ENDED JUNE 30, 2022



Prepared by the Administrative Services Department
Annie To, Administrative Services Director

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Town of Moraga

November 17, 2022

To the Citizens of the Town of Moraga
and the Honorable Mayor and Members of the Town Council:

Re: Transmittal Letter of the Town of Moraga's Annual Comprehensive Financial Report

We are pleased to submit the Town of Moraga's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2022. The overall goal of this report is to provide a full and transparent understanding of the Town's financial activities.

Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with Town management. To the best of our knowledge and belief, the data used throughout this report is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the Town.

The Town's financial statements have been audited by Maze & Associates, a full-service independent, certified public accounting firm based in Pleasant Hill, California. The purpose of the independent audit is to provide reasonable assurance that the financial statements of the Town are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the adequacy of internal accounting controls; and evaluating the overall quality of financial reporting.

This letter of transmittal is intended to be read in conjunction with the Management's Discussion and Analysis, as well as the Basic Financial Statements.

Profile of the Town of Moraga

The Town of Moraga is located in Contra Costa County, approximately 22 miles east of San Francisco. The Town encompasses an area of approximately 9.5 square miles. It was originally part of the Rancho Laguna de Los Palos Colorados, granted in 1835 by the Mexican government to cousins Joaquin Moraga and Juan Bernal for military services rendered. The Town has a population of approximately 16,600.

The Town is predominantly residential in nature with two clusters of community-serving retail and commercial spaces. The Town is home to Saint Mary's College, a prestigious private Catholic university with a combined enrollment of over 3,600 undergraduate and graduate students. In 2022, St. Mary's College of California ranked #5 in Regional Universities West by U.S. News and World Report. The Town's only high school, Campolindo, is ranked #188 in the nation and #22 in California. Overall, Town residents enjoy award winning elementary and middle schools as well and are able to enjoy open space while having access to diverse employment opportunities throughout the San Francisco Bay Area.

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TRANSMITTAL LETTER

Form of Government

The Town of Moraga was incorporated as a general law city in the State of California on November 12, 1974. The election, held in November 1974, resulted in 59 percent of the 6,216 voters favoring incorporation. The Town operates under a Council-Manager form of government and is governed by a Town Council of five community members elected at-large. Each Council position has a term of four years. Council elections are held biennially in November of even numbered years, with the number of open seats to be filled alternating between two and three seats each election cycle. The Mayor's position is filled by one of the members of the Council who is annually selected to serve in that position by the Council.

The Council establishes overall goals for the Town through the adoption of policies aimed at enhancing the community and benefitting the general public. The Council's work is further guided by the policies established in the General Plan. The Council sets priorities for the development and implementation of programs and services, determines the overall needs of the community, sets and monitors financial and administrative activities, and develops and prioritizes goals. The Council also confers with officials from other public agencies and associations to advance the goals of the Town.

The Council has established an Audit and Finance Committee (AFC) to consider and make recommendations on matters relating to finance, budget, and audits. This committee comprised of two Council members, the Town Treasurer and two Council appointed citizens. Staff provides the Council and AFC with reports such as the CAFR and budget and specific requested financial analysis.

Town Services

The Town provides a range of municipal services including police, public works (e.g., construction and maintenance of streets, storm drains, public buildings and other infrastructure), parks and recreation (recreational programming, park acquisition and improvements, and maintenance of parks), planning and general administrative services. Fire protection services are provided by the Moraga-Orinda Fire District, a special district in Contra Costa County. Water services are provided by the East Bay Municipal Utility District (EBMUD). Sanitary sewer services are provided by the Central Contra Costa Sanitary District. Solid waste and residential recycling services are provided by RecycleSmart.

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TRANSMITTAL LETTER

Demographic Information

Size: 9.54 square miles
2021 Population: 16,600 (US Census)
Population: 48 % (Male) 52% (Female)
Median Resident Age: 43.4 years
Estimated Median Household Income: \$152,788 (2016-2020) US Census
Owner Occupied Household: 82.8%
Median Home Value: \$2,251,355 per the Contra Costa Association of Realtors Local Market Update Report dated June 2022
Median Rent per Month: \$2,750 2-bedroom

Financial and Budgetary Policies and Control

The Town's Administrative Services Department maintains revenue, expenditure and budgetary detail using a computerized financial system. The system contains an on-going record of budget balances throughout the year based on actual expenditures. Open encumbrances, including unspent capital project budgets, are reported as assigned fund balances at year end.

The Town's annual budget serves as the foundation for planning and controlling the Town's finances. The annual budget development process begins in January with the Town Council goal-setting meeting. Relative to the established Town Council goals, Town staff evaluates existing programs, services and staffing levels; analyzes revenue sources; and prepares a balanced budget based on priorities that fit within the constraints of projected revenue assumptions. The Audit and Finance Committee reviews the budget proposal before submission to the Town Council. The Town Council deliberates on the proposed budget in May/June and adopts a balanced budget before July 1 of each year.

The Town Council has the legal authority to amend the budget at any time during the fiscal year. Budget amendments that increase a fund's appropriations require majority approval by the Town Council. Certain budgetary re-allocations within departments require approval by the Administrative Services Director and department heads. Budget amendments between departments are approved by the Administrative Services Director and Town Manager.

The Town Manager has the authority to administratively adjust the budget if changes do not result in a significant policy impact, or the adjustment does not affect budgeted year-end fund balances. Further, the Town Manager's contract signing authority is limited to \$25,000. All contracts over \$25,000 require Town Council authorization. A mid-year budget status report and a long-term financial forecast for the next five years are presented to the Town Council as part of an ongoing assessment and evaluation of budgetary performance, with special attention to the General Fund and certain other major funds.

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TRANSMITTAL LETTER

Internal Controls

The Town maintains an internal control structure designed to provide reasonable assurance that the Town's assets are protected from loss, theft or misuse as well as to ensure that these objectives are consistently met. The concept of reasonable assurance recognizes that (1) the cost of control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Town management believes that the existing internal control systems are adequate to provide reasonable assurance the Town's assets are safeguarded against loss, theft or misuse; and that the financial records are reliable for the preparation of financial statements in conformity with generally accepted accounting principles. This belief is supported by the independent auditor's "clean" report of the Town's financial statements for the year ended June 30, 2022.

Economic Condition and Outlook

Property Taxes

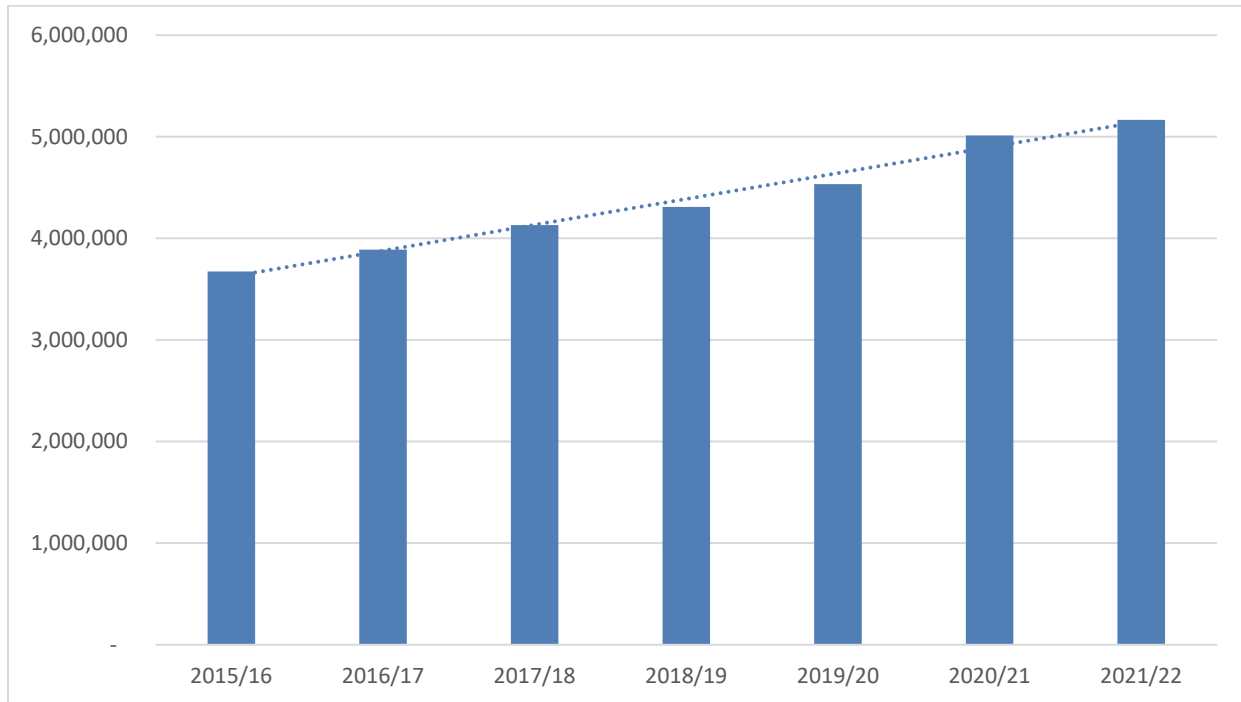
Property tax revenue is the single, largest source of revenue for the Town. Property taxes have remained relatively stable even during the historic upswings and downturns in the economy. The reasoning may be related to the overall stability of the community, which creates both financial advantages and disadvantages. Moraga has experienced a healthy increase in property tax revenue over the past five years with an average increase of more than 5 percent.

Moraga is a desirable and relatively well-off community and has a stable assessed valuation of property, but the growth of property tax can be limited by certain economic trends and Proposition 13. Under Proposition 13 tax reform, property tax value was rolled back and frozen at the 1976 assessed value level. Property tax increases on any given property were limited to no more than 2 percent per year as long as the property was not sold. Once sold, the property was reassessed, and the 2 percent yearly cap became applicable to future years which means that low turnover rates limit the number of properties being reassessed at market rates under Proposition 13.

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TRANSMITTAL LETTER

Chart 1. Historical Property Tax Revenues from FY2016 to FY 2022



The Town receives around 5.29 percent of every property tax dollar paid by its property owners. The Town receives the lowest proportional share of property tax dollars paid of any municipality in Contra Costa County. Moraga residents negotiated the proportional share with the County as part of the Town's incorporation process. In order to increase the Town's proportional share of property tax, the other agencies receiving revenue would need to agree to reduce their proportional shares and the state legislature would ultimately need to approve the changes.

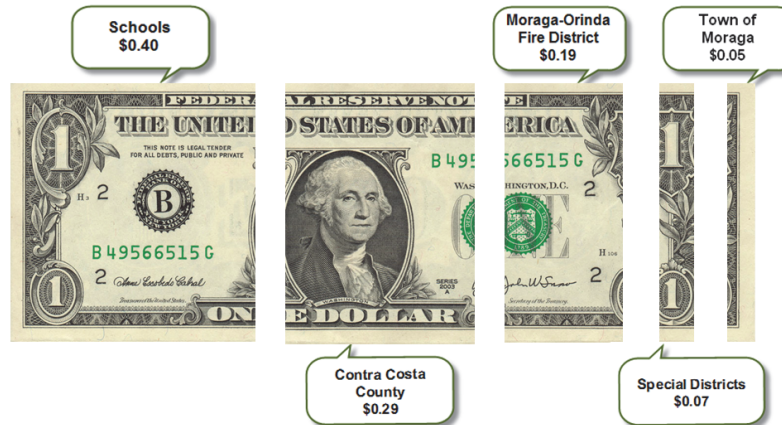
The rest of the tax goes to Contra Costa County, various schools and special districts including - Orinda Fire District (18.83%), Moraga Elementary (13.19%), Acalanes High (12.26%), K-12 Schools ERAF (13.70%), Community College and CC ERAF combined (6.4%), East Bay Regional Park (2.87%), County Library (1.42%), County General (13.65%) and other schools and districts in the Contra Costa area. The general chart below illustrates how each \$1.00 of the countywide basic 1 percent property tax is allocated by groups in general and as a whole in comparison to the Town's proportional share.¹

¹ The Town of Moraga is comprised of nine (9) Contra Costa County Tax Rate Areas (TRAs) and allocations of property tax vary slightly by TRA. The figures used here are based on TRA 15-002 but are similar for other TRAs.

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TRANSMITTAL LETTER

Chart 2. Distribution of Property Tax Dollars



The Contra Costa Association of Realtors June 2022 Local Market update indicates that the median sales price for single-family detached home in Moraga increased 23.4%, from \$1,825,000 in June 2021 to \$2,251,355 in June 2022. The median sales price for attached townhouse-condo in Moraga increased 23.2%, from \$755,000 from June 2021 to \$930,000 in June 2022. Overall, this robust increase is a sign of a strong real estate market in FY 2021-22.

Sales Taxes

Sales tax revenue is the second largest revenue source for the Town. As a direct result of the November 2012 passage of a one-cent local add-on sales tax increase (i.e., Measure K), sales tax proceeds have increased significantly as a percentage of total revenue for the Town.

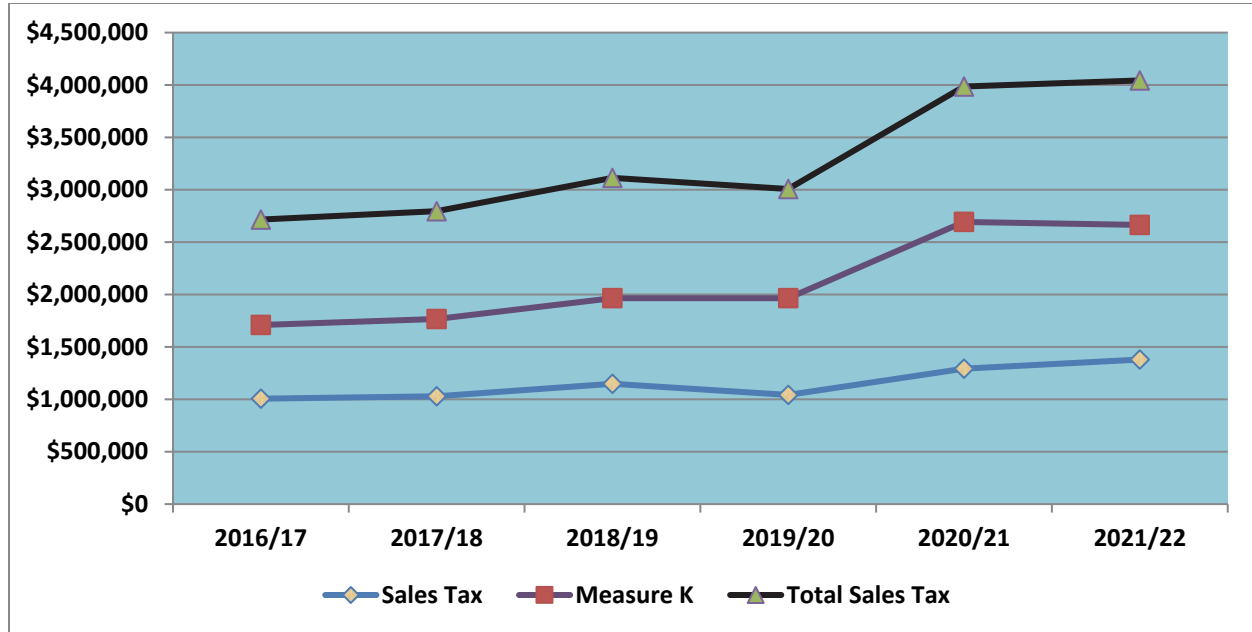
Since the 2008 great recession, sales tax has recovered and remained relatively stable with a steady increase. According to quarterly sales tax analyses conducted on behalf of the Town by Avenu Insights & Analytics, the five-year outlook for sales tax is stable and after an initial slight dip, it trends somewhat positively in future years with projected annual changes of between 3 to 4 percent.

On November 6, 2012, the Town passed Measure K, a locally controlled one-cent local transaction and use (add-on sales) with 70.5 percent voting in favor of the tax. This general sales tax will sunset on March 31, 2033. The tax was initially expected to increase sales tax revenues by at least one million dollars annually, but revenue receipts exceeded expectations due to the different methodology in tax collection. Namely, the 1 percent local sales tax applies to vehicle sales and internet sales which for the Town of Moraga are relatively significant. This year Moraga's general sales tax receipts totaled \$1.4 million, while the local sales tax receipts totaled just over \$2.7 million. Avenu Insights & Analytics' projections for Measure K revenue indicate a positive trend, with projected annual changes of between three to four percent over the next five years.

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TRANSMITTAL LETTER

Chart 3. Historical Sales Tax Revenues²



The Measure K sales tax measure was approved for general purposes and although the Town can use the funds for a variety of purposes, the Town Council has historically used the funds for the Town's most critical infrastructure needs, specifically repair of streets and storm drains.

Long-Term Financial Planning

Long-term financial planning is an integral part of the Town's fiscal management. Each of the Town's operating funds, including the General Fund, maintains a long-term financial model. This financial model takes a strategic approach to ensure long term financial health including a comprehensive analysis of the local, state and federal economic conditions, short and long-term revenue and expense trends as well as the challenges such as funding infrastructure needs and long-term pension liabilities. Long-term financial planning is a tool that allows policymakers an opportunity to prioritize funding needs over time. It sets the tone for the annual budget process and is one of the many tools and reports that Council uses for financial planning.

² Excludes Public Safety Sales Tax (Proposition 172), a half-cent sales tax from the State of California provided to local governments to offset decreased funding due to State property tax shifts.

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The Town engages in a number of activities focused on long-term financial planning including: *Five Year Financial Plan*. As part of the annual budget, the Council reviews and approves a Five-Year Financial Plan that, overall, serves as a strategic tool to better manage the Town's limited financial resources. FY 2012-13 marked the first year of the plan, which includes the annual budget and a rolling expectation of future revenue and expenditures over the next five years.

Each year the five-year financial plan is updated as part of the budget process. The plan has multiple components including:

- (1) Five-Year Financial Plan that projects the Town's general fund revenues and expenditures five years into the future considering various economic factors including the economic impact of the current pandemic. The projections are based on historical trends and current information about future revenue sources, expenditures and unfunded needs;
- (2) Five-Year Capital Improvement Program;
- (3) Annual operating budget; and
- (4) Town's financial management policies.

General Purpose Fund Reserve. The Town of Moraga is committed to maintaining adequate reserves for its General Fund as a matter of fiscal prudence and sound financial management. In 2015, the Town adopted a General Fund Reserve policy of 50 percent that requires any year end surplus be transferred to the Asset Replacement Fund.

Containment of Operating Costs. While personnel expenditures constitute the largest, single expenditure line-item in the financial plan, staffing levels are very lean relative to the needs of the Town and when compared to other jurisdictions. The Town's personnel costs constituted approximately 66 percent of the Town's General Fund expenses. The Town has also kept personnel expenditures at prudent levels, including maintaining low retirement system plans offered by CalPERS for both miscellaneous and sworn employees, with employees contributing an additional 4 percent of the required employer contribution rate; and providing high deductible medical plans. And unlike many other municipalities, the Town also does not provide other post-retirement health benefits to its employees.

Infrastructure Rehabilitation and Maintenance. Measure K, the Local Add-On Sales Tax, has been invested in the Town's Pavement Management Program, along with Gas Tax revenue and Garbage Franchise Fees which has enabled the Town to improve the overall condition of streets from a Pavement Condition Index (PCI). Inadequate resources for other infrastructure investment over many years resulted in the deferred maintenance of the Town's capital assets and storm drain system. Over the past three years, the Town has annually invested in the asset replacement program. The Town has also made significant investment in the public storm drain system, partially due to the receipt of American Rescue Plan Act funds.

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TRANSMITTAL LETTER

Town Mission, Council and Community FY 2023 Goals and Priorities

Town Mission

- Providing a safe environment.
- Preserving our natural landscape.
- Creating a greater sense of community.
- Supporting quality education, traffic congestion relief, and leisure opportunities within Lamorinda.
- Honoring our tradition of minimal service government.

Moraga Town Council and Community Fiscal Year 2023 Goals and Priorities

“For the Community, With the Community”

- Efficiently sustain core operations and services of the Town, maintain fiscal discipline, and continue to position the Town for long-term fiscal sustainability and operational efficiency.
- Continue updating, consistent with retaining the Town’s semi-rural character, the Moraga General Plan and the 6th Cycle Housing Element to satisfy the Regional Housing Needs Allocation (RHNA). Implement corresponding rezoning (including the Bollinger Canyon Special Study Area), objective standards, and revisions to the Planned Development Process.
- Complete work on the permanent Canyon Road Bridge and secure remaining reimbursements.
- Complete the 2022 construction phase and the 2023 design of the “Worst First” Pavement Reconstruction Projects.
- Continue implementation of the Storm Drain System Operations and Maintenance Program and undertake needed storm drain capital improvement projects.
- Allocate the Moraga ARPA grant funding to the highest priority needs and implement corresponding plans.
- Maintain and improve public safety for all with high-quality police and emergency response services and continue coordination with Moraga-Orinda Fire District (MOFD) on fire safety, evacuation, and emergency preparedness and with the Moraga schools on student well-being.
- Enhance the Town’s parks, open space, and facilities for the benefit of the public.

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TRANSMITTAL LETTER

- With public input, develop and initiate a process for identifying and prioritizing uses for unrestricted and unassigned Palos Colorados funds, including, among other things, consideration of a Town-wide recreation and open space plan.
- Keep focus on traffic, congestion, and pedestrian safety, particularly around our schools, crosswalks and through routes.
- Improve the Town's communications with, and outreach to, the public using innovative approaches that are inclusive of all segments of the community and encourage public input and feedback.
- Lessen the Town's impact on the environment by continuing to implement sustainability initiatives and viable strategies in Moraga's Climate Action Plan.
- Contribute further to the community effort to improve diversity and inclusion throughout the Town, including but not limited to continuing to sponsor United Against Hate week.
- Work collaboratively with the community, including the Chamber, to improve Moraga's business climate.
- Participate in a Moraga community service day working with community groups.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Moraga for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2021. The Town first received a GFOA award for the fiscal year ended June 30, 2013. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy generally accepted accounting principles, applicable legal requirements, and standards established by GFOA.

A Certificate of Achievement is valid for a period of one year only. Town staff believes that the current Annual Comprehensive Financial Report (ACFR) continues to meet the Certificate of Achievement Program requirements and will again submit its ACFR to the GFOA to determine eligibility for another certificate.

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Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

TRANSMITTAL LETTER

Acknowledgements

The preparation of this Annual Comprehensive Financial Report was made possible by the year-round and dedicated efforts of the Administrative Services Department staff, working in conjunction with Maze & Associates, the Town's independent auditors. Special thanks are extended to the Audit and Finance Committee for their contributions to this report. Finally, we would like to thank the Town Council for their continued support in planning and conducting the financial operations of the Town in a responsible and prudent manner.

Respectfully submitted,



Cynthia Battenberg
Town Manager



Annie To
Administrative Services Director



**LIST OF OFFICIALS, ADVISORY COMMITTEE,
AND ADMINISTRATION**

TOWN COUNCIL

Steve Woehleke, Mayor
Renata Sos, Vice Mayor
Teresa Onoda, Councilmember
Mike McCluer, Councilmember
Sona Makker, Councilmember

AUDIT AND FINANCE COMMITTEE

Bob Kennedy, Town Treasurer/Chair
Stephen Huxley, Committee Member
Renata Sos, Vice Mayor
Mike McCluer, Councilmember

TOWN MANAGER

Cynthia Battenberg

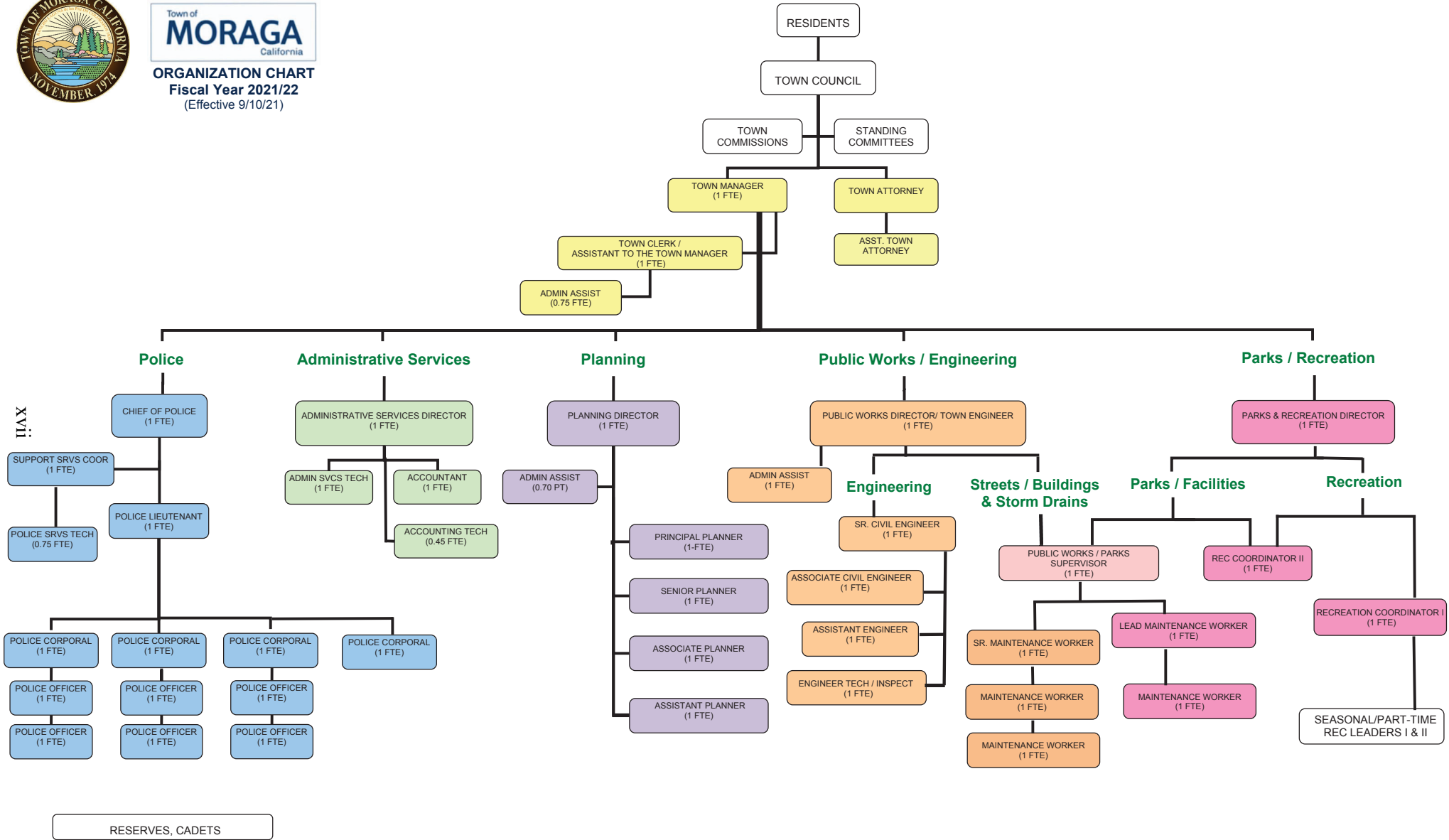
DEPARTMENT DIRECTORS

Annie To, Administrative Services Director
Afshan Hamid, Planning Director
Jon King, Chief of Police
Shawn Knapp, Public Works Director/Town Engineer
Marty McInturf, Town Clerk
Breyana Brandt, Parks and Recreation Director



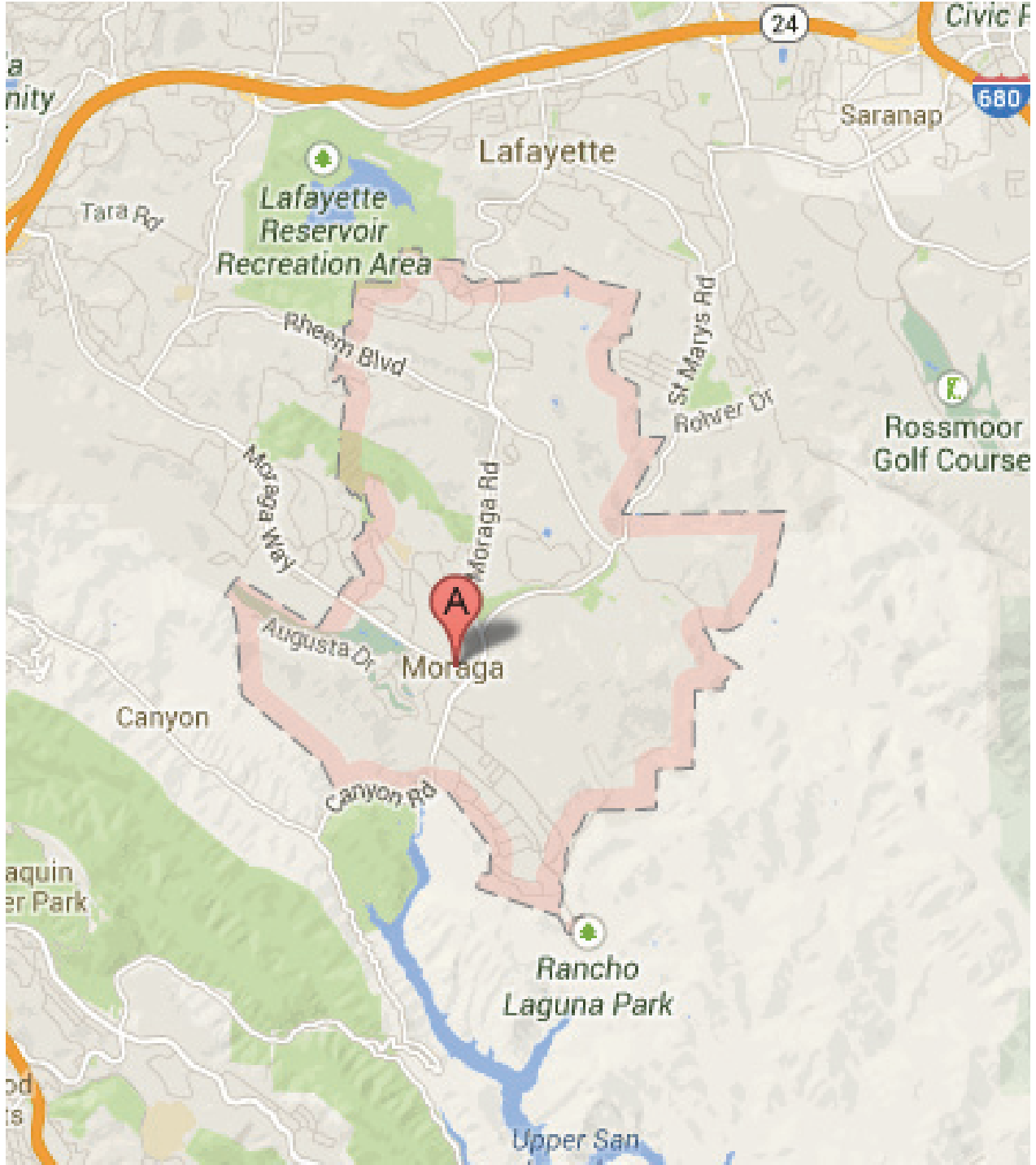
Town of
MORAGA
California

ORGANIZATION CHART
Fiscal Year 2021/22
(Effective 9/10/21)



Town of Moraga
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

LOCATION MAP





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Town of Moraga
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morill

Executive Director/CEO

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Members of the Town Council of the
Town of Moraga, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Moraga, California, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the Table of Contents.

In our opinion, the 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 Town as of June 30, 2022, and the respective changes in financial position and, the respective budgetary comparisons listed in the Table of Contents as part of the basic financial statements 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirement 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.

Responsibilities of Management's for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the 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 Town'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 opinion. 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 generally accepted auditing standards 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, individually or in the aggregate, they could reasonably be expected to influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards 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 Town'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 Town'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.

Emphasis of Matter – Change in Accounting Principles

Management adopted the provisions of the following Governmental Accounting Standards Board Statement No. 87 - *Leases*, which became effective during the year ended June 30, 2022 and had material effects on the financial statements as discussed in Notes 1O and 7 to the financial statements.

The emphasis of these matters does not constitute a modification to our opinions.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and other required supplementary information as listed in the Table of Contents 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 auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The accompanying Supplementary Information, as listed in the Table of Contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. 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 auditing standards generally accepted in the United States of America. In our opinion, the Supplemental Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Introductory Section and Statistical Section listed in the Table of Contents, 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 November 17, 2022, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Maze & Associates". The script is cursive and fluid, with the "M" and "A" being particularly large and stylized.

Pleasant Hill, California
November 17, 2022

TOWN OF MORAGA
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

MANAGEMENT DISCUSSION AND ANALYSIS

INTRODUCTION

Town of Moraga (“Town”) management offers readers this overview of the Town’s financial performance for the fiscal year ended June 30, 2022. The accuracy of the data presented and the completeness and fairness of the presentation, including all disclosures in this report, are the responsibility of the Town. In accordance with *Governmental Accounting Standards Board (GASB) Statement No. 34, Basic Financial Statements—and Management’s Discussion and Analysis—for State and Local Governments*, this Management’s Discussion and Analysis are designed to:

- Highlight information readers may need to assess the Town’s financial position,
- Make comparisons of current year to prior year financial activity,
- Explain any significant deviation in funds and budget variances,
- Describe capital asset and long-term debt activity during the year, and
- Describe currently known facts, decisions, or conditions that are expected to have a significant effect on financial position and the Town’s ability to address future challenges.

The Town adopts an annual budget that serves as the financial plan for the year. The budget is a planning tool and is based on projected expenditures and revenues, cash flow and available cash resources for that year. The Town’s financial statements serve the purpose of reporting all revenues and all costs of providing services each year, not just those received or paid in the current year. In addition, the financial statements report current and long-term assets and liabilities.

FINANCIAL HIGHLIGHTS

The financial statements present information on the financial health of the Town. Highlights for the year ended June 30, 2022 are noted as follows:

1. The Town’s assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources at the close of Fiscal Year (FY) 2022 with a Total Net Position of \$78.17 million (*Statement of Net Position*, page 20). Of this amount, \$3.82 million represents Unrestricted Net Position, which may be used to meet the government’s ongoing obligations to citizens and creditors.
2. As of the close of the current fiscal year, the Town’s Governmental Funds reported a combined ending fund balance of \$19.15 million (*Governmental Funds - Balance Sheet*, pages 24-25), consisting of the following components:

Non-spendable	\$23,424
Restricted	5,246,281
Committed	5,582,844
Assigned	2,160,861
Unassigned (Reserve)	6,135,614
Total Fund Balance at June 30, 2022	\$19,149,024

3. The Town’s General Fund has a combined Total Fund Balance of \$10.68 million (General Fund Combining Balance Sheets, page 78), of which \$6.16 million is General Purpose and \$4.51 million is Developer Fees. The \$4.51 million fund balance includes Developer Fees (One-Time Developer Fees-Palos Colorados Fund) and the American Rescue Plan Act (ARPA). The Palos Colorados fund was established through a settlement agreement and classified as committed based on and subject to Town Council action on its use (General Fund Combining Balance Sheets, page 78).

TOWN OF MORAGA
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

MANAGEMENT DISCUSSION AND ANALYSIS

OVERVIEW OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT

This Annual Comprehensive Financial Report consists of the following parts:

- Introductory section, which includes the Transmittal Letter and general information,
- Management's Discussion and Analysis,
- Basic Financial Statements, including the Government-wide and the Fund Financial Statements, along with the Notes to these financial statements,
- Supplementary Information including Schedules of Changes in the Net Pension Liability and Schedule of Contributions, and
- Statistical information and other schedules.

Basic Financial Statements

The Basic Financial Statements are comprised of three components: (1) Government-wide Financial Statements, (2) Fund Financial Statements, and (3) Notes to the Financial Statements.

Government-Wide Financial Statements

The *Statement of Net Position* and the *Statement of Activities* report information about the Town's finances as a whole. These statements report consolidated financial information on the Town's *primary activities*, which include police, public works, parks and recreation, planning and general administration. While some of these activities are supported in part by charges for services and grants, the majority are financed by property taxes, sales taxes, franchise fees, and other governmental taxes and assessments such as the State Gas Tax, State Public Safety Sales Tax, and County-wide National Pollutant Discharge Elimination System (NPDES) Assessment.

These statements report all assets, liabilities, and deferred inflows/outflows of resources using the full accrual basis of accounting similar to the accounting model used by private sector firms. Under this accounting model, all assets and all liabilities, including revenues and expenses for providing services, are recognized within the reporting period or soon after (60 days).

The *Statement of Net Position* – the difference between assets and liabilities – is one way to measure the Town's financial health. Over time, increases or decreases in the Town's net position is one indicator of whether its financial health is improving or declining. However, other non-financial factors must also be considered, such as changes in the Town's property tax base, sales tax, and condition of the Town's physical assets, including roads, facilities, and other infrastructure.

Financial Analysis of Government-Wide Financial Statements

This section focuses on the Town's net position and changes in net position of its governmental activities for the fiscal year ending June 30, 2022. As noted earlier, the Town's total assets and deferred outflows of resources exceeded total liabilities and deferred inflows of resources by \$78.17 million. This compares to a net position of \$70.54 million in the prior year ended June 30, 2021, an increase of 10.81 percent or \$7.63 million. This increase is attributed to noncurrent assets and primarily due to receipts of reimbursements from previous year's capital projects.

TOWN OF MORAGA
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

MANAGEMENT DISCUSSION AND ANALYSIS

Statement of Net Position

The detailed *Statement of Net Position* (Basic Financial Statements, page 20) is a snapshot of the Town's financial position at the end of the Fiscal Year (FY) 2021-22. The following table provides a summary of the Town's net position at June 30, 2022, compared to the prior year.

Table 1. Statement of Net Position as of June 30, 2021 and 2022

	FY 2020-21	FY 2021-22	% Change
Assets			
Current Assets	\$17,016,142	\$21,976,932	29.15%
Noncurrent Assets	68,671,291	75,850,298	10.45%
Total Assets	85,687,433	97,827,230	14.17%
Deferred Outflow of Resources			
Related to Pensions	2,004,987	1,378,303	-31.26%
Total Deferred Outflow	2,004,987	1,378,303	-31.26%
Liabilities			
Current Liabilities	2,862,993	2,701,222	-5.65%
Noncurrent Liabilities	13,265,384	9,857,602	-25.69%
Total Liabilities	16,128,377	12,558,824	-22.13%
Deferred Inflow of Resources			
Related to Leases	-	4,128,259	
Related to Pensions	1,016,517	4,343,466	327.29%
Total Deferred Inflow	1,016,517	8,471,725	733.41%
Net Position			
Invested in Capital	63,165,320	66,515,433	5.30%
Restricted	6,123,811	7,830,789	27.87%
Unrestricted	1,258,395	3,828,762	204.26%
Total Net Position	70,547,526	\$78,174,984	10.81%

Pension reporting changes required by GASB No. 68 & 71 were first implemented in FY 2014-15. As of June 30, 2022, the portion of Noncurrent Liabilities related to pensions is \$4.77 million compared to \$7.79 million as of June 30, 2021.

Of the Town's Total Net Position, 85.09 percent or \$66.52 million is invested in capital assets (e.g., land, buildings, machinery, and equipment) and is reported net of related debt. Since these capital assets are used to provide services to the community, they may not be readily used to liquidate liabilities. An additional 10.02 percent or \$7.83 million of the net position is restricted for capital projects, debt service and special revenue projects, and 4.90 percent or \$3.83 million of the Town's net position is unrestricted.

At the end of the current fiscal year, the Town reported a positive and improved overall financial position.

TOWN OF MORAGA
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

MANAGEMENT DISCUSSION AND ANALYSIS

Statement of Activities

The detailed *Statement of Activities* (Basic Financial Statements, page 21) presents the Town's revenue and incurred expenses for the year ended June 30, 2022. All financial activities of the Town are recorded here, including operational costs, capital project costs, depreciation, and accrued liabilities such as vacation, administrative leave, and comp time.

The *Statement of Activities* demonstrates how much each activity is funded through special revenues and assessments, fees, and grants. It illustrates the relative expense supported by the Town's general discretionary revenues (i.e., property taxes, sales tax, and franchise fees). The following table is information from the *Statement of Activities* presented in an alternative format and comparing the Town's activities at the end of FY 2021-22 with that of prior year.

Table 2. Statement of Activities as of June 30, 2021 and 2022

Program Revenues:	FY 2020-21	FY 2021-22	% Change
Charges for Services	\$1,920,428	\$2,184,754	13.8%
Operating Grants and Contributions	1,942,601	2,066,595	6.4%
Capital Grants and Contributions	2,740,338	6,033,911	120.2%
Total Program Revenues	6,603,367	10,285,260	55.8%
General Revenues:			
Property Taxes	5,588,458	5,827,476	4.3%
Sales Taxes	3,677,440	4,043,356	10.0%
Franchise Fees	834,981	871,755	4.4%
Interest	138,986	192,697	38.6%
Other			
Total General Revenues	10,239,865	10,935,284	6.8%
Total Revenues	16,843,232	21,220,544	26.0%
Program Expenses:			
General Administration	2,825,163	3,030,241	7.3%
Planning	688,562	777,618	12.9%
Public Safety	3,229,627	3,830,814	18.6%
Public Works	3,198,868	3,957,682	23.7%
Parks and Recreation	1,527,039	1,754,878	14.9%
Interest on Long Term Debt	292,572	241,853	-17.3%
Total Expenses	11,761,831	13,593,086	15.6%
Change in Net Position	5,081,401	7,627,458	50.1%
Net Position, Beginning of the Year	65,466,125	70,547,526	7.8%
Net Position, End of the Year	\$70,547,526	\$78,174,984	10.8%

TOWN OF MORAGA
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

MANAGEMENT DISCUSSION AND ANALYSIS

Revenues

When compared to the previous year, overall total revenues increased by 26.00 percent or \$4.38 million. A significant portion of the increase is in the total program revenues which includes capital grants and contributions. In this fiscal year, the Town received American Rescue Plan Act funds (ARPA). One-time capital grants and grant revenue can fluctuate from year to year depending on the timing of grant funded projects. Increases also occurred in the general revenues specifically Sales Tax and Interest.

Expenditures

Overall expenses as shown in the Statement of Activities increased by 15.57 percent or \$1.83 million. The largest factor contributing to the increase was due to ARPA expenditures, and more projects in Public Works.

Fund Financial Statements

The Fund Financial Statements provide detailed information about the Town's most significant funds, called major funds. The concept of major funds, and the determination of which are major funds, was established by Governmental Accounting Standards Board (GASB) Statement No. 34 and replaced the concept of combining like funds and presenting them in total. Therefore, each major fund is presented individually, with all non-major funds combined in a single column on each fund statement. Subordinate schedules display these non-major funds in more detail. Major funds present the major activities of the Town for the year. The General Fund is always considered a major fund, but other funds may change from year to year, due to the changes in the pattern of the Town's activities.

The Fund Financial Statements, which include Governmental and Fiduciary Funds, display the Town's operations in more detail than the Government-wide Financial Statements and focus primarily on the short-term activities of the Town's General Fund and other major funds.

Financial Analysis of Fund Financial Statements

The *Governmental Funds Balance Sheet* and *Statement of Revenues, Expenditures and Changes in Fund Balances* report information about the Town's finances by fund group. The Town's governmental funds are categorized into four major fund groups – General Fund, Capital Projects Fund, Debt Service and Other Governmental Funds. When considering the relative health of the Town's finances, it is useful to look more closely at the fund balances for each group.

TOWN OF MORAGA
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MANAGEMENT DISCUSSION AND ANALYSIS

Governmental Funds

The General Fund group includes the Town's discretionary resources (e.g., property taxes, sales and use taxes, franchise fees) and functions as the general operating fund. The General Fund group includes the General Purpose Fund and One-Time Developer Fee Fund (i.e., Palos Colorados funds) and ARPA.

In addition to General Fund, Town of Moraga recognizes the following funds as Major Funds:

- **Measure K** – established to separately account for the use of the one-cent added local sales tax approved by the voters in 2012 for 20 years.
- **American Rescue Plan Act Fund** – established in FY21-22 to capture all Federal ARPA funding resources and expenditures.
- **Construction in Progress Fund** – established to capture all capital project expenditures and corresponding revenues, except those accounted for in Measure K.
- **Other Capital Projects Fund** - includes Community Facilities/Open Space Fund, Asset Replacement Fund, various grant funds and development impact fee funds.
- **Debt Service Funds** - 2013 Certificates of Participation (Infrastructure Improvements) Fund.
- **Other Governmental Funds** - include the COPS/SLESF (Citizens Option for Public Safety/Supplemental Law Enforcement Services Fund), Gas Tax, Measure J, Park Dedication, Lighting Assessment District, Traffic Safety, NPDES (Clean Water Act – National Pollutant Discharge Elimination System), Asset Forfeiture, Public Safety Sales Tax (Proposition 172), and Street Lighting funds.

Fund Balance

Beginning with the fiscal year ended June 30, 2011, the Town implemented *GASB Statement Number 54, Fund Balance Reporting and Governmental Fund Type Definitions*. GASB 54's intent is to provide more clearly defined fund balance classifications to make the nature and extent of the constraints placed on a government's fund balances more transparent. Town Council adopted Resolution No. 24-2011 on June 22, 2011, adopting the GASB 54 fund balance classification definitions.

GASB 54 places fund balance under five possible classifications: *non-spendable*, *restricted*, *committed*, *assigned*, and *unassigned*. Only the fund balance in the General Fund can be classified as *unassigned* because all other funding sources come with restrictions for use by legislative action at the local, state or federal level.

As shown in the *Balance Sheet* on pages 24-25, as of the fiscal year ended June 30, 2022, the Town's Governmental Fund types included combined ending fund balance of \$19.15 million. Of that total, 27.40 percent or \$5.25 million is classified as restricted (i.e., Certificates of Participation, debt service, grants, or restricted by legislative action at the local, state or federal level), 29.15 percent or \$5.58 million is committed (i.e., constrained by formal action of the Town Council), and 11.28 percent or \$2.16 million is classified as assigned as of June 30, 2022.

The Town's unassigned General Purpose Fund balance is \$6.13 million of the total combined fund balance. This amount represents 64.52 percent of the actual General Fund expenditures of \$9.51 million for the year ended June 30, 2022 in order to maintain a General Purpose Fund balance equal to 50 percent of the General Purpose Fund operating expenditures.

TOWN OF MORAGA
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MANAGEMENT DISCUSSION AND ANALYSIS

The detailed *Statement of Revenues, Expenditures and Changes in Fund Balances* (Basic Financial Statements, pages 28-29) presents changes to fund balances resulting from the FY 2021-22 actual revenue and expenditure activity. A summary of net changes by fund group is shown in the table on the next page.

Table 3. Summary of Net Changes to Fund Balance by Fund Group

Fund Balance	General Fund	Measure K Local Funding	American Rescue Plan Act Fund	Construction in Progress	Other Capital Projects Fund	Debt Service	Other Gov't Funds	Total Gov't Funds
Beginning Fund Balance	\$7,713,729	993,278	-	(\$472,276)	\$2,405,160	\$332,311	\$2,865,338	\$13,837,540
Ending Fund Balance	10,688,449	1,924,476	629,786	1,012,737	2,121,781	332,051	2,439,744	19,149,024
Net Change	\$2,974,720	\$931,198	\$629,786	\$1,485,013	(\$283,379)	(\$260)	(\$425,594)	\$5,311,484

The total fund balance of the Town's General Fund increased by 38.56 percent or \$2.97 million. The increase in fund balance can be attributed in part to an increase in funds received from Developer Fees since the General Fund includes the Developer Fees received from the Palos Colorado developer.

The Measure K Fund was accounted for separately in FY 2020-21 to better track the one-cent added local sales tax. The net change in the fund balance is due to an increase in retail sales less transfer out to capital projects.

The fund balance of the Construction in Progress increased by 314.44 percent or \$1.48 million. The increase in the fund balance was primarily due to timing of grant revenue receipts for various capital projects funded by federal and state grants.

Revenue in the Other Capital Projects Fund and Pavement Management Fund is committed to capital projects over multiple years. Decrease in the Other Capital Projects Fund is mainly due to the use of the funds for various capital projects during the year. The pace of development activity affects the level of development fees. Consequently, this source of funding is subject to considerable variation and dependent upon the progress of development projects. These funds are restricted for future construction and implementation of improvements related to the Town Capital Improvement Program.

The total fund balance of the Debt Service Fund decreased by 0.08 percent or \$260.

The total fund balance of the Other Government Funds decreased by 14.85 percent or \$425k due to use of various funds to fund various capital projects.

General Fund Budgetary Highlights

General Fund actual revenues exceeded the final amended budget by 25.95 percent or \$2.39 million due to the \$2.25 million received in Developer Fees received from the Palos Colorado developer. General Fund actual expenditures were under when compared to the final amended budget by 5.30 percent or \$504k, due primarily to staff vacancies and lower program expenses due to COVID restrictions.

TOWN OF MORAGA
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MANAGEMENT DISCUSSION AND ANALYSIS

STRENGTHS AND RISKS

FY 2021-22 General Fund Reserve, Revenues, and Expenditures

General Purpose Fund Reserve Policy

The General Purpose Fund includes the Town's primary resources for operations. The Town's policy, per Resolution No. 8-2012 adopted on February 8, 2012, is to achieve and maintain a General Purpose Fund balance equal to 50 percent of the General Purpose Fund operating expenditures. At the year ended June 30, 2022, the unassigned fund balance was \$6.13 million which represents 64.52 percent of the actual General Fund expenditures of \$9.51 million (*Statement of Revenues, Expenditures and Changes in Fund Balances*, pages 28-29). This change is the result of higher revenues and lower than anticipated expenses.

FY 2021-22 General Fund Revenue

The Town's general operations depend heavily on property taxes, sales taxes, and franchise fees.

Property Taxes

Historically, property tax revenues remain stable with a slight increase annually. The table below provides a three-year history of the Town's property tax revenue receipts from the *Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual*. Property tax revenues include ad valorem, homeowner's property tax relief, and real property transfer taxes. For FY 2021-22, the 3.05 percent increase is attributed to an increase in property assessed valuations and real estate transfer taxes that are dependent upon real estate sales activity.

Table 4. History of Property Tax Revenues

	FY 2019-20	FY 2020-21	% Change FY19-20 to FY20-21	FY 2021-22	% Change FY20-21 to FY21-22
Property Tax	\$4,533,608	\$5,012,329	10.56%	\$5,165,367	3.05%

Sales Taxes

Sales taxes are the second largest revenue source for the Town. The Town receives two types of sales taxes: Bradley-Burns Uniform Local Sales and Use Tax, and a Local Transactions and Use Tax (add-on or locally controlled Measure K). The Bradley-Burns Uniform Local Sales and Use Tax is generated from the sales transactions located within the Town, and also includes a portion of sales from the County pool, and sales tax in-lieu. The Town's sales and use tax revenues have experienced modest changes during economic downturns and overall have remained relatively stable with a steady increase.

TOWN OF MORAGA
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MANAGEMENT DISCUSSION AND ANALYSIS

The Town's additional one-cent local transactions and use (add-on sales) tax, locally controlled Measure K, was approved by voters on November 6, 2012 with a 70.5 percent approval rate. This general sales tax became effective on April 1, 2013 and will sunset on March 31, 2033. The Measure K sales tax measure was approved for general purposes, permitting the Town to use the revenue for a variety of objectives. However, the Town Council approved Resolution No. 98-2015 which dedicated this locally controlled funding source to specifically address streets, storm drains, and related infrastructure repairs and maintenance.

To complete the initial needed repairs, the Town Council issued 2013 Certificates of Participation for Infrastructure Improvements, leveraging a portion of the additional sales tax revenue for an intensive road rehabilitation program. FY 2021-22 experienced the eighth year of Measure K sales tax revenue with receipts reaching \$2.66 million, a 9.16 percent increase from the prior year.

Table 5. History of Sales Tax Revenues

	FY 2019-20	FY 2020-21	% Change FY19-20 to FY20-21	FY 2021-22	% Change FY20-21 to FY21-22
Sales and Use Tax	\$1,042,050	\$1,153,003	10.65%	\$1,285,130	11.46%
1% Local Add-On Measure K	1,998,721	2,440,328	22.09%	2,663,964	9.16%
Total Sales Tax Revenue	\$3,040,771	\$3,593,331	18.17%	\$3,949,094	9.90%

Franchise Fees

Franchise fees include those from RecycleSmart, Pacific Gas & Electric (PG&E) and Comcast Cable. In FY 2020-21, the Garbage Vehicle Impact Fee that is restricted for repair and maintenance of local streets and roads is now accounted for separately in Fund 212.

Table 6. History of Franchise Fee Revenues

	FY 2019-20	FY 2020-21	% Change FY19-20 to FY20-21	FY 2021-22	% Change FY20-21 to FY21-22
CCCSWA	\$341,134	\$349,751	2.53%	\$359,514	2.79%
PG&E	195,518	204,551	4.62%	215,833	5.52%
Comcast	296,788	280,679	-5.43%	296,408	5.60%
Total Franchise Fee Revenue	\$1,521,963	\$834,981	-45.14%	\$871,755	4.40%

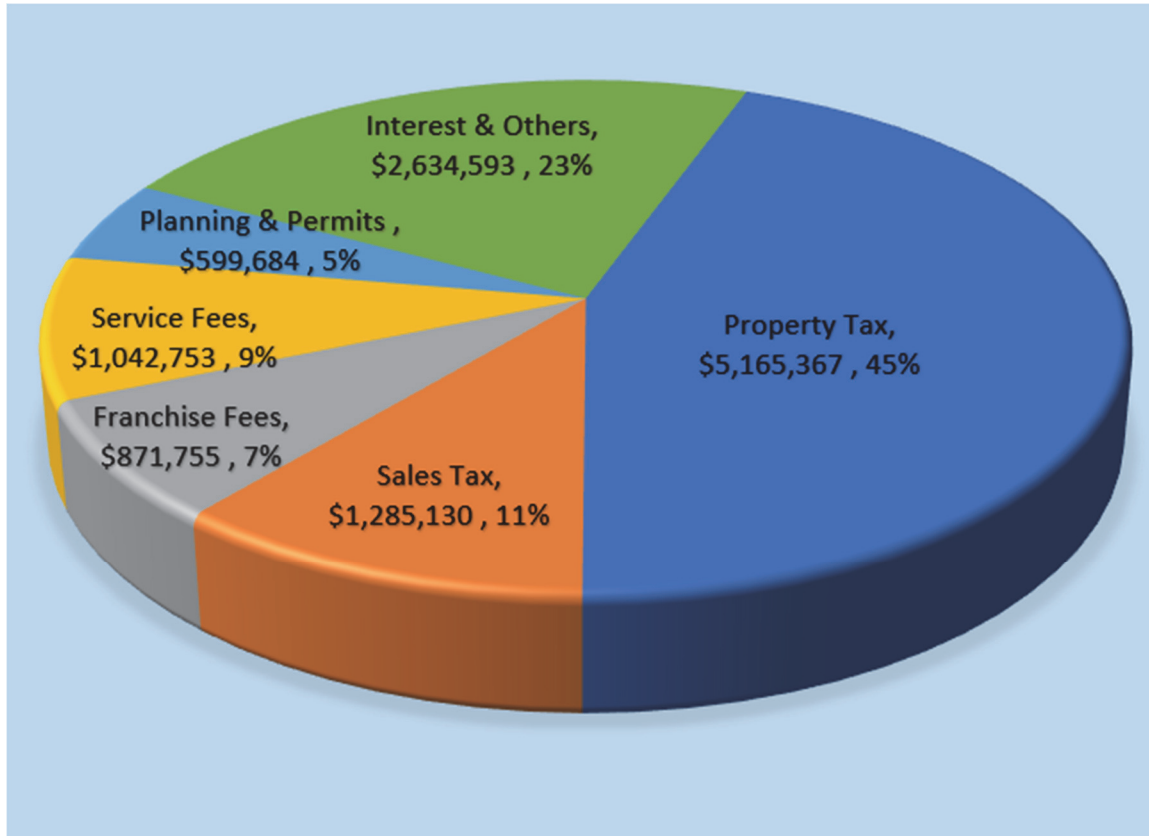
Other revenues used to support general operations based upon their respective restrictions include gas tax, NPDES (Clean Water Act - National Pollutant Discharge Elimination System) revenues, and Lighting Assessment District.

TOWN OF MORAGA
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MANAGEMENT DISCUSSION AND ANALYSIS

Specific to the General Fund, the following chart illustrates the major revenues sources (using figures from the *Statement of Revenues, Expenditures and Changes in Fund Balances* on pages 28-29).

Chart 1. FY 2021-22 General Fund Revenues (Total \$11,599,282)



The Town proactively addresses issues that it has some measure of control over; however, external factors exist over which the Town has little or no control. While the Town relies heavily on property tax for ongoing operations, it receives a much lower portion of property tax as compared to other communities. Most homeowners may know that Proposition 13, passed by California voters in 1978, fixed the property tax rate at 1.00 percent of the assessed value of a home, plus any assessment bond approved by popular vote. Proposition 13 also froze how the property tax dollars are distributed among all the benefactors including the Town government, Moraga-Orinda Fire District, schools, Central Contra Costa Solid Waste Authority, East Bay Municipal Utility District, East Bay Regional Park District, BART and Contra Costa County. The distribution of property tax dollars set under Prop. 13 was based on what existed in 1976. At that time, the Town was a young "minimal government," which meant that the Town government was not spending, or receiving, a lot of tax dollars. Based on these conditions the Town's proportion of the property tax was set at 5.29 percent.

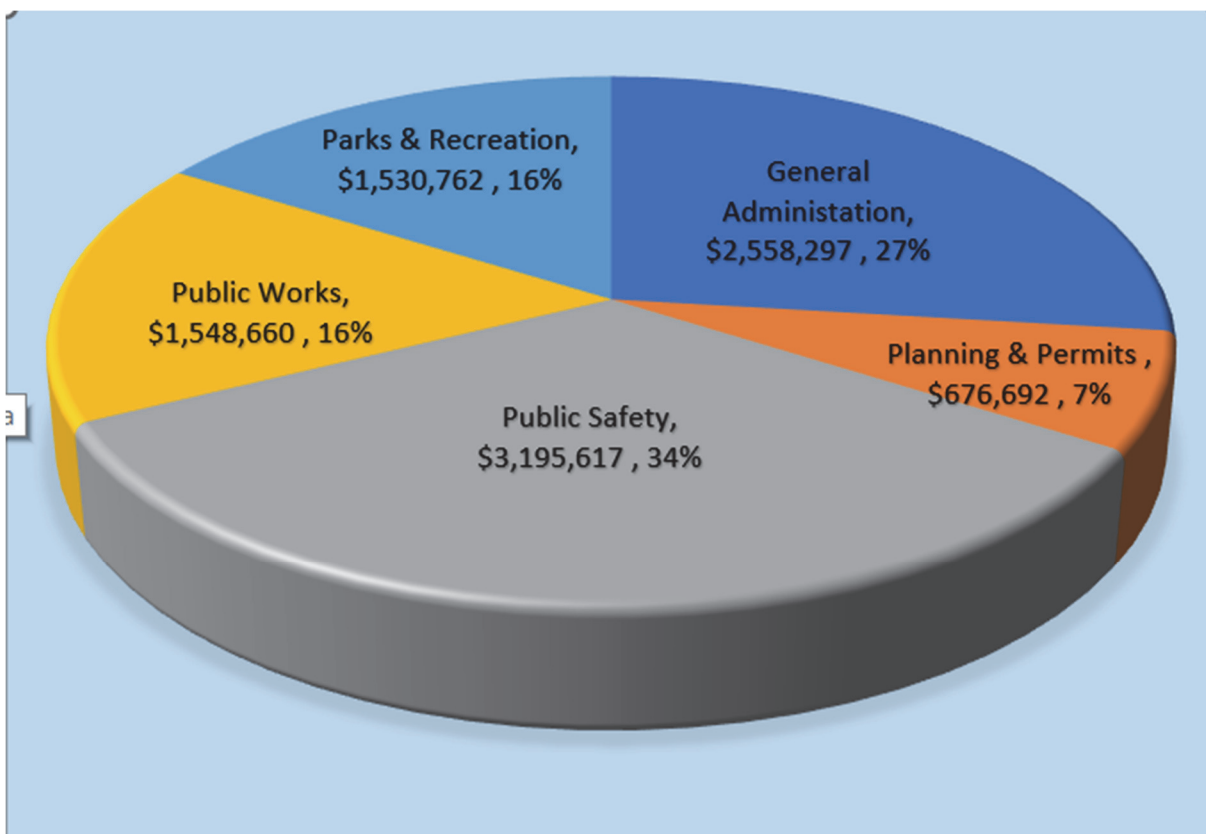
TOWN OF MORAGA
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MANAGEMENT DISCUSSION AND ANALYSIS

FY 2021-22 General Fund Expenditures

The Town strives to keep its operating expenses low. The following chart illustrates the relative distribution of the Town's General Fund expenditures (using figures from the *Statement of Revenues, Expenditures, and Changes in Fund Balances* on pages 28-29). Expenditures under General Administration include the Town Council, Town Manager, Town Clerk, and Administrative Services departments. General Administration also includes the Town's contracted services for legal and information technology.

Chart 2. FY 2021-22 General Fund Expenditures (\$9,510,028)



Additionally, the Town contracts with Contra Costa County for a variety of services including animal control services, police dispatch, forensics, jail and booking services, Cal-ID, and ARIES maintenance. These contracted services are part of the Police Department expenditures. Expenditures for signal and streetlight maintenance services provided by the Contra Costa County are part of the Public Works Department.

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MANAGEMENT DISCUSSION AND ANALYSIS

The following table shows the historical costs of services provided by Contra Costa County.

Table 7. Cost of Services Provided by Contra Costa County

Service Type	FY 2019-20	FY 2020-21	% Change FY19-20 to FY20-21	FY 2021-22	% Change FY20-21 to FY21-22
Animal Services	\$108,487	\$110,859	2.2%	\$115,063	3.8%
Police Dispatch	178,446	172,511	-3.3%	168,870	-2.1%
Cal-ID	18,881	19,840	5.1%	21,608	8.9%
ARIES Maintenance (computer system)	8,770	8,770	0.0%	8,770	0.0%
Forensic Services	14,950	11,481	-23.2%	18,341	59.7%
Traffic Signal Maintenance	41,787	45,168	8.1%	39,199	-13.2%
Total Expenditures	\$371,321	\$368,629	-0.7%	\$371,851	0.9%

Capital Assets

The Town had a total capital outlay of \$5.46 million in the Governmental Funds (Statements of Revenues, Expenditures, and Changes in Fund Balances, pages 28-29).

Major capital projects during FY 2021-22 included the following:

Project Name	Project Number	Amount
Canyon Road Bridge Replacement	CIP 14-101	\$3,648,176
2021 Rubberized Cape Seal	CIP 21-401	\$369,937
Moraga Way-Canyon/Camino Pablo	CIP 18-101	\$273,614
Pavement Reconstruction	CIP 22-401	\$223,593
Implementing the 6th Cycle RHNA	CIP 20-501	\$187,147
Laguna Creek Restoration	CIP 16-201	\$120,128
Hacienda ADA Access	CIP 19-104	\$110,741
2020 Pavement Overlay	CIP 20-402	\$74,128
Rheem Blvd/St. Mary's Roundabout	CIP 14-604	\$46,396
Commons Park Irrigation	CIP 21-108	\$42,200
Commons Park Irrigation	CIP 20-302	\$34,070

The Town's investment in capital assets as of June 30, 2022 totaled \$71.66 million as compared to \$68.67 million in FY 2020-21 (Basic Financial Statements, Note 5, page 52). This investment in capital assets includes land, buildings and improvements, roadways, storm drains, parks and recreation, and equipment and furniture.

There was a retirement of assets in FY 2021-22 (three police vehicles).

TOWN OF MORAGA
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

MANAGEMENT DISCUSSION AND ANALYSIS

Long-Term Debt

The Town's debt totals \$5.14 million as of June 30, 2022, compared to \$5.50 million in the prior year (Basic Financial Statements, Note 6, page 53). The debt is attributed to \$7.72 million Certificates of Participation issued in 2013 for Infrastructure Improvements, including streets and related infrastructure.

Table 8. Long Term Debt

Governmental Activities	Original Issue	Balance June 30, 2021	Retirements	Balance June 30, 2022	Current Portion
2013 Certificate of Participation	7,720,000	5,350,000	345,000	5,005,000	355,000
Add: Unamortized Bond Premium	259,947	155,971	12,997	142,974	
Total Debt	\$7,979,947	\$5,505,971	\$357,997	\$5,147,974	\$355,000

Notes to the Financial Statements

The notes provide additional information that is necessary to acquire 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 39-67 of this report.

TOWN OF MORAGA
Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022

MANAGEMENT DISCUSSION AND ANALYSIS

REQUEST FOR INFORMATION

In this Management's Discussion and Analysis, we have attempted to provide the reader with a narrative overview and analysis of the Town's financial statements for the fiscal year ended June 30, 2022. Readers are encouraged to examine the Basic Financial Statements, Notes and Supplemental Information contained in this report for additional detail.

Questions concerning any information provided in this report or requests for additional financial information should be directed to:

Town of Moraga
Administrative Services Director
Administrative Services Department
329 Rheem Boulevard
Moraga, CA 94566

<p style="text-align: center;">TOWN OF MORAGA Basic Financial Statements For the Year Ended June 30, 2022</p>
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GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Statement of Net Position and the Statement of Activities summarize the entire Town's financial activities and financial position. They are prepared on the same basis as is used by most businesses, which means they include all the Town's assets and all its liabilities, as well as all its revenues and expenses. This is known as the full accrual basis - the effect of all the Town's transactions is taken into account, regardless of whether or when cash changes hands, but all material internal transactions between Town funds have been eliminated.

The Statement of Net Position reports the difference between the Town's total assets and the Town's total liabilities, including all the Town's capital assets and all its long-term debt. The Statement of Net Position presents information in a way that focuses the reader on the composition of the Town's net position, by subtracting total liabilities from total assets.

The Statement of Net Position summarizes the financial position of all of the Town's Governmental Activities in a single column.

The Town's Governmental Activities include the activities of its General Fund, along with all its Special Revenue and Capital Projects Funds.

The Statement of Activities reports increases and decreases in the Town's net position. It is also prepared on the full accrual basis, which means it includes all the Town's revenues and all its expenses, regardless of when cash changes hands. This differs from the "modified accrual" basis used in the Fund financial statements, which reflect only current assets, current liabilities, available revenues and measurable expenditures.

The Statement of Activities presents the Town's expenses first, listed by program. Program revenues—that is, revenues which are generated directly by these programs—are then deducted from program expenses to arrive at the net expense of each governmental program. The Town's general revenues are then listed in the Governmental Activities and the Change in Net Position is computed and reconciled with the Statement of Net Position.

TOWN OF MORAGA
STATEMENT OF NET POSITION
JUNE 30, 2022

	Governmental Activities
ASSETS	
Current assets:	
Cash and investments (Note 3)	\$18,414,002
Restricted cash and investments (Note 3)	1,588,178
Accounts receivable	1,951,328
Prepays	23,424
Total current assets	<u>21,976,932</u>
Noncurrent assets:	
Leases receivable (Note 7)	4,186,891
Capital assets (Note 5)	
Capital assets, not being depreciated	22,228,770
Capital assets, being depreciated, net of accumulated depreciation	<u>49,434,637</u>
Total capital assets, net	<u>71,663,407</u>
Total noncurrent assets	<u>75,850,298</u>
Total Assets	<u>97,827,230</u>
DEFERRED OUTFLOWS OF RESOURCES	
Related to pensions (Note 8)	<u>1,378,303</u>
LIABILITIES	
Current liabilities:	
Accounts payable and accrued liabilities	1,025,775
Deposits payable	1,231,050
Unearned revenue	15,850
Accrued compensated absences - due within one year (Note 1G)	73,547
Certificates of participation - due within one year (Note 6)	<u>355,000</u>
Total current liabilities	<u>2,701,222</u>
Noncurrent liabilities:	
Accrued compensated absences - due in more than one year (Note 1G)	294,189
Certificates of participation - due in more than one year (Note 6)	4,792,974
Net pension liability (Note 8)	<u>4,770,439</u>
Total noncurrent liabilities	<u>9,857,602</u>
Total Liabilities	<u>12,558,824</u>
DEFERRED INFLOWS OF RESOURCES	
Related to leases (Note 7)	4,128,259
Related to pensions (Note 8)	<u>4,343,466</u>
Total Deferred Inflows of Resources	<u>8,471,725</u>
NET POSITION (Note 9)	
Net investment in capital assets	<u>66,515,433</u>
Restricted for:	
Capital projects	3,702,954
Debt services	
Special revenue projects:	
Streets and roads	3,709,002
Public safety	129,038
Other projects	289,795
Unrestricted	<u>3,828,762</u>
Total Net Position	<u>\$78,174,984</u>

See accompanying notes to financial statements

TOWN OF MORAGA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2022

Functions/Programs	Expenses	Program Revenues			Net Revenue (Expense) and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities:					
General administration	\$3,030,241	\$482,986	\$854,306		(\$1,692,949)
Planning	777,618	600,562	449,493		272,437
Public safety	3,830,814	70,127	186,658		(3,574,029)
Public works	3,957,682	422,751	576,138	\$6,033,911	3,075,118
Parks and recreation	1,754,878	608,328			(1,146,550)
Interest on long-term debt	241,853				(241,853)
Total	<u>13,593,086</u>	<u>2,184,754</u>	<u>2,066,595</u>	<u>6,033,911</u>	<u>(3,307,826)</u>
Total	<u>\$13,593,086</u>	<u>\$2,184,754</u>	<u>\$2,066,595</u>	<u>\$6,033,911</u>	<u>(3,307,826)</u>
General revenues:					
Taxes:					
Property tax					5,827,476
Sales tax					4,043,356
Franchise tax					871,755
Interest					<u>192,697</u>
Total general revenues					<u>10,935,284</u>
Change in Net Position					7,627,458
Net Position - Beginning					<u>70,547,526</u>
Net Position - Ending					<u>\$78,174,984</u>

See accompanying notes to financial statements

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<p style="text-align: center;">TOWN OF MORAGA Basic Financial Statements For the Year Ended June 30, 2022</p>
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FUND FINANCIAL STATEMENTS
GOVERNMENTAL FUNDS

Major funds are defined generally as having significant activities or balances in the current year.

The funds described below were determined to be Major Funds by the Town for fiscal year 2022. Individual Other Governmental Funds may be found in the Supplemental Section.

GENERAL FUND

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

MEASURE K LOCAL SPECIAL REVENUE FUND

This fund was established in FY2020/21 to separately account for Measure K, the one-cent added local sales tax approved by the voters in 2012 for 20 years. The revenues have been earmarked for pavement management.

AMERICAN RESCUE PLAN ACT SPECIAL REVENUE FUND

This fund was established in FY2021/22 to separately account for federal grant funds received for specific purposes as designated under the American Rescue Plan Act.

CONSTRUCTION IN PROGRESS

The Construction In Progress Fund is a fund used to capture all capital project expenditures and corresponding revenues, except for those accounted for in the Street Pavement Program fund.

OTHER CAPITAL PROJECTS FUND

The Other Capital Projects Fund is used to account for funds expended on various capital improvement projects, other than those under the Pavement Management Program Fund.

DEBT SERVICE FUND

The Debt Service Fund was established to account for the proceeds from the issuance of long-term debt, as well as annual debt service payments.

TOWN OF MORAGA
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2022

	General Fund	Measure K Local Funding	American Rescue Plan Act Fund	Construction In Progress
ASSETS				
Cash and investments (Note 3)	\$10,392,142	\$1,436,030	\$642,786	\$1,684,964
Restricted cash and investments (Note 3)	1,256,741			
Accounts receivable	383,330	488,446		613,865
Prepays	23,424			
Lease receivable (Note 7)	4,186,891			
Due from other funds (Note 4)	139,545			
Total Assets	<u>\$16,382,073</u>	<u>\$1,924,476</u>	<u>\$642,786</u>	<u>\$2,298,829</u>
LIABILITIES				
Accounts payable and accrued liabilities	\$334,315		\$13,000	\$656,377
Due to other funds (Note 4)				
Deposits payable	1,231,050			
Unearned revenue				15,850
Total Liabilities	<u>1,565,365</u>		<u>13,000</u>	<u>672,227</u>
DEFERRED INFLOWS OF RESOURCES				
Related to leases (Note 7)	4,128,259			
Unavailable revenue				613,865
Total Deferred Inflows of Resources	<u>4,128,259</u>			<u>613,865</u>
FUND BALANCES (Note 8)				
Nonspendable	23,424			
Restricted	16,535		629,786	
Committed	4,512,876			1,012,737
Assigned		\$1,924,476		
Unassigned	6,135,614			
Total Fund Balances	<u>10,688,449</u>	<u>1,924,476</u>	<u>629,786</u>	<u>1,012,737</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$16,382,073</u>	<u>\$1,924,476</u>	<u>\$642,786</u>	<u>\$2,298,829</u>

See accompanying notes to financial statements

Other Capital Projects Fund	Debt Service Fund	Other Governmental Funds	Total Governmental Funds
\$2,125,825	\$614	\$2,131,641	\$18,414,002
	331,437		1,588,178
2,168		463,519	1,951,328
			23,424
			4,186,891
			139,545
<u>\$2,127,993</u>	<u>\$332,051</u>	<u>\$2,595,160</u>	<u>\$26,303,368</u>
\$6,212		\$15,871	\$1,025,775
		139,545	139,545
			1,231,050
			15,850
<u>6,212</u>		<u>155,416</u>	<u>2,412,220</u>
			4,128,259
			613,865
			<u>4,742,124</u>
\$2,064,550	\$332,051	2,203,359	23,424
57,231			5,246,281
		236,385	5,582,844
			2,160,861
			6,135,614
<u>2,121,781</u>	<u>332,051</u>	<u>2,439,744</u>	<u>19,149,024</u>
<u>\$2,127,993</u>	<u>\$332,051</u>	<u>\$2,595,160</u>	<u>\$26,303,368</u>

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TOWN OF MORAGA
RECONCILIATION OF THE
GOVERNMENTAL FUNDS - BALANCE SHEET
WITH THE
STATEMENT OF NET POSITION
JUNE 30, 2022

Total fund balances - governmental funds	\$19,149,024
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Amounts reported for Governmental Activities in the Statement of Net Position are different from those reported in the Governmental Funds above because of the following:

CAPITAL ASSETS TRANSACTIONS

Capital assets used in Governmental Activities are not current assets or financial resources and therefore are not reported in the Governmental Funds.	71,663,407
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NON-CURRENT REVENUES

Revenues which are unavailable on the Fund Balance Sheets because they are not available currently are taken into revenue in the Statement of Activities	613,865
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LONG-TERM ASSETS, LIABILITIES AND DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

The assets, deferred outflows of resources, liabilities and deferred inflows of resources below are not due and payable in the current period and therefore are not reported in the Funds:

Deferred outflows of resources related to pensions	1,378,303
Compensated absences	(367,736)
Net pension liability	(4,770,439)
Certificates of participation	(5,147,974)
Deferred inflows of resources related to pensions	(4,343,466)

NET POSITION OF GOVERNMENTAL ACTIVITIES	\$78,174,984
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See accompanying notes to financial statements

TOWN OF MORAGA
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2022

	General Fund	Measure K Local Funding	American Rescue Plan Act Fund	Construction In Progress
REVENUES				
Property taxes and assessments	\$2,776,482			
Property tax - in lieu	2,086,460			
Sales and use tax	1,285,130			
Sales tax - public safety				
Sales tax - 1% local add-on (Measure K)		\$2,663,964		
Franchise fees	871,755			
Real property transfer fees	302,425			
Motor vehicle license fees	19,431			
Planning and permits	599,684			
Interest	54,359	4,284		
Property rentals	119,058			
Parks and recreation	608,327			
Police services	70,128			
Public works services	364,298			
Intergovernmental	29,734		\$2,127,036	\$1,979,676
Fines, forfeitures and penalties				
Other revenues	2,412,011			
Total Revenues	11,599,282	2,668,248	2,127,036	1,979,676
EXPENDITURES				
Current operations:				
General administration	2,558,297		190,000	
Planning	676,692			
Public safety	3,195,617			
Public works	1,548,660		44,978	
Parks and recreation	1,530,762			
Debt service:				
Principal				
Interest				
Capital outlay				5,360,474
Total Expenditures	9,510,028		234,978	5,360,474
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	2,089,254	2,668,248	1,892,058	(3,380,798)
OTHER FINANCING SOURCES (USES)				
Transfers in (Note 4)	1,350,466			4,865,811
Transfers out (Note 4)	(465,000)	(1,737,050)	(1,262,272)	
Total Other Financing Sources (Uses)	885,466	(1,737,050)	(1,262,272)	4,865,811
NET CHANGE IN FUND BALANCES	2,974,720	931,198	629,786	1,485,013
BEGINNING FUND BALANCES (DEFICITS)	7,713,729	993,278		(472,276)
ENDING FUND BALANCES	\$10,688,449	\$1,924,476	\$629,786	\$1,012,737

See accompanying notes to financial statements

Other Capital Projects Fund	Debt Service Fund	Other Governmental Funds	Total Governmental Funds
		\$964,534	\$3,741,016
			2,086,460
			1,285,130
		94,262	94,262
			2,663,964
			871,755
			302,425
			19,431
			599,684
\$5,230	\$540	9,226	73,639
			119,058
			608,327
			70,128
			364,298
10,319		1,806,244	5,953,009
		25,374	25,374
55,391			2,467,402
70,940	540	2,899,640	21,345,362
			2,748,297
			676,692
35,464			3,231,081
		190,729	1,784,367
			1,530,762
	345,000		345,000
	254,850		254,850
102,355			5,462,829
137,819	599,850	190,729	16,033,878
(66,879)	(599,310)	2,708,911	5,311,484
280,000	599,050	43,134	7,138,461
(496,500)		(3,177,639)	(7,138,461)
(216,500)	599,050	(3,134,505)	
(283,379)	(260)	(425,594)	5,311,484
2,405,160	332,311	2,865,338	13,837,540
\$2,121,781	\$332,051	\$2,439,744	\$19,149,024

TOWN OF MORAGA
RECONCILIATION OF THE
NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS
WITH THE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2022

The schedule below reconciles the Net Changes in Fund Balances reported on the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance, which measures only changes in current assets and current liabilities on the modified accrual basis, with the Change in Net Position of Governmental Activities reported in the Statement of Activities, which is prepared on the full accrual basis.

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$5,311,484
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Governmental funds report capital outlays as expenditures while governmental activities reports depreciation as expense to allocate those expenditures over the life of the assets:

The capitalized expenditures are therefore added back to fund balance	5,384,743
Net retirements are deducted fund balance	(180,952)
Depreciation expense is deducted from fund balance	(2,211,675)

Long-Term Debt Proceeds and Payments:

Amortization of bond premium is an expenditure in the governmental funds, but the amortization reduces long-term liabilities in the Statement of Net Position.	12,997
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	345,000

Some expenses reported in the Statement of Activities do not require the use of the current financial resources and therefore are not reported as expenditures in governmental funds:

Change in accrued compensated absences	22,633
Change in deferred inflows related to unavailable revenue	(124,818)
Net pension liability and deferred outflows/inflows of resources related to pensions	(931,954)

CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	<u><u>\$7,627,458</u></u>
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See accompanying notes to financial statements

TOWN OF MORAGA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Adjusted		
REVENUES				
Property taxes and assessments	\$2,816,212	\$2,966,212	\$2,776,482	(\$189,730)
Property tax - in lieu	2,076,389	2,076,389	2,086,460	10,071
Sales and use tax	1,141,000	1,141,000	1,285,130	144,130
Franchise fees	846,722	846,722	871,755	25,033
Real property transfer fees	240,000	240,000	302,425	62,425
Motor vehicle license fees		8,500	19,431	10,931
Planning and permits	560,500	560,500	599,684	39,184
Interest	45,000	45,000	54,359	9,359
Property rentals	111,492	111,492	119,058	7,566
Parks and recreation	471,085	476,205	608,327	132,122
Police services	77,400	77,400	70,128	(7,272)
Public works services	440,500	440,500	364,298	(76,202)
Intergovernmental			29,734	29,734
Other revenues	228,071	219,571	2,412,011	2,192,440
Total Revenues	9,054,371	9,209,491	11,599,282	2,389,791
EXPENDITURES:				
Current operations:				
General government	2,628,323	2,628,323	2,558,297	70,026
Planning	770,923	770,923	676,692	94,231
Public safety	3,309,839	3,369,839	3,195,617	174,222
Public works	1,669,255	1,677,255	1,548,660	128,595
Parks and recreation	1,584,981	1,568,181	1,530,762	37,419
Total Expenditures	9,963,321	10,014,521	9,510,028	504,493
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(908,950)	(805,030)	2,089,254	2,894,284
OTHER FINANCING SOURCES (USES)				
Transfers in	1,336,393	1,492,412	1,350,466	(141,946)
Transfers out	(352,019)	(581,019)	(465,000)	116,019
Total Other Financing Sources (Uses)	984,374	911,393	885,466	(25,927)
NET CHANGE IN FUND BALANCE	\$75,424	\$106,363	2,974,720	\$2,868,357
BEGINNING FUND BALANCE			7,713,729	
ENDING FUND BALANCE			\$10,688,449	

See accompanying notes to financial statements

TOWN OF MORAGA
MEASURE K LOCAL FUNDING
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2022

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Adjusted	Actual Amounts	
REVENUES				
Sales tax - 1% local add-on (Measure K)	\$2,526,000	\$2,526,000	\$2,663,964	\$137,964
Interest			4,284	4,284
Total Revenues	2,526,000	2,526,000	2,668,248	142,248
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	2,526,000	2,526,000	2,668,248	142,248
OTHER FINANCING SOURCES (USES)				
Transfers out	(1,737,850)	(1,737,850)	(1,737,050)	800
Total Other Financing Sources (Uses)	(1,737,850)	(1,737,850)	(1,737,050)	800
NET CHANGE IN FUND BALANCE	\$788,150	\$788,150	931,198	\$143,048
BEGINNING FUND BALANCE			993,278	
ENDING FUND BALANCE			\$1,924,476	
See accompanying notes to financial statements				

TOWN OF MORAGA
AMERICAN RESCUE PLAN ACT FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2022

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Adjusted</u>	<u>Actual Amounts</u>	
REVENUES				
Intergovernmental	<u>\$2,127,036</u>	<u>\$2,127,036</u>	<u>\$2,127,036</u>	
Total Revenues	<u>2,127,036</u>	<u>2,127,036</u>	<u>2,127,036</u>	
EXPENDITURES:				
Current operations:				
General government	237,904	237,904	190,000	\$47,904
Public works	<u>68,780</u>	<u>68,780</u>	<u>44,978</u>	<u>23,802</u>
Total Expenditures	<u>306,684</u>	<u>306,684</u>	<u>234,978</u>	<u>71,706</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>1,820,352</u>	<u>1,820,352</u>	<u>1,892,058</u>	<u>71,706</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	<u>(1,262,272)</u>	<u>(1,262,272)</u>	<u>(1,262,272)</u>	
Total Other Financing Sources (Uses)	<u>(1,262,272)</u>	<u>(1,262,272)</u>	<u>(1,262,272)</u>	
NET CHANGE IN FUND BALANCE	<u>\$558,080</u>	<u>\$558,080</u>	629,786	<u>\$71,706</u>
BEGINNING FUND BALANCE				
ENDING FUND BALANCE			<u>\$629,786</u>	

See accompanying notes to financial statements

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<p>TOWN OF MORAGA Basic Financial Statements For the Year Ended June 30, 2022</p>
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FUND FINANCIAL STATEMENTS
FIDUCIARY FUNDS

Custodial Funds report resources, not in a trust, that are held by the Town for other parties outside of the Town's reporting entity. Specific activities in the Custodial Funds include the contributions and expenses related to Commons Park and memorial benches, skatepark maintenance, and the Moraga Youth Involvement Committee.

TOWN OF MORAGA
FIDUCIARY FUNDS
STATEMENT OF FIDUCIARY NET POSITION
JUNE 30, 2022

	<u>Custodial Funds</u>
ASSETS	
Cash and investments (Note 3)	\$234,983
Accounts receivable	<u>108</u>
Total Assets	<u>235,091</u>
LIABILITIES	
Deposits payable	<u>3,086</u>
Total Liabilities	<u>3,086</u>
NET POSITION	
Restricted for:	
Held for community programs	<u><u>\$232,003</u></u>

See accompanying notes to financial statements

TOWN OF MORAGA
FIDUCIARY FUNDS
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED JUNE 30, 2022

	<u>Custodial Funds</u>
ADDITIONS:	
Community donations	\$134,695
Commons patio bricks	525
Events	13,225
Other revenue	<u>451</u>
Total Additions	<u>148,896</u>
DEDUCTIONS:	
Contributions to others	29,675
Other expenses	<u>20,409</u>
Total Deductions	<u>50,084</u>
Change in Net Position	98,812
BEGINNING NET POSITION	<u>133,191</u>
ENDING NET POSITION	<u><u>\$232,003</u></u>

See accompanying notes to financial statements

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TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Town of Moraga was incorporated in November 1974. The Town operates under a Council-Manager form of government and provides the following services: public safety (police), highways and streets, culture-recreation, public improvements, planning and zoning, and general administrative services.

A. Reporting Entity

The Basic Financial Statements of the Town include only the financial activities of the Town, which has no component units.

B. Basis of Presentation

The Town's Basic Financial Statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

These Statements require that the financial statements described below be presented.

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the reporting government as a whole. These statements include the financial activities of the overall Town government, except for fiduciary activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Town's funds, including fiduciary funds. Separate statements for each fund category — *governmental* and *fiduciary* — are presented. The emphasis of fund financial statements is on major individual governmental funds, each of which is displayed in a separate column. All remaining governmental funds are aggregated and reported as other governmental funds.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Major Funds

The Town's major governmental funds are identified and presented separately in the fund financial statements. All other funds, called other governmental funds, are combined and reported in a single column, regardless of their fund-type.

Major funds are defined as funds that have either assets, liabilities, revenues or expenditures/expenses equal to ten percent of their fund-type total and five percent of the grand total. The General Fund is always a major fund. The Town may also select other funds it believes should be presented as major funds.

The Town reported the following major governmental funds in the accompanying financial statements:

The **General Fund** is the primary operating fund of the Town and is always classified as a major fund. It is used to account for all financial resources of the general government, except those required to be accounted for in the other funds.

The **Measure K Local Special Revenue Fund** was established in FY2020/21 to separately account for Measure K, the one-cent added local sales tax approved by the voters in 2012 for 20 years.

The **American Rescue Plan Act Special Revenue Fund** was established in FY2021/22 to separately account for federal grant funds received for specific purposes as designated under the American Rescue Plan Act.

The **Construction In Progress Fund** is a capital project fund used to capture all capital project expenditures and corresponding revenues, except for those accounted for in the Street Pavement Program fund.

The **Other Capital Projects Fund** is used to account for funds expended on various capital improvement projects, other than those under the Pavement Management Program Fund.

The **Debt Service Fund** was established to account for the proceeds from the issuance of long-term debt, as well as annual debt service payments.

The **Fiduciary Funds** are used to report assets held in a custodial capacity for others and therefore are not available to support Town programs. The reporting focus is on net position and changes in net position and is reported using accounting principles similar to proprietary funds. Since these assets are being held for the benefit of a third party, these funds are not incorporated into the government-wide statements.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Town reports the following fiduciary funds:

Custodial Funds is a clearing type fund for the collection of taxes or deposits held, on behalf of individuals, private organizations and other governments. Specific activities in the Custodial Funds include the contributions and expenses related to Commons Park and memorial benches, skatepark maintenance, and the Moraga Youth Involvement Committee. The financial activities of these funds are excluded from the Government-wide financial statements, and are presented in a separate Fiduciary Fund financial statements.

D. Basis of Accounting

The government-wide fund financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Town considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. Governmental capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of governmental long-term debt and acquisitions under capital leases are reported as other financing sources.

Those revenues susceptible to accrual are property taxes, sales taxes, real property transfer taxes, interest revenue and charges for services. Licenses, use of property and permit revenues are not susceptible to accrual because they are not measurable until received in cash.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the Town may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenditures. The Town's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

Non-exchange transactions, in which the Town gives or receives value without directly receiving or giving equal value in exchange, include taxes, grants, entitlements, and donations.

Certain indirect costs are included in program expenses reported for individual functions and activities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Capital Assets

Contributed capital assets are valued at their estimated fair market value on the date contributed. Donated capital assets, donated works of art and similar items, and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value. All other capital assets are valued at historical cost or estimated historical cost is not available.

Infrastructure, improvements and equipment purchased or acquired with an original cost of \$100,000, \$50,000, and \$5,000 or more, respectively, are capitalized. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings and improvements	50 Years
Equipment and furniture	3 - 25 Years
Infrastructure	7 - 100 Years

F. Property Taxes

Property tax revenue is recognized in the fiscal year for which the tax and assessment are levied. The County of Contra Costa levies, bills, and collects property taxes and special assessments for the Town. Under the County's "Teeter Plan," the County remits the entire amount levied and handles all delinquencies, retaining interest and penalties. Secured and unsecured property taxes are levied on January 1.

Secured property tax is due in two installments, on November 1 and February 1, becomes a lien on those dates and becomes delinquent on December 10 and April 10, respectively. Unsecured property tax is due on July 1, and becomes delinquent on August 31.

The term "unsecured" refers to taxes on personal property other than real estate, land, and buildings. These taxes are secured by liens on the property being taxed. Property tax revenues are recognized by the Town in the fiscal year they are assessed.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

G. *Compensated Absences*

Compensated absences are comprised of unused vacation leave and compensatory time off, which are accrued as earned. No compensation is payable for sick leave. The Town's liability for compensated absences is determined annually. The liability for these compensated absences in the government-wide statements has been estimated by management to be 20% current and 80% non-current liabilities. The portion expected to be permanently liquidated is recorded in the governmental funds and are recorded as fund liabilities. The long-term portion is recorded in the statement of net position and is liquidated primarily by the General Fund.

The activities of the compensated absences for the year ended June 30, 2022 were as follows:

Beginning balance	\$390,369
Additions	371,430
Payments	<u>(394,063)</u>
Ending Balance	<u><u>\$367,736</u></u>
 Current Portion	 <u><u>\$73,547</u></u>

H. *Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

I. *Cash and Investments*

The Town maintains a cash and investments pool that is available for use by all funds. Each fund's portion of this pool is displayed on the Balance Sheets for the governmental funds and Statement of Fiduciary Net Position for the Agency Fund as cash and investments. Investments are stated at fair value. Fair value is estimated based on quoted market prices at year end.

J. *Prepays*

The Town uses the consumption method to report prepaid items.

K. *Leases*

A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. The Town records leases exceeding \$25,000 at commencement of the lease.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position or balance sheet reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets or fund balance that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Town has one item that qualifies for reporting in this category related to pensions as discussed in Note 7.

In addition to liabilities, the statement of net position or balance sheet reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets or fund balance that applies to a future period(s) and so will *not* be recognized as an inflow or resources (revenue) until that time. The Town has two items that qualify for reporting in this category, unavailable revenue, and leases which arise under the modified accrual basis of accounting. Accordingly, unavailable revenue is reported only in the governmental funds balance sheet. The Construction in Progress Fund reports unavailable revenue related to amounts due from other governments for grants. The General Fund reports deferred inflows related to lease receivable. The Town also has deferred inflow of resources related to pensions on the statement of net position as discussed in Note 7. These amounts are deferred and recognized as an inflow of resources in the period that the amount becomes available.

M. Fair Value Measurements

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 inputs are inputs – other than quoted prices included within level 1 – that are observable for an asset or liability, either directly or indirectly.

Level 3 inputs are unobservable inputs for an asset or liability.

If the fair value of an asset or liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

N. New Fund

During fiscal year ended June 30, 2022, the Town established the American Rescue Plan Act Special Revenue Fund.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

O. Restatement Due to New GASB Pronouncement

Management adopted the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, which became effective during the year ended June 30, 2022.

The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The Statement is effective for the reporting periods beginning after June 15, 2021, or fiscal year 2021-22. As part of the implementation of this Statement, the Town has accounted for certain lessor transactions, which required the restatement of beginning fund balances of the leases receivable and deferred inflows in the amount of \$2,618,745 in the General Fund. The net effect on beginning net position and fund balances is zero. See the leases disclosure in Note 7.

NOTE 2 – BUDGET AND BUDGETARY ACCOUNTING

A. Budgeting Procedures

Each year, the Town follows these procedures in establishing the budget reflected in the financial statements:

1. In May/June, the Town Manager submits to the Town Council a proposed budget for the fiscal year commencing July 1. The proposed budget includes proposed expenditures and the revenues expected to finance them. General Fund and Special Revenue Funds are budgeted on an annual basis. Capital Projects Funds and Debt Service Funds are budgeted on project basis.
2. The Town Council conducts deliberations on the proposed budget, including receipt of public comment at an open meeting.
3. The Town Council formally adopts the budget by resolution before July 1. The proposed budget becomes the adopted budget.
4. The Town Council may amend the budget at any time during the fiscal year. Amendments to the adopted budget become the adjusted budget.

The Town Manager is authorized to adjust the budget to include prior year budgeted amounts that are encumbered for contracts or unspent for multi-year capital projects. All other unexpended appropriations lapse at year end and must be re-appropriated in the budget for the new fiscal year. The Town Manager may also transfer budgeted amounts within or between departments at the fund level, which is the legal level of budgetary control. The Town Council must approve all budget amendments between funds or increases and decreases to a fund's overall budget.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 2 – BUDGET AND BUDGETARY ACCOUNTING (Continued)

B. Budgetary Accounting

Budgets are adopted on a basis consistent with generally accepted accounting principles. The Town Council approves total appropriations for the General Fund on a departmental basis. The Town Council also approves total appropriations for Other Governmental Funds and the Capital Projects Fund on a fund level to be used for operating activities or for capital projects included in the Capital Improvement Program.

The budget is reflected in the financial statements. A budgetary comparison schedule is presented for the General Fund, including both the original adopted budget and the adjusted budget, and is presented in comparison to actual charges to appropriations.

The Town's Administrative Services Department maintains budget appropriations detail using a computerized financial management system. The system contains an on-going record of budget balances throughout the year based on actual expenditures.

NOTE 3 – CASH AND INVESTMENTS

The Town pools cash from all sources and all funds except cash held with fiscal agents so that it can be invested at the maximum yield, consistent with safety and liquidity, while individual funds can make expenditures at any time.

A. Policies

The Town and its fiscal agents invest only in those instruments authorized by the California Government Code.

The Town and its fiscal agents invest in individual investments and in investment pools. Individual investments are evidenced by specific identifiable pieces of paper called *securities instruments*, or by an electronic entry registering the owner in the records of the institution issuing the security, called the *book entry* system.

California Law requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the Town's cash on deposit, or first trust deed mortgage notes with a market value of 150% of the deposit, as collateral for these deposits. Under California Law this collateral is held in a separate investment pool by another institution in the Town's name and places the Town ahead of general creditors of the institution.

The Town's investments are carried at fair value, as required by generally accepted accounting principles. The Town adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – CASH AND INVESTMENTS (Continued)

B. Classification

Cash and investments as of June 30, 2022 are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$18,414,002
Restricted cash and investments	1,588,179
Fiduciary Funds:	
Cash and investments	234,983
Total Cash and Investments	<u>\$20,237,164</u>

Cash and investments as of June 30, 2022 consist of the following:

Cash on hand and in banks	\$6,773,575
Investments with fiscal agents	331,437
California Local Agency Investment Fund	13,132,152
Total Cash and Investments	<u>\$20,237,164</u>

C. Cash Deposits With Financial Institutions – Custodial Credit Risk-Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The government does not have a deposit policy for custodial credit risk. As of June 30, 2022, the Town's bank balance was \$6,714,499 and \$6,464,499 of that amount was exposed to custodial credit risk because it was uninsured and collateralized with securities held by the pledging or financial institution's trust department or agent, but not in the Town's name.

D. Investments Authorized by the California Government Code and the Town of Moraga's Investment Policy

The table below identifies the investment types that are authorized for the Town of Moraga by the California Government Code. The table also identifies certain provisions of the California Government Code that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements of the Town of Moraga, rather than the general provisions of the California Government Code.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – CASH AND INVESTMENTS (Continued)

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum in Portfolio	Maximum Investment In One Issuer
Bank Savings Accounts and Demand Deposits (collateralized or insured)	N/A	N/A	25%	10%
Certificate of Deposit (collateralized or insured)	2 years	N/A	25%	10%
U.S. Treasury Securities	5 years	N/A	None	None
Federal Agency Obligations	5 years	N/A	50%	20%
Local Agency Investment Fund (LAIF)	N/A	N/A	None	None
Banker's Acceptances	180 days	N/A	20%	10%
Commercial Paper (rated P1)	270 days	P-1, A-1	20%	10%
Negotiable Certificates of Deposit	2 years	N/A	25%	10%
Medium-Term Corporate Notes	5 years	Aa, AA	25%	10%

E. Investments Authorized by Debt Agreements

Investment of debt proceeds held by bond trustees are governed by provisions of the debt agreements of the Town which follows the California Government Code and the Town's investment policy.

F. Interest Rate Risk

Interest rate risk is the risk that changes in economic markets will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Town manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Information about the sensitivity of the fair values of the Town's investments (including investments held with fiscal agents) to market interest rate fluctuations is provided by the following table that shows the distribution of the Town's investments by maturity:

Investment Type	12 months or less	Total
<i>Cash and Investments in City Treasury:</i>		
California Local Agency Investment Fund	\$13,132,152	\$13,132,152
<i>Held by Fiscal Agents:</i>		
Money Market Fund	331,437	331,437
Total Investments	<u>\$13,463,589</u>	<u>13,463,589</u>
<i>Cash deposits in banks and petty cash</i>		<u>6,773,575</u>
Total Cash and Investments		<u><u>\$20,237,164</u></u>

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – CASH AND INVESTMENTS (Continued)

G. Fair Value Hierarchy

The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure fair value of the assets. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

The Town's investments with the California Local Agency Investment Fund (LAIF) and Money Market Fund are classified as exempt in the fair value hierarchy, as they are valued at amortized cost, which is exempt from being classified under GASB 72.

H. Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the Town of Moraga's actual Moody's rating as of June 30, 2022 for each investment type:

Investment Type	Not rated	Total
<i>Not rated:</i>		
Money Market Fund	\$331,437	\$331,437
California Local Agency Investment Fund	13,132,152	13,132,152
Total Investments	<u>\$13,463,589</u>	13,463,589
<i>Cash deposits in banks and petty cash</i>		<u>6,773,575</u>
Total Cash and Investments		<u>\$20,237,164</u>

I. Concentration of Credit Risk

The Town's investment policy regarding the amount that can be invested in any one issuer is stipulated by the California Government Code. However, the Town is required to disclose investments that represent a concentration of five percent or more of investments in any one issuer other than U.S. Treasury Securities, mutual funds and external investment pools.

At June 30, 2022, the Town only had investments in LAIF and money market funds.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – CASH AND INVESTMENTS (Continued)

J. Investment in State Investment Pool

The Town is a participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The Town reports its investment in LAIF at the amortized costs provided by LAIF, which is the same as the value of the pool share. The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Each regular LAIF account is permitted to have up to 15 transactions per month, with a minimum transaction amount of \$5,000, a maximum transaction amount of \$75 million and at least 24 hours advance notice for withdrawals of \$10 million or more. Bond proceeds accounts are subject to a one-time deposit with no cap and are set up with a monthly draw down schedule. Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset-backed securities, loans to certain state funds, and floating rate securities issued by federal agencies, government-sponsored enterprises, United States Treasury Notes and Bills, and corporations. At June 30, 2022, these investments matured in an average of 311 days.

NOTE 4 – INTERFUND ACTIVITIES

A. Transfers Between Town Funds

With Council approval, resources may be transferred from one Town fund to another. Transfers are used to (1) move revenues from the fund that statute or budget requires collecting them to the fund that statute or budget requires to expend them, and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

With respect to the Town's current operations, the General-Purpose Fund serves as the primary operating fund for the Town. Transfers of revenue from other funds occur throughout the year to cover operating expenses that meet statutory and/or budgetary requirements of each respective fund.

Transfers between funds also occur to support capital activities. Specific capital projects are typically supported by multiple funding sources. However, for improved transparency and efficiency, a capital project is budgeted and expensed in one fund. At the end of the year and at the completion of the project, transfers of revenue occur to cover the capital expenses, subject to statutory and/or budgetary requirements of the respective funds.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 4 – INTERFUND ACTIVITIES (Continued)

Transfers between Town funds during fiscal year 2021-22 were as follows:

Transfer From	Transfer To	Amount Transferred
General Fund	Construction in Progress Fund	\$415,000 A
	Other Capital Projects Fund	50,000 C
Measure K Local Funding	Construction in Progress Fund	1,138,000 A
	Debt Service Fund	599,050 B
American Rescue Plan Act Fund	General Fund	371,174 D
	Construction in Progress Fund	891,098 A
Other Capital Project Fund	Construction in Progress Fund	496,500 A
Other Governmental Funds	General Fund	979,292 D
	Other Governmental Funds	43,134 E
	Construction in Progress Fund	1,925,213 A
	Other Capital Projects Fund	230,000 C
Total Interfund Transfers		<u>\$7,138,461</u>

A. To fund capital projects: labor and materials

B. To fund debt service payments

C. To fund asset replacement

D. To fund Police services, transportation and street related programs, labor costs, purchase of equipment and storm drain maintenance

E. To fund traffic signal maintenance

B. Due To (From) Other Funds

The Town provides short-term interfund loans to cover cash flows which are expected to be repaid within the next year. As of June 30, 2022, the Gasoline Tax, Transportation Measure J, and NPDES Special Revenue Funds owed the General Fund \$3,668, \$90,625, and \$45,252, respectively, for a total of \$139,545.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 5 – CAPITAL ASSETS

In accordance with GASB Statement No. 34, the Town has reported all capital assets including infrastructure in the Government-wide Statement of Net Position. The Town elected to use the basic approach as defined by GASB Statement No. 34 for all infrastructures reporting, whereby depreciation expense and accumulated depreciation has been recorded.

A. Capital Assets Activities

The following table presents the capital assets activity for the year ended June 30, 2022:

	Balance June 30, 2021	Additions	Retirements & Transfers	Balance June 30, 2022
Governmental Activities				
Capital assets not being depreciated:				
Land and easements	\$10,680,212			\$10,680,212
Construction in progress	13,067,011	\$5,130,041	(\$6,648,494)	11,548,558
Total capital assets, not being depreciated	23,747,223	5,130,041	(6,648,494)	22,228,770
Depreciable capital assets:				
Building and improvements	8,134,879		543,167	8,678,046
Roadway and related	59,421,577		5,977,642	65,399,219
Storm drains	4,740,683		14,800	4,755,483
Parks and recreation	3,774,936		112,885	3,887,821
Equipment and furniture	2,089,812	129,820	(180,952)	2,038,680
Total capital assets, being depreciated	78,161,887	129,820	6,467,542	84,759,249
Accumulated depreciation:				
Building and improvements	(2,373,531)	(160,931)		(2,534,462)
Roadway and related	(24,615,950)	(1,729,891)		(26,345,841)
Storm drains	(2,716,937)	(71,633)		(2,788,570)
Parks and recreation	(1,924,920)	(110,135)		(2,035,055)
Equipment and furniture	(1,606,481)	(139,085)	124,882	(1,620,684)
Total accumulated depreciation	(33,237,819)	(2,211,675)	124,882	(35,324,612)
Depreciable capital assets, net	44,924,068	(2,081,855)	6,592,424	49,434,637
Governmental capital assets, net	\$68,671,291	\$3,048,186	(\$56,070)	\$71,663,407

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 5 – CAPITAL ASSETS (Continued))

B. Depreciation Allocation

Depreciation expense is charged to functions and programs based on their usage of the related assets. The amounts allocated to each function or program are as follows:

Governmental Activities:	
General Administration	\$183,423
Planning	17,050
Public Safety:	
Police	49,880
Public Works	1,830,401
Parks and Recreation	<u>130,921</u>
Total Governmental Activities	<u><u>\$2,211,675</u></u>

NOTE 6 – LONG-TERM DEBT

The Town generally incurs long-term debt to finance projects, which will have useful lives equal to or greater than the related debt. The Town's debt issues and transactions are related to governmental-type activities are discussed below.

A. Current Year Transactions and Balances

	Original Issue Amount	Balance June 30, 2021	Retirements	Balance June 30, 2022	Current Portion
2013 Certificates of Participation	\$7,720,000	\$5,350,000	(\$345,000)	\$5,005,000	\$355,000
Add: Unamortized Bond Premium	259,947	<u>155,971</u>	<u>(12,997)</u>	<u>142,974</u>	
Total Governmental Activity		<u><u>\$5,505,971</u></u>	<u><u>(\$357,997)</u></u>	<u><u>\$5,147,974</u></u>	<u><u>\$355,000</u></u>

B. 2013 Certificates of Participation – Infrastructure Improvements

Certificates of Participation were issued and delivered pursuant to a trust agreement dated August 6, 2013 by and among the Town, the Association of Bay Area Governments Finance Authority for Nonprofit Corporations (ABAG) and Wilmington Trust, North America (the Trustee) for the purposes of financing improvements to the Town's infrastructure including streets and storm drains. Principal is payable annually on April 1. Interest is payable semiannually on April 1 and October 1. Interest on the Certificates of Participation ranges from 2.0% and 5.0% with a final maturity in 2033.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 6 – LONG TERM DEBT (Continued)

C. Debt Service Requirements

Annual debt service requirements are shown below for all long-term debt with specified repayment terms:

Year ending June 30	Principal	Interest
2023	\$355,000	\$241,050
2024	375,000	223,300
2025	395,000	204,550
2026	410,000	188,750
2027	430,000	168,250
2028-2032	2,470,000	514,763
2033	570,000	28,500
Total	5,005,000	\$1,569,163
Unamortized Premium	142,974	
	<u>\$5,147,974</u>	

NOTE 7 – LEASES

The Town is a party to three lease agreements as the lessor that require recognition. The Town recognizes a lease receivable and a deferred inflow of resources in the General Fund and Government-Wide financial statements, as was in the applicable funds.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts as follows:

- The Town uses its estimated incremental borrowing rate as the discount rate for leases, when an explicit rate is not available.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 7 – LEASES (Continued)

A summary of lease activities for the year ended June 30, 2022 are as follows:

Governmental Activities:

Lessor	Original Lease Date	Expiration Date Including Options	Monthly Revenue as of June 30, 2022	Lease Receivable Balance at June 30, 2022	Deferred Inflow of Resources at June 30, 2022
Moraga Country Club	9/30/87	3/31/40	\$6,618	\$1,583,948	\$1,559,246
Growing Light Montessori School of Moraga	7/1/80	6/30/26	2,541	130,840	124,851
Z Golf Food & Beverage Services	11/1/21	10/31/31	20,000	2,472,103	2,444,162
Totals Reported in General Fund				<u>\$4,186,891</u>	<u>\$4,128,259</u>

Moraga Country Club Homeowners' Association

In September 1987, the Town of Moraga agreed to sublease 60 acres of property adjacent to a golf course, that was leased from the State of California, to the Moraga Country Club Homeowners' Association (Association). The initial term of the lease was twenty years. The property was subsequently acquired by the Town from the State, and the lease agreement between the Town and the Association was amended three times in 1991, 1994 and 2014, respectively. The latest amendment dated December 10, 2014, extended the term of the land lease for an additional twenty-five years commencing April 1, 2015 and expiring March 31, 2040. The rent for the initial year of the first extended term was set at \$63,250 to be paid in monthly installments, and would increase every year by a cost of living increase.

Growing Light Montessori School of Moraga

In September 1981, the Town entered into a ground lease with an individual operating a preschool for real property located at 1455 St. Mary's Road in Moraga. In October 2021, the lease was assigned to the Growing Light Montessori School of Moraga, who assumed the terms of the original lease and subsequent amendments. The current lease will expire on June 30, 2026. The monthly rent as of June 30, 2022 is \$2,540.82, increasing 3% annually on July 1st.

Hacienda de Las Flores

In July 2021, the Town entered into a lease agreement with Z Golf Food & Beverage Services, LLC to lease real property and improvements commonly known as the Hacienda de Las Flores, commencing November 1, 2021, with an initial expiration date of October 31, 2031. The lessee has the right to extend two 5-year additional terms. Rent of \$60,000 is to be paid to the Town quarterly, for a total of \$240,000 in the first year, with 1.5% increases each subsequent year.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 8 – PENSION PLAN

A. General Information

Plan Descriptions – All qualified permanent and probationary employees are eligible to participate in the Town’s Safety and Miscellaneous (all other) Employee Pension Rate Plans. The Town’s Miscellaneous and Safety Rate Plans are part of the public agency cost-sharing multiple-employer defined benefit pension plan (PERF C), which is administered by the California Public Employees’ Retirement System (CalPERS). PERF C consists of a miscellaneous pool and a safety pool (also referred to as “risk pools”), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Individual employers may sponsor more than one miscellaneous and safety rate plan. The employer participates in one cost-sharing multiple-employer defined benefit pension plan regardless of the number of rate plans the employer sponsors. The Town sponsors four rate plans (two miscellaneous and two safety). Benefit provisions under the Plans are established by State statute and Town resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website. The Town does not provide any post-retirement health benefits (OPEB).

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law.

The Plans’ provisions and benefits in effect at June 30, 2022, are summarized as follows:

	Miscellaneous	
	Prior to January 1, 2013	On or after January 1, 2013
Hire date		
Benefit formula	2.0% @ Age 55	2.0% @ Age 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 63	52 - 67
Monthly benefits, as a % of eligible compensation	1.426% to 2.418%	1.000% to 2.500%
Required employee contribution rates	7%	6.75%
Required employer contribution rates	10.340%	7.590%
	Safety	
	Prior to January 1, 2013	On or after January 1, 2013
Hire date		
Benefit formula	2.0% @ Age 50	2.7% @ Age 57
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 55	50-57
Monthly benefits, as a % of eligible compensation	2.000% to 2.700%	2.000% to 2.700%
Required employee contribution rates	9%	13.00%
Required employer contribution rates	18.190%	13.130%

TOWN OF MORAGA
Basic Financial Statements
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NOTES TO FINANCIAL STATEMENTS

NOTE 8 – PENSION PLAN (Continued)

Beginning in fiscal year 2016, CalPERS collects employer contributions for the Plan as a percentage of payroll for the normal cost portion as noted in the rates above and as a dollar amount for contributions toward the unfunded liability and side fund. The dollar amounts are billed on a monthly basis. The Town's required contribution for the unfunded liability was \$555,353 in fiscal year 2022.

Contributions – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Town is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2022, the contributions recognized as part of pension expense for the Plan were as follows.

	<u>Miscellaneous</u>	<u>Safety</u>	<u>Total</u>
Contributions - employer	\$187,548	\$202,741	\$390,289

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the CalPERS Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

As of June 30, 2022, the Town reported a net pension liability for its proportionate share of the net pension liability of the Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
Miscellaneous	\$2,784,966
Safety	1,985,473
Total Net Pension Liability	<u>\$4,770,439</u>

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 8 – PENSION PLAN (Continued)

The Town's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2021, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020 rolled forward to June 30, 2021 using standard update procedures. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The Town's proportionate share of the net pension liability for the Plan as of June 30, 2020 and 2021 was as follows:

	Miscellaneous	Safety
Proportion - June 30, 2020	0.10377%	0.05126%
Proportion - June 30, 2021	0.14667%	0.05657%
Change - Increase (Decrease)	(0.04290%)	(0.00531%)

For the year ended June 30, 2022, the Town recognized pension expense of \$931,954. At June 30, 2022, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Miscellaneous	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$187,548	
Differences between actual and expected experience	312,304	(\$370,074)
Changes in assumptions		
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	148,363	(3,933)
Net differences between projected and actual earnings on plan investments		(2,431,128)
Total Miscellaneous	\$648,215	(\$2,805,135)
Safety	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$202,741	
Differences between actual and expected experience	339,216	(\$356,593)
Changes in assumptions		
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	188,131	
Net differences between projected and actual earnings on plan investments		(1,181,738)
Total Safety	\$730,088	(\$1,538,331)
Grand Total	\$1,378,303	(\$4,343,466)

TOWN OF MORAGA
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NOTES TO FINANCIAL STATEMENTS

NOTE 8 – PENSION PLAN (Continued)

\$390,289 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended June 30	Annual Amortization
2023	(\$779,422)
2024	(773,037)
2025	(805,957)
2026	(997,036)
	(\$3,355,452)

Actuarial Assumptions – For the measurement period ended June 30, 2021, the total pension liability was determined by rolling forward the June 30, 2020 total pension liability. The June 30, 2021 total pension liability was based on the following actuarial methods and assumptions:

Valuation Date	June 30, 2020
Measurement Date	June 30, 2021
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Payroll Growth	3.0%
Projected Salary Increase	Varies by Entry Age and Service
Investment Rate of Return	7.5% (1)
Mortality Rate Table	Derived using CalPERS' Membership Data for all Funds (2)
Post Retirement Benefit Increase	Contract COLA up to 2.5% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.50% thereafter

(1) Net of pension plan investment and administrative expenses, including inflation.

(2) The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the December 2017 experience study report (based on CalPERS demographic data from 1997 to 2015) that can be found on the CalPERS website.

Discount Rate – The discount rate used to measure the total pension liability for each Plan was 7.15%. The projection of cash flows used to determine the discount rate for each Plan assumed that contributions from all plan members in the Public Employees Retirement Fund (PERF) will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, each Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members for all plans in the PERF. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability for each Plan.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 8 – PENSION PLAN (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These rates of return are net of administrative expenses.

Asset Class (a)	New Strategic Allocation	Real Return Years 1 - 10(b)	Real Return Years 11+ (c)
Global Equity	50.0%	4.80%	5.98%
Global Fixed Income	28.0%	1.00%	2.62%
Inflation Sensitive		0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Estate	13.0%	3.75%	4.93%
Liquidity	1.0%		-0.92%
Total	100.0%		

- (a) In the CalPERS Annual Comprehensive Financial Report, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.
- (b) An expected inflation of 2.00% used for this period.
- (c) An expected inflation of 2.92% used for this period.

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Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 8 – PENSION PLAN (Continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the Town’s proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the Town’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>Miscellaneous</u>	<u>Safety</u>
1% Decrease	6.15%	6.15%
Net Pension Liability	\$4,993,359	\$3,833,160
Current Discount Rate	7.15%	7.15%
Net Pension Liability	\$2,784,966	\$1,985,473
1% Increase	8.15%	8.15%
Net Pension Liability	\$959,319	\$467,827

Pension Plan Fiduciary Net Position – Detailed information about each pension plan’s fiduciary net position is available in the separately issued CalPERS financial reports.

Reduction of CalPERS Discount Rate - On July 12, 2021, CalPERS reported a preliminary 21.3% net return on investments for fiscal year 2020-21. Based on the thresholds specified in CalPERS Funding Risk Mitigation policy approved by the CalPERS Board in 2015, the excess return of 14.3% prescribes a reduction in investment volatility that corresponds to a reduction in the discount rate used for funding purposes of 0.20%, from 7.00% to 6.80%. Since CalPERS was in the final stages of the four-year Asset Liability Management (ALM) cycle, the CalPERS Board elected to defer any changes to the asset allocation until the ALM process concluded, and the board could make its final decision on the asset allocation in November 2021.

On November 17, 2021, the board adopted a new strategic asset allocation. The new asset allocation along with the new capital market assumptions, economic assumptions and administrative expense assumption support a discount rate of 6.90% (net of investment expense, but without a reduction for administrative expense) for financial reporting purposes. This includes a reduction in the price inflation assumption from 2.50% to 2.30% as recommended in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study also recommended modifications to retirement rates, termination rates, mortality rates and rates of salary increases that were adopted by the CalPERS Board. These new assumptions will be reflected in the CalPERS GASB 68 accounting valuation reports for the June 30, 2022, measurement date.

C. *Deferred Compensation Plan*

Town employees may defer a portion of their compensation under a Town sponsored deferred compensation plan created in accordance with Internal Revenue Code Section 457. Under this plan, participants are not taxed on the deferred portion of their compensation until distributed to them; distributions may be made only at termination of employment, retirement, death or in an emergency as defined by the plan.

TOWN OF MORAGA
Basic Financial Statements
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NOTES TO FINANCIAL STATEMENTS

NOTE 8 – PENSION PLAN (Continued)

The laws governing deferred compensation plan assets require plan assets to be held by a Trust for the exclusive benefit of plan participants and their beneficiaries. The funds have been placed in a trust administered by Mission Square (formerly known as ICMA-RC) and are not available to the Town's general creditors. Accordingly, the Town does not report the assets in the financial statements.

As established by the plan, any Town employee can contribute to the plan. During fiscal year 2022, the employees contributed \$307,632 to the plan.

D. Defined Contribution Plan

The Town sponsors a defined contribution plan created in accordance with Internal Revenue Code Section 401(a). Under this plan, the Town may make discretionary contributions to the plan each year on behalf of designated employees up to the maximum allowed by law. Town employees are fully vested in amounts contributed to the plan. Town employees may also contribute to the plan on an after-tax basis as long as the combined employer and employee contributions do not exceed the maximum allowed by law. During fiscal year 2022, the Town and its employees did not make contributions to the plan.

Contributions to the plan are held by a Trust, administered by Mission Square, for the exclusive benefit of plan participants and their beneficiaries. The assets are not available to the Town's general creditors and thus, the Town does not report the assets in the financial statements.

NOTE 9 – NET POSITION AND FUND BALANCES

Net Position is measured on the full accrual basis, while Fund Balance is measured on the modified accrual basis.

A. Net Position

Net Position is the excess of all the Town's assets and deferred outflows over all its liabilities and deferred inflows, regardless of fund. Net Position is divided into three captions. These captions apply only to Net Position, which is determined only at the Government-wide level, and are described below:

Net Investment in Capital Assets, describes the portion of net position which is represented by the current net book value of the Town's capital assets, less the outstanding balance of any debt issued to finance these assets. At June 30, 2022, the breakout of this calculation is reflected as follows:

Total Capital Assets at June 30, 2022	\$71,663,407
Related Debt at June 30, 2022:	
Certificates of Participation (COP)	<u>(5,147,974)</u>
Net Investment in Capital Assets	<u><u>\$66,515,433</u></u>

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 9 – NET POSITION AND FUND BALANCES (Continued)

Restricted describes the portion of net position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the Town cannot unilaterally alter.

Unrestricted describes the portion of net position which is not restricted to use.

B. Fund Balance

Governmental fund balances represent the net current assets of each fund. Net current assets generally represent a fund's cash and receivables, less its liabilities.

The Town's fund balances are classified based on spending constraints imposed on the use of resources. For programs with multiple funding sources, the Town prioritizes and expends funds in the following order: Restricted, Committed, Assigned, and Unassigned. Each category in the following hierarchy is ranked according to the degree of spending constraint:

Nonspendables represents balances set aside to indicate items that are not available, spendable resources even though they are a component of assets. Fund balances required to be maintained intact, such as Permanent Funds, and assets not expected to be converted to cash, such as prepaids, notes receivable, and land held for redevelopment are included. However, if proceeds realized from the sale or collection of nonspendable assets are restricted, committed or assigned, then Nonspendable amounts are required to be presented as a component of the applicable category.

Restricted fund balances have external restrictions imposed by creditors, grantors, contributors, laws, regulations, or enabling legislation which requires the resources to be used only for a specific purpose. Nonspendable amounts subject to restrictions are included along with spendable resources.

Committed fund balances are established, modified and rescinded by resolution of the Town Council. Nonspendable amounts subject to council commitments are included along with spendable resources.

Assigned fund balances are amounts constrained by the Town's intent to be used for a specific purpose but are neither restricted nor committed. Intent is expressed by the Town Council or its designee and may be changed at the discretion of the Town Council or its designee. The Town Manager is authorized to assign amounts to a specific purpose in accordance with the Municipal Code, Chapter 3.04 – Purchasing System approved by the Town Council under Ordinance No. 231. This category includes unspent capital project balances for active projects; Nonspendables, when it is the Town's intent to use proceeds or collections for a specific purpose, and residual fund balances, if any, of Special Revenue and Capital Projects Funds which have not been restricted or committed.

Unassigned fund balance represents residual amounts that have not been restricted, committed, or assigned. This includes the residual general fund balance and residual fund deficits, if any, of other governmental funds.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 9 – NET POSITION AND FUND BALANCES (Continued)

Detailed classifications of the Town's Fund Balances, as of June 30, 2022, are as follows:

	General Fund	Measure K Local Funding	American Rescue Act Fund	Construction In Progress	Other Capital Projects Fund	Debt Service Fund	Other Governmental Funds	Total
Nonspendable:								
Prepaid items	\$23,424							\$23,424
Total Nonspendable	23,424							23,424
Restricted for:								
Streets and roads							\$1,784,526	1,784,526
Public safety							135,388	135,388
Future projects							283,445	283,445
Capital projects					\$2,064,550			2,064,550
ARPA designated expenditures			\$629,786					629,786
Deposits	16,535							16,535
Debt service						\$332,051		332,051
Total Restricted	16,535		629,786		2,064,550	332,051	2,203,359	5,246,281
Committed to:								
Future projects (Palos Developer Fees)	4,512,876							4,512,876
Capital projects				\$1,012,737	15,453			1,028,190
Asset replacements					41,778			41,778
Total Committed	4,512,876			1,012,737	57,231			5,582,844
Assigned								
Capital projects *		\$1,924,476					236,385	2,160,861
Total Assigned		1,924,476					236,385	2,160,861
Unassigned								
Fund balance deficits								
Residual fund balance	6,135,614							6,135,614
Total Unassigned	6,135,614							6,135,614
Total fund balances	<u>\$10,688,449</u>	<u>\$1,924,476</u>	<u>\$629,786</u>	<u>\$1,012,737</u>	<u>\$2,121,781</u>	<u>\$332,051</u>	<u>\$2,439,744</u>	<u>\$19,149,024</u>

* Fund balance assigned to Capital Projects CIP 16-602 (TC Resolution 68-2016) and CIP 17-7011 (TC Resolution 57-2017)

C. General Purpose Fund Reserve Policy

In fiscal year 2015, the Town adopted resolution 5-2015 which establishes a Town Council policy of achieving and maintaining a fifty percent (50%) General Purpose Fund Reserve relative to General Purpose Fund operating expenditures of the most recent fiscal year end. The resolution commits any net surplus or revenues above the amount needed to satisfy the General Purpose Fund Reserve policy of 50% to the Asset Replacement Fund (Fund 750).

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 10 – RISK MANAGEMENT

The Town is a member of the Municipal Pooling Authority (MPA) based in Walnut Creek, California. The MPA provides coverage against the following types of loss risks under the terms of a joint-powers agreement with the Town and several other cities and governmental agencies as follows:

	Participating Cities Total Coverage (Aggregate)	Deductible (Town Portion)
All risk fire and property	\$800,000,000	\$25,000
Flood	25,000,000	100,000
Cyber liability	2,000,000	50,000
Public entity pollution liability	25,000,000	250,000
Boiler and machinery	75,000,000	10,000
Government crime	5,000,000	2,500
General liability	29,000,000	10,000
Employment liability	2,000,000	50,000
Workers' compensation	50,000,000	0
Vehicle physical damage		
All other police vehicles	250,000	2,000
Police department vehicles	250,000	3,000
Deadly weapons response	500,000	10,000

The MPA is governed by a Board consisting of representatives from member municipalities. The Board controls the operations of the MPA, including selection of management and approval of operating budgets, independent of any influence by member municipalities beyond their representation on the Board.

The Town's deposits with the MPA are in accordance with formulas established by the MPA. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating.

Audited financial statements for the Authority are available from MPA, 1911 San Miguel Drive, Suite 200, Walnut Creek, CA 94596.

The total coverage includes the Town's deductible, the portion underwritten by MPA, and the portion underwritten by other insurance companies. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Town. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years by any significant amount.

The Town did not record a liability for outstanding claims at fiscal year-end, as management believes that the claims were minimal.

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 11 – PAVEMENT MANAGEMENT PROGRAM (FUND 711)

At the general election of November 6, 2012 the voters of the Town of Moraga approved Measure K, a one-cent general purpose sales tax measure. In 2013, Certificates of Participation (2013 COPs) were issued for the purposes of financing improvements to the Town's infrastructure including streets and storm drains, as discussed in Note 6. It is the Town's intention to fund the debt service of the 2013 COPs with revenues generated by Measure K.

The combination of the 2013 COPs financing, Measure K sales tax that exceeded debt service of 2013 COPs, and other available funds or grants, has enabled the Town to expedite its road repair program, Pavement Management Program. As of June 30, 2017, the third year of the three-year Program had been completed. Under the Program, the Town focused on preventative maintenance during the first year, overlays during the second year, and reconstruction treatments during the third year.

The following is the sources and uses of the Program during fiscal year 2022:

SOURCES

Sales Tax from Measure K	\$2,663,964
Gas Tax	745,730
Garbage Vehicle Impact Fee	854,306
Other Revenue	3,450
Interest Income	8,127
Total Sources	<u>4,275,577</u>

USES

Construction	327,958
Construction Management	153,244
Project Management	76,173
Design Services	461,136
Legal Services	164
Total Uses	<u>1,018,675</u>

INTERFUND

Transfer In	2,113,068
Transfer Out	<u>(2,540,360)</u>
	<u>(427,292)</u>

OTHER FINANCING USES

Principal payment on the bonds	(330,000)
Interest payment on the bonds	<u>(269,050)</u>
Total Other Financing Sources (Uses)	<u>(599,050)</u>

NET CHANGE IN PROGRAM BALANCE 3,428,660

BEGINNING PROGRAM BALANCE 1,309,151

ENDING PROGRAM BALANCE \$4,737,811

TOWN OF MORAGA
Basic Financial Statements
For the Year Ended June 30, 2022

NOTES TO FINANCIAL STATEMENTS

NOTE 12 – LAMORINDA FEE AND FINANCING AUTHORITY

The Lamorinda Fee and Financing Authority (LFFA) is the result of the Town of Moraga entering into a Joint Powers Agreement (JPA) with the cities of Lafayette and Orinda, to administer an adopted sub-regional transportation and traffic impact fee for the Lamorinda region under the authority of the Contra Costa County half cent sales tax measure adopted in 1988. The fees collected under the LFFA from new development are used to mitigate increased traffic in the region. Complete financial statements of the LFFA are available at the City of Lafayette, 3675 Mt. Diablo Blvd., #210, Lafayette, CA 94549.

NOTE 13 – COMMITMENT AND CONTINGENT LIABILITIES

The Town participates in several Federal and State grant programs. These programs have been subjected to audits by the Town's independent accountants in accordance with the provisions of the Federal Single Audit Act as amended and applicable State requirements. No cost disallowances were proposed as a result of these audits. However, these programs are still subject to further examination by the grantors and the amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time. The Town expects such amounts, if any, to be immaterial.

The Town is subject to litigation arising in the normal course of business. In the opinion of the Town Attorney there is no pending litigation which is likely to have a material adverse effect on the financial position of the Town.

Encumbrances

The Town utilized an encumbrance system during fiscal year 2022 to assist in controlling expenditures. Under this system, governmental funds are encumbered when purchase orders, contracts or other commitments are signed or approved. The following are encumbrances at June 30, 2022, that will be carried over to fiscal year 2023:

General Fund	\$133,443
Construction in Progress Fund	2,342,688
Non-major Governmental Funds	<u>12,200</u>
Total	<u><u>\$2,488,331</u></u>

Developer Fees

In 2007 the Town was the recipient of a Golf Course Fee as part of the settlement agreement related to the Palos Colorados Project. The Town received the remaining principal of the Golf Course Fee of \$2,250,000 in November 2021. The related Golf Course Fee interest receivable as of November 2021 was \$1,541,563, which the Town expects to collect over the next few years. \$14,500,000 of the remaining General Plan Fee portion of the settlement will be paid to the Town when and if development occurs.

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REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION

Town of Moraga Cost-Sharing Multiple-Employer Defined Pension Plan
Last 10 Years**

SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS

Measurement Date as of June 30	2014	2015	2016
Plan's Proportion of the Net Pension Liability/(Asset)	0.05809%	0.04235%	0.06040%
Plan's Proportionate Share of the Net Pension Liability/(Asset)	\$3,614,505	\$3,840,323	\$5,226,347
Plan's Covered Payroll*	\$3,183,341	\$3,044,571	\$3,214,375
Plan's Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of its Covered Payroll	113.54%	126.14%	162.59%
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	82.31%	82.25%	77.29%

Notes to Schedule:

* Covered Payroll represented above is based on pensionable earnings provided by the employer. However, GASB 68 defines covered payroll as the total payroll of employees that are provided pensions through the pension plan.

** Fiscal year 2015 was the first year of implementation of GASB 68 and 71.

REQUIRED SUPPLEMENTARY INFORMATION

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
0.06208%	0.06367%	0.06884%	0.07162%	0.04384%
\$6,156,875	\$6,135,349	\$7,053,906	\$7,792,118	\$4,770,439
\$3,467,455	\$3,357,567	\$3,924,854	\$3,919,586	\$4,167,504
177.56%	182.73%	179.72%	198.80%	114.47%
76%	77%	76%	74%	84%

REQUIRED SUPPLEMENTARY INFORMATION

Town of Moraga Miscellaneous and Safety Rate Plans, a Cost-Sharing Multiple-Employer Defined Pension Plan

Last 10 Years*

SCHEDULE OF CONTRIBUTIONS

For the Year Ended June 30	<u>2015</u>	<u>2016</u>	<u>2017</u>
Actuarially determined contribution	\$413,526	\$314,989	\$308,628
Contributions in relation to the actuarially determined contributions	<u>413,526</u>	<u>314,989</u>	<u>308,628</u>
Contribution deficiency (excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Covered payroll	\$3,044,571	\$3,214,375	\$3,467,455
Contributions as a percentage of covered payroll	13.58%	9.80%	8.90%

* Fiscal year 2015 was the first year of implementation of GASB 68 and 71.

REQUIRED SUPPLEMENTARY INFORMATION

2018	2019	2020	2021	2022
\$274,211	\$280,636	\$333,366	\$849,609	\$390,289
274,211	280,636	333,366	849,609	390,289
\$0	\$0	\$0	\$0	\$0
\$3,357,567	\$3,924,854	\$3,919,586	\$4,167,504	\$4,240,201
8.17%	7.15%	8.51%	20.39%	9.20%

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SUPPLEMENTAL INFORMATION

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<p style="text-align: center;">TOWN OF MORAGA Supplemental Information For the Year Ended June 30, 2022</p>
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GENERAL FUND

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

The **General Purpose Fund** is the general operating fund of the Town. It is used to account for most discretionary resources except those that require separate accounting for local, state or federal reporting and accountability purposes. Primary sources of General Purpose Fund revenue include property tax, sales tax, franchise fees, parks and recreation fees, as well as transfers in from other funds for eligible uses.

The **One Time Developer Fees Fund (Palos Colorados)** accounts for revenue as the result of a settlement agreement related to the Palos Colorados development project. Through action of the Town Council in approving the settlement agreement, the funds are committed for future projects. Since receipt of the initial deposits, the Town has used these funds for one-time expenditures such as payment of the CalPERS unfunded liability and promissory note due on the purchase of the 335 Rheem Boulevard property, and various capital improvement projects.

The **Deposits Fund** accounts for park facility rental deposits, planning deposits and public works performance bonds. Deposits are drawn upon if the Town provides services related to the deposits. Any remaining deposits are returned to the residents or contractors once events or projects are completed.

TOWN OF MORAGA
GENERAL FUND
COMBINING BALANCE SHEETS
JUNE 30, 2022

	<u>General Purpose</u>	<u>Developer Fees</u>	<u>Deposits</u>	<u>Total</u>
ASSETS				
Cash and investments	\$5,879,266	\$4,512,876		\$10,392,142
Restricted cash			\$1,256,741	1,256,741
Accounts receivable	383,330			383,330
Due from other funds	139,545			139,545
Prepays	23,424			23,424
Lease receivable	4,186,891			4,186,891
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Assets	<u>\$10,612,456</u>	<u>\$4,512,876</u>	<u>\$1,256,741</u>	<u>\$16,382,073</u>
LIABILITIES				
Accounts payable and accrued expenses	\$325,159		\$36,189	\$361,348
Deposits payable			1,204,017	1,204,017
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Liabilities	<u>325,159</u>	<u> </u>	<u>1,240,206</u>	<u>1,565,365</u>
DEFERRED INFLOWS OF RESOURCES				
Related to leases	4,128,259			4,128,259
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
FUND BALANCES				
Restricted			16,535	16,535
Nonspendable	23,424			23,424
Committed		\$4,512,876		4,512,876
Assigned				
Unassigned	6,135,614			6,135,614
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Fund Balances	<u>6,159,038</u>	<u>4,512,876</u>	<u>16,535</u>	<u>10,688,449</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$10,612,456</u>	<u>\$4,512,876</u>	<u>\$1,256,741</u>	<u>\$16,382,073</u>

TOWN OF MORAGA
GENERAL FUND
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2022

	<u>General Purpose</u>	<u>Developer Fees</u>	<u>Deposits</u>	<u>Total</u>
REVENUES				
Property taxes and assessments	\$2,776,482			\$2,776,482
Property tax - in lieu	2,086,460			2,086,460
Sales and use tax	1,285,130			1,285,130
Franchise fees	871,755			871,755
Real property transfer fees	302,425			302,425
Motor vehicle license fees	19,431			19,431
Planning and permits	599,684			599,684
Interest	54,359			54,359
Property rentals	119,058			119,058
Parks and recreation	608,327			608,327
Police services	70,128			70,128
Public works services	364,298			364,298
Intergovernmental	29,734			29,734
Other revenues	162,008	\$2,250,003		2,412,011
Total Revenues	<u>9,349,279</u>	<u>2,250,003</u>		<u>11,599,282</u>
EXPENDITURES				
Current operations:				
General administration	2,558,297			2,558,297
Planning	676,692			676,692
Public safety	3,195,617			3,195,617
Public works	1,548,660			1,548,660
Parks and recreation	1,530,762			1,530,762
Total Expenditures	<u>9,510,028</u>			<u>9,510,028</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(160,749)</u>	<u>2,250,003</u>		<u>2,089,254</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	1,350,466			1,350,466
Transfers out	(236,000)	(\$229,000)		(465,000)
Total Other Financing Sources (Uses)	<u>1,114,466</u>	<u>(229,000)</u>		<u>885,466</u>
NET CHANGE IN FUND BALANCES	953,717	2,021,003		2,974,720
BEGINNING FUND BALANCES	<u>5,205,321</u>	<u>2,491,873</u>	<u>\$16,535</u>	<u>7,713,729</u>
ENDING FUND BALANCES	<u><u>\$6,159,038</u></u>	<u><u>\$4,512,876</u></u>	<u><u>\$16,535</u></u>	<u><u>\$10,688,449</u></u>

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<p style="text-align: center;">TOWN OF MORAGA Supplemental Information For the Year Ended June 30, 2022</p>
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OTHER CAPITAL PROJECTS FUND

The Other Capital Projects Fund is used to account for funds expended on various capital improvement projects, other than those under the Pavement Management Program. Funds in the Capital Projects Fund include the following:

The **Asset Replacement** fund is used for the purchase of replacement vehicles, technology, and building and park improvements such as new roofs and replacement play structures.

The Town has two Comcast funds – the **Comcast Grant Unrestricted** is a one-time revenue receipt and the **Comcast PEG Restricted** fund has limitations on how the Town may use these monies in accordance with the franchise agreement. Generally, Comcast funds are to be used for capital costs associated with Public, Educational and Governmental channel access.

Development Impact Fee Funds:

Public Safety Impact Fees, Local Transportation Impact Fees, Storm Drain Impact Fees, General Government Facilities Impact Fees, and Park Development Impact Fee Funds are all funds whose revenues derive from development and use of these funds is restricted.

The **Lamorinda Fee and Financing Authority (LFFA)** is a joint exercise of powers agreement comprised of the jurisdictions of Lafayette, Moraga and Orinda to establish a development mitigation fee program. The program assesses regional and local transportation fees and distributes them back to the member jurisdictions as governed by the Joint Exercise of Powers Agreement. This fund is established to account for both the LFFA regional and local set aside fees distributed to the Town. The use of the funds is also governed by the Joint Exercise of Powers Agreement.

TOWN OF MORAGA
OTHER CAPITAL PROJECTS FUND
COMBINING BALANCE SHEETS
JUNE 30, 2022

	Asset Replacement	Comcast Grant Unrestricted	Comcast PEG Restricted	Public Safety Impact Fees
ASSETS				
Cash and investments	\$46,853	\$15,453	\$456,005	\$167,805
Accounts receivable				193
	<u>46,853</u>	<u>15,453</u>	<u>456,005</u>	<u>167,998</u>
Total Assets	<u><u>\$46,853</u></u>	<u><u>\$15,453</u></u>	<u><u>\$456,005</u></u>	<u><u>\$167,998</u></u>
LIABILITIES				
Accounts payable and accrued expenses	<u>\$5,075</u>			
	<u>5,075</u>			
Total Liabilities	<u>5,075</u>			
FUND BALANCE				
Restricted			\$456,005	\$167,998
Committed	<u>41,778</u>	<u>\$15,453</u>		
	<u>41,778</u>	<u>15,453</u>	<u>456,005</u>	<u>167,998</u>
Total Fund Balances	<u>41,778</u>	<u>15,453</u>	<u>456,005</u>	<u>167,998</u>
Total Liabilities and Fund Balances	<u><u>\$46,853</u></u>	<u><u>\$15,453</u></u>	<u><u>\$456,005</u></u>	<u><u>\$167,998</u></u>

Local Transportation Impact Fees	Storm Drain Impact Fees	General Government Facilities Impact Fees	Park Development Impact Fees	LFFA	Total Capital Projects Fund
\$31,866 37	\$384,436 554	\$375,146 618	\$200,795 230	\$447,466 536	\$2,125,825 2,168
<u>\$31,903</u>	<u>\$384,990</u>	<u>\$375,764</u>	<u>\$201,025</u>	<u>\$448,002</u>	<u>\$2,127,993</u>
				\$1,137	\$6,212
				1,137	6,212
\$31,903	\$384,990	\$375,764	\$201,025	446,865	2,064,550 57,231
<u>31,903</u>	<u>384,990</u>	<u>375,764</u>	<u>201,025</u>	<u>446,865</u>	<u>2,121,781</u>
<u>\$31,903</u>	<u>\$384,990</u>	<u>\$375,764</u>	<u>\$201,025</u>	<u>\$448,002</u>	<u>\$2,127,993</u>

TOWN OF MORAGA
OTHER CAPITAL PROJECTS FUND
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2022

	<u>Asset Replacement</u>	<u>Comcast Grant Unrestricted</u>	<u>Comcast PEG Restricted</u>	<u>Public Safety Impact Fees</u>
REVENUES				
Intergovernmental				
Interest				\$504
Other revenue			\$36,992	1,501
Total Revenues			36,992	2,005
EXPENDITURES				
Public safety				35,464
Capital outlay	\$102,355			
Total Expenditures	102,355			35,464
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(102,355)		36,992	(33,459)
OTHER FINANCING SOURCES (USES)				
Transfers in	280,000			
Transfers (out)	(219,000)			
Total Other Financing Sources (Uses)	61,000			
NET CHANGE IN FUND BALANCES	(41,355)		36,992	(33,459)
BEGINNING FUND BALANCES	83,133	\$15,453	419,013	201,457
ENDING FUND BALANCES	<u>\$41,778</u>	<u>\$15,453</u>	<u>\$456,005</u>	<u>\$167,998</u>

Local Transportation Impact Fees	Storm Drain Impact Fees	General Government Facilities Impact Fees	Park Development Impact Fees	LFFA	Total Capital Projects Funds
\$88	\$1,328 3,241	\$1,479 8,618	\$549 5,039	\$1,282 10,319	\$5,230 65,710
88	4,569	10,097	5,588	11,601	70,940
					35,464 102,355
					137,819
88	4,569	10,097	5,588	11,601	(66,879)
	(96,500)	(162,000)		(19,000)	280,000 (496,500)
	(96,500)	(162,000)		(19,000)	(216,500)
88	(91,931)	(151,903)	5,588	(7,399)	(283,379)
31,815	476,921	527,667	195,437	454,264	2,405,160
<u>\$31,903</u>	<u>\$384,990</u>	<u>\$375,764</u>	<u>\$201,025</u>	<u>\$446,865</u>	<u>\$2,121,781</u>

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<p style="text-align: center;">TOWN OF MORAGA Supplemental Information For the Year Ended June 30, 2022</p>
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OTHER GOVERNMENTAL FUNDS

The Town maintains the following Other Governmental Funds:

Special Revenue Funds

Gasoline Tax – This fund accounts for revenues and expenditures received from the State of California under Street and Highways Code Section 2105, 2106, 2107, 2107.5, and 7360. Revenue allocations are based on population. Eligible expenditures include the construction and maintenance of streets.

Transportation Measure J – This fund accounts the Town’s share of the proceeds of a one-half cent sales tax increase approved by Contra Costa County voters in 2004. Funds can be used for transportation purposes including transportation planning and street construction and maintenance.

Park Dedication – This fund accounts for revenues and expenditures of fees in lieu of park dedication pursuant to State of California Government Code Section 66475-66478 also known as the Quimby Act. The Town’s Ordinance No. 221 provides the requirement of three acres per one thousand persons.

Lighting Assessment District – This fund accounts for revenues and expenditures of the Moraga Street Lighting Assessment District 1979-1 in accordance with the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Sections 22500-22509). The fund covers the costs to operate the district, which covers a significant portion of the Town, including utilities, repairs, engineering services, administrative cost, and capital improvements. The current annual assessment levied is \$58 for a single detached family residence within the district.

COPS/AVA – This fund accounts for COPS funds from the state that are allocated among cities and counties and special districts that provide law enforcement services in proportion to population.

Traffic Safety – This fund accounts for restricted funds derived from traffic fines and forfeitures, and must be used to support police activities.

National Pollution Discharge Elimination System District (NPDES) – This fund accounts for revenues and expenditures associated with the annual assessment for the National Pollutant Discharge Elimination System created countywide in response to the 1972 Clean Water Act.

Asset Forfeiture – Section 309 of Public Law 98-473 (The Comprehensive Crime Control Act of 1984) as implemented by the Attorney General’s Guidelines on Seized and Forfeited Property (July 1990) allows the Drug Enforcement Administration (DEA) to share federally forfeited property with participating law enforcement agencies. The Town’s Asset Forfeiture Fund was set up to receive and expend these funds. Allowable uses include activities calculated to enhance future investigations, law enforcement training, and law enforcement equipment and operations.

Public Safety Sales Tax – This fund accounts for the revenues received from a statewide half-cent sales tax for public safety. Revenues in this special revenue fund must only be spent on public safety activities.

Street Lighting – This fund accounts for a special allocation of the Basic 1% Property Tax paid by Town property owners. The revenues are intended to cover street lighting activities not included in the Town of Moraga Lighting Assessment District.

Pavement Management Program - The Pavement Management Program Fund was established to account for all capital activities related to the rehabilitation of the Town’s streets.

<p style="text-align: center;">TOWN OF MORAGA Supplemental Information For the Year Ended June 30, 2022</p>
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Garbage Vehicle Impact Fees – This Fund was established in FY 2020/21 to separately account for the Garbage Vehicle Impact Fee (through RecycleSmart). This revenue is restricted for repair and maintenance of local streets and roads. The receipt from the Garbage Vehicle Impact Fee were previously deposited to the General Fund and then transferred out to the Town’s Pavement Management Program (Fund 711).

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TOWN OF MORAGA
OTHER GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS
JUNE 30, 2022

	Gasoline Tax	Transportation Measure J	Park Dedication	Lighting Assessment District	COPS/AVA
ASSETS					
Cash and investments			\$328,249	\$514,925	\$65,957
Accounts receivable	\$60,356	\$381,000	448	604	76
Total Assets	<u>\$60,356</u>	<u>\$381,000</u>	<u>\$328,697</u>	<u>\$515,529</u>	<u>\$66,033</u>
LIABILITIES					
Accounts payable				\$15,871	
Due to other funds	\$3,668	\$90,625			
Total Liabilities	<u>3,668</u>	<u>90,625</u>		<u>15,871</u>	
FUND BALANCE					
Restricted	56,688	290,375	\$328,697	499,658	\$66,033
Committed					
Total Fund Balances (Deficits)	<u>56,688</u>	<u>290,375</u>	<u>328,697</u>	<u>499,658</u>	<u>66,033</u>
Total Liabilities and Fund Balances	<u>\$60,356</u>	<u>\$381,000</u>	<u>\$328,697</u>	<u>\$515,529</u>	<u>\$66,033</u>

Traffic Safety	NPDES	Asset Forfeiture	Public Safety Sales Tax	Street Lighting	Pavement Management Program	Garbage Vehicle Impact Fee	Total Nonmajor Governmental Funds
\$38,385		\$6,343	\$5,558	\$209,862	\$236,113	\$726,249	\$2,131,641
2,140		7	16,922	229	272	1,465	463,519
<u>\$40,525</u>	<u></u>	<u>\$6,350</u>	<u>\$22,480</u>	<u>\$210,091</u>	<u>\$236,385</u>	<u>\$727,714</u>	<u>\$2,595,160</u>
							\$15,871
	<u>\$45,252</u>						<u>139,545</u>
	<u>45,252</u>						<u>155,416</u>
\$40,525	(45,252)	\$6,350	\$22,480	\$210,091		\$727,714	2,203,359
					\$236,385		236,385
<u>40,525</u>	<u>(45,252)</u>	<u>6,350</u>	<u>22,480</u>	<u>210,091</u>	<u>236,385</u>	<u>727,714</u>	<u>2,439,744</u>
<u>\$40,525</u>	<u></u>	<u>\$6,350</u>	<u>\$22,480</u>	<u>\$210,091</u>	<u>\$236,385</u>	<u>\$727,714</u>	<u>\$2,595,160</u>

TOWN OF MORAGA
OTHER GOVERNMENTAL FUNDS
COMBINING STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2022

	Gasoline Tax	Transportation Measure J	Park Dedication	Lighting Assessment District	COPS/AVA
REVENUES					
Taxes and assessment	\$404,570			\$199,871	
Sales tax - public safety					
Intergovernmental	341,160	\$449,493			\$161,285
Interest	497	2,065	\$1,075	1,286	247
Fines, forfeitures and penalties					
Total Revenues	<u>746,227</u>	<u>451,558</u>	<u>1,075</u>	<u>201,157</u>	<u>161,532</u>
EXPENDITURES					
Current operations:					
Public works				190,729	
Total Expenditures				<u>190,729</u>	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>746,227</u>	<u>451,558</u>	<u>1,075</u>	<u>10,428</u>	<u>161,532</u>
OTHER FINANCING SOURCES (USES)					
Transfers in				43,134	
Transfers (out)	<u>(758,360)</u>	<u>(909,145)</u>	<u>(61,000)</u>	<u>(10,000)</u>	<u>(180,000)</u>
Total Other Financing Sources (Uses)	<u>(758,360)</u>	<u>(909,145)</u>	<u>(61,000)</u>	<u>33,134</u>	<u>(180,000)</u>
NET CHANGE IN FUND BALANCES	(12,133)	(457,587)	(59,925)	43,562	(18,468)
BEGINNING FUND BALANCES	<u>68,821</u>	<u>747,962</u>	<u>388,622</u>	<u>456,096</u>	<u>84,501</u>
ENDING FUND BALANCES (DEFICITS)	<u>\$56,688</u>	<u>\$290,375</u>	<u>\$328,697</u>	<u>\$499,658</u>	<u>\$66,033</u>

Traffic Safety	NPDES	Asset Forfeiture	Public Safety Sales Tax	Street Lighting	Pavement Management Program	Garbage Vehicle Impact Fees	Total Other Governmental Funds
	\$224,697			\$135,396			\$964,534
			\$94,262				94,262
\$100	3	\$17	12	579	\$548	\$854,306	1,806,244
25,374						2,797	9,226
							25,374
25,474	224,700	17	94,274	135,975	548	857,103	2,899,640
							190,729
							190,729
25,474	224,700	17	94,274	135,975	548	857,103	2,708,911
(24,000)	(270,000)		(78,000)	(243,134)		(644,000)	43,134
							(3,177,639)
(24,000)	(270,000)		(78,000)	(243,134)		(644,000)	(3,134,505)
1,474	(45,300)	17	16,274	(107,159)	548	213,103	(425,594)
39,051	48	6,333	6,206	317,250	235,837	514,611	2,865,338
\$40,525	(\$45,252)	\$6,350	\$22,480	\$210,091	\$236,385	\$727,714	\$2,439,744

TOWN OF MORAGA
OTHER GOVERNMENTAL FUNDS
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2022

	Gasoline Tax			Transportation Measure J		
	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES						
Taxes and assessment	\$439,107	\$404,570	(\$34,537)			
Sales tax - public safety						
Intergovernmental	331,068	341,160	10,092	\$365,832	\$449,493	\$83,661
Interest	1,200	497	(703)		2,065	2,065
Parks and recreation						
Fines, forfeitures and penalties						
Total Revenues	<u>771,375</u>	<u>746,227</u>	<u>(25,148)</u>	<u>365,832</u>	<u>451,558</u>	<u>85,726</u>
EXPENDITURES						
Current operations:						
Public works						
Total Expenditures						
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>771,375</u>	<u>746,227</u>	<u>(25,148)</u>	<u>365,832</u>	<u>451,558</u>	<u>85,726</u>
OTHER FINANCING SOURCES (USES)						
Transfers in						
Transfers (out)	<u>(784,287)</u>	<u>(758,360)</u>	<u>25,927</u>	<u>(909,145)</u>	<u>(909,145)</u>	
Total Other Financing Sources (Uses)	<u>(784,287)</u>	<u>(758,360)</u>	<u>25,927</u>	<u>(909,145)</u>	<u>(909,145)</u>	
NET CHANGE IN FUND BALANCES	<u>(\$12,912)</u>	<u>(12,133)</u>	<u>\$779</u>	<u>(\$543,313)</u>	<u>(457,587)</u>	<u>\$85,726</u>
BEGINNING FUND BALANCES (DEFICITS)		<u>68,821</u>			<u>747,962</u>	
ENDING FUND BALANCES (DEFICITS)		<u>\$56,688</u>			<u>\$290,375</u>	

Park Dedication			Lighting Assessment District			COPS/AVA		
Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
			\$200,000	\$199,871	(\$129)			
	\$1,075	\$1,075		1,286	1,286	\$150,000	\$161,285 247	\$11,285 247
	1,075	1,075	200,000	201,157	1,157	150,000	161,532	11,532
			208,495	190,729	17,766			
			208,495	190,729	17,766			
	1,075	1,075	(8,495)	10,428	18,923	150,000	161,532	11,532
(\$61,000)	(61,000)		43,134 (10,000)	43,134 (10,000)		(180,000)	(180,000)	
(61,000)	(61,000)		33,134	33,134		(180,000)	(180,000)	
(\$61,000)	(59,925)	\$1,075	\$24,639	43,562	\$18,923	(\$30,000)	(18,468)	\$11,532
	388,622			456,096			84,501	
	\$328,697			\$499,658			\$66,033	
(Continued)								

TOWN OF MORAGA
OTHER GOVERNMENTAL FUNDS
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2022

	Traffic Safety			NPDES		
	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)	Fiscal Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES						
Taxes and assessment				\$297,668	\$224,697	(\$72,971)
Sales tax - public safety						
Intergovernmental						
Interest		\$100	\$100		3	3
Parks and recreation						
Fines, forfeitures and penalties	\$35,000	25,374	(9,626)			
Total Revenues	35,000	25,474	(9,526)	297,668	224,700	(72,968)
EXPENDITURES						
Current operations:						
Public works						
Total Expenditures						
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	35,000	25,474	(9,526)	297,668	224,700	(72,968)
OTHER FINANCING SOURCES (USES)						
Transfers in						
Transfers (out)	(24,000)	(24,000)		(270,000)	(270,000)	
Total Other Financing Sources (Uses)	(24,000)	(24,000)		(270,000)	(270,000)	
NET CHANGE IN FUND BALANCES	\$11,000	1,474	(\$9,526)	\$27,668	(45,300)	(\$72,968)
BEGINNING FUND BALANCES (DEFICITS)		39,051			48	
ENDING FUND BALANCES (DEFICITS)		\$40,525			(\$45,252)	

Asset Forfeiture			Public Safety Sales Tax			Street Lighting		
Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
						\$40,000	\$135,396	\$95,396
	\$17	\$17	\$80,000	\$94,262	\$14,262		579	579
	17	17	80,000	94,274	14,274	40,000	135,975	95,975
	17	17	80,000	94,274	14,274	40,000	135,975	95,975
			(78,000)	(78,000)		(243,134)	(243,134)	
			(78,000)	(78,000)		(243,134)	(243,134)	
	17	\$17	\$2,000	16,274	\$14,274	(\$203,134)	(107,159)	\$95,975
	6,333			6,206			317,250	
	<u>\$6,350</u>			<u>\$22,480</u>			<u>\$210,091</u>	
(Continued)								

TOWN OF MORAGA
OTHER GOVERNMENTAL FUNDS
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2022

	Pavement Management Program			Garbage Vehicle Impact fees		
	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES						
Taxes and assessment						
Sales tax - public safety						
Intergovernmental				\$842,000	\$854,306	\$12,306
Interest		\$548	\$548		2,797	2,797
Parks and recreation						
Fines, forfeitures and penalties						
Total Revenues		548	548	842,000	857,103	15,103
EXPENDITURES						
Current operations:						
Public works						
Total Expenditures						
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES		548	548	842,000	857,103	15,103
OTHER FINANCING SOURCES (USES)						
Transfers in						
Transfers (out)				(644,000)	(644,000)	
Total Other Financing Sources (Uses)				(644,000)	(644,000)	
NET CHANGE IN FUND BALANCES		548	\$548	\$198,000	213,103	\$15,103
BEGINNING FUND BALANCES (DEFICITS)		235,837			514,611	
ENDING FUND BALANCES (DEFICITS)		\$236,385			\$727,714	

<p style="text-align: center;">TOWN OF MORAGA STATISTICAL SECTION</p>

This part of the Town's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Town's overall financial health. In contrast to the financial section, the statistical section information is not subject to independent audit.

Financial Trends

These schedules contain trend information to help the reader understand how the Town's financial performance and wellbeing have changed over time:

1. Net Position by Component - Last Ten Fiscal Years
2. Changes in Net Position - Last Ten Fiscal Years
3. Fund Balances of Governmental Funds - Last Ten Fiscal Years
4. Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years

Revenue Capacity

These schedules contain information to help the reader assess the Town's most significant local revenue sources, the property tax and sales tax:

1. Assessed Value and Estimated Actual Value of Taxable Property - Last Ten Fiscal Years
2. Assessed Value of Property by Use Code, Townwide - Last Nine Fiscal Years
3. Direct and Overlapping Property Tax Rates - Last Ten Fiscal Years
4. Principal Property Tax Payers - Last Fiscal Year and Nine Years Ago
5. General Fund Property Tax Levies and Collections - Last Ten Fiscal Years
6. Sales Tax Rates
7. Principal Sales Tax Producers - Last Fiscal Year and Nine Years Ago
8. Sales Tax Revenues - Last Ten Fiscal Years
9. Taxable Retail Sales

Debt Capacity

These schedules present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future:

1. Ratio of Outstanding Debt by Type - Last Ten Fiscal Years
2. Computation of Direct and Overlapping Debt
3. Computation of Legal Bonded Debt Margin

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place:

1. Demographic and Economic Statistics - Last Ten Fiscal Years
2. Principal Employers - Last Fiscal Year and Two Years Ago

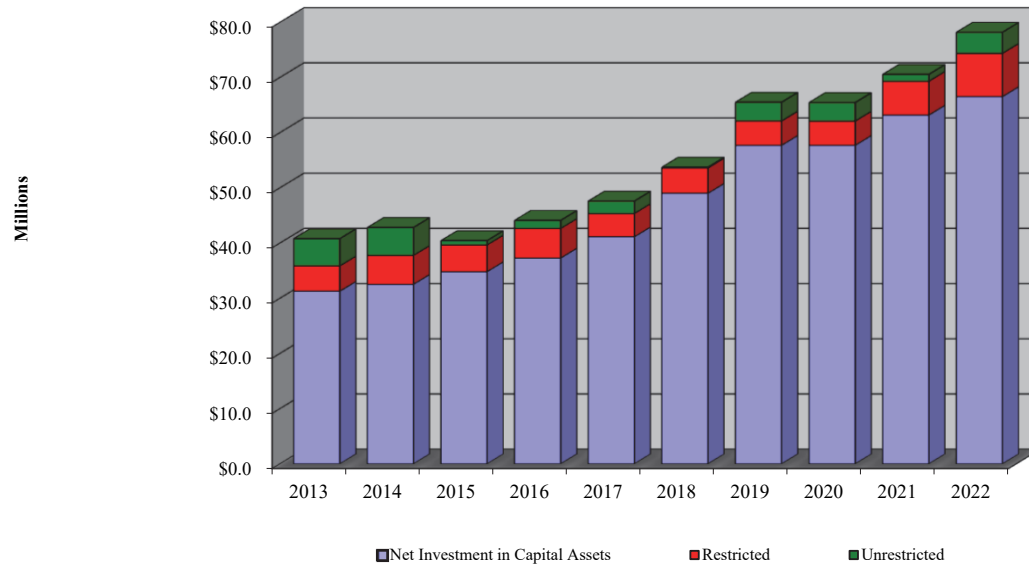
Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and the activities it performs:

1. Full-Time Equivalent Town Employees by Function - Last Ten Fiscal Years
2. Operating Indicators by Function - Last Ten Fiscal Years
3. Capital Asset Statistics by Function - Last Ten Fiscal Years

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**TOWN OF MORAGA
NET POSITION BY COMPONENT
Last Ten Fiscal Years
(Accrual Basis of Accounting)**



	Fiscal Year Ended June 30,									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental activities:										
Net investment in capital assets	\$31,262,841	\$32,510,879	\$34,803,223	\$37,271,687	\$41,118,856	\$49,000,379	\$57,692,665	\$57,692,665	\$63,165,320	\$66,515,433
Restricted	4,574,470	5,231,652	4,834,164	5,358,218	4,209,026	4,582,338	4,395,963	4,379,364	6,123,811	7,830,789
Unrestricted	4,943,695	5,059,030	792,542	1,471,051	2,260,694	143,487	3,412,059	3,377,561	1,258,395	3,828,762
Total governmental activities net position	\$40,781,006	\$42,801,561	\$40,429,929	\$44,100,956	\$47,588,576	\$53,726,204	\$65,500,687	\$65,449,590	\$70,547,526	\$78,174,984

(a) The Town implemented the provisions of GASB Statement 63 in 2013, which replaced the term "net assets" with the term "net position."

(b) In fiscal year 2013, the Town restated its net pension asset, reducing the beginning net position by \$1,260,310. This restatement is applied to prior fiscal years back to 2008 when the net pension asset was initially applied.

(c) In fiscal year 2015, the Town reduced the beginning balance of net position by \$4,446,616 as a result of the implementation of GASB Statements 68 and 71. Financial data shown for proceeding years were not adjusted for the presentation.

Source: Town of Moraga: Basic Financial Statements

TOWN OF MORAGA
CHANGES IN NET POSITION
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year Ended June 30			
	2013	(a) 2014	2015	2016
Expenses				
Governmental activities:				
General administration	\$1,528,140	(c) \$1,601,401	\$1,546,125	\$2,026,707
Planning	\$445,705	666,363	720,899	705,286
Public safety	2,288,770	2,551,912	2,546,827	3,329,382
Public works	2,342,094	1,962,949	2,056,010	2,273,923
Parks and recreation	679,215	1,568,294	1,339,255	1,545,628
Interest and long-term debt	56,669	250,457	368,686	360,963
Total Governmental activities expenses	<u>7,340,593</u>	<u>8,601,376</u>	<u>8,577,802</u>	<u>10,241,889</u>
Total Primary Government Expenses	<u>\$7,340,593</u>	<u>\$8,601,376</u>	<u>\$8,577,802</u>	<u>\$10,241,889</u>
Program Revenues				
Governmental activities:				
Charges for services:				
General administration	\$38,637	\$103,967	\$199,703	\$243,025
Planning	383,754	477,559	528,548	535,714
Public safety	132,932	113,396	92,100	83,766
Public works	294,212	228,063	452,795	253,065
Parks and recreation	398,321	366,240	357,278	287,884
Operating Grants and Contributions	1,365,249	(b) 1,586,631	1,386,015	3,569,566
Capital Grants and Contributions	430,697	1,306,480	422,684	1,050,101
Total Governmental activities program revenues	<u>3,043,802</u>	<u>4,182,336</u>	<u>3,439,123</u>	<u>6,023,121</u>
Net Revenues / (Expenses)				
Governmental activities	<u>(4,296,791)</u>	<u>(4,419,040)</u>	<u>(5,138,679)</u>	<u>(4,218,768)</u>
Total Primary Government Net Expense	<u>(\$4,296,791)</u>	<u>(\$4,419,040)</u>	<u>(\$5,138,679)</u>	<u>(\$4,218,768)</u>
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes:				
Property tax	\$3,070,278	\$3,204,386	\$3,467,233	\$3,673,444
Sales tax	1,342,747	2,494,796	2,755,146	2,698,602
Franchise tax	749,227	823,301	955,183	1,007,135
Motor vehicle in-lieu	7,011			
Gas tax		(b)		
Assessment		(b)		
Interest and use of property	22,544	25,954	36,101	66,919
Other	144,500			343,695
Total Governmental activities	<u>5,336,307</u>	<u>6,548,437</u>	<u>7,213,663</u>	<u>7,789,795</u>
Change in Net Position				
Governmental activities	<u>1,039,516</u>	(c) <u>2,129,397</u>	<u>2,074,984</u>	<u>3,571,027</u>
Total Primary Government Change in Net Position	<u>\$1,039,516</u>	<u>\$2,129,397</u>	<u>\$2,074,984</u>	<u>\$3,571,027</u>

(a) The Town implemented the provisions of GASB Statement 63 in 2013, which replaced the term "net assets" with the term "net position."

(b) Starting fiscal year 2012-13, gas tax and assessments are classified as program revenues.

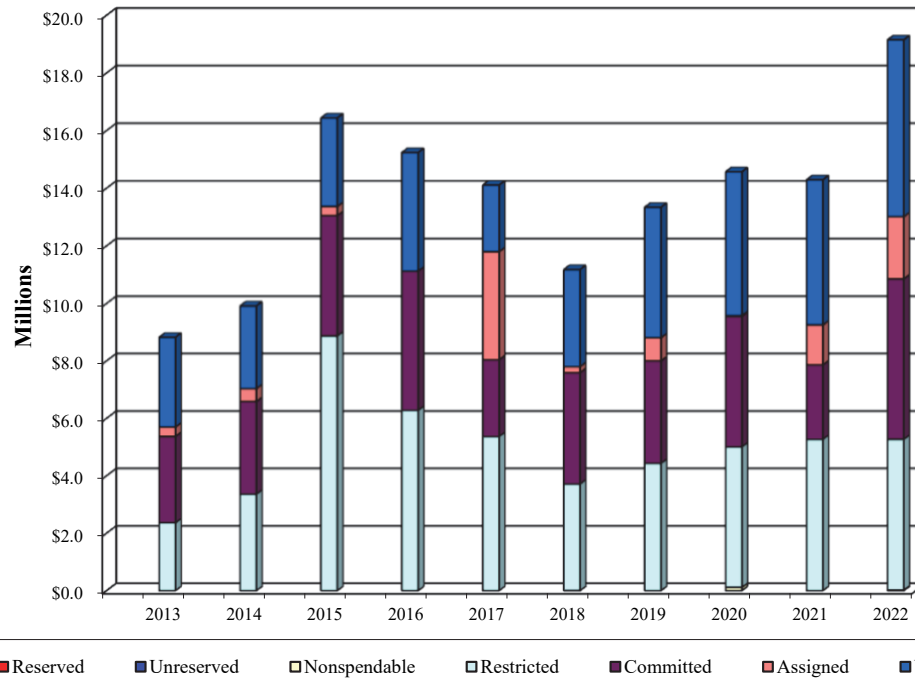
(c) In fiscal year 2013, the Town restated its net pension asset, reducing general administration expenses by \$48,473 in net pension asset amortization expense. This restatement is applied to prior years back to 2009 when the amortization expense was initially applied.

Source: Town of Moraga: Basic Financial Statements

Fiscal Year Ended June 30					
2017	2018	2019	2020	2021	2022
\$2,032,953	\$2,297,903	\$2,252,928	\$2,817,369	\$2,825,163	\$3,030,241
841,860	615,531	635,537	855,304	688,562	777,618
2,976,211	2,902,846	2,871,971	3,606,434	3,229,627	3,830,814
2,481,231	2,459,023	2,846,105	3,278,173	3,198,868	3,957,682
1,517,572	1,360,153	1,451,004	1,653,945	1,527,039	1,754,878
349,969	338,241	323,272	308,171	292,572	241,853
10,199,796	9,973,697	10,380,817	12,519,396	11,761,831	13,593,086
<u>\$10,199,796</u>	<u>\$9,973,697</u>	<u>\$10,380,817</u>	<u>\$12,519,396</u>	<u>\$11,761,831</u>	<u>\$13,593,086</u>
\$274,488	\$221,143	\$213,827	\$306,087	\$461,538	\$482,986
476,409	812,217	454,244	480,145	515,217	600,562
69,027	71,631	88,024	55,535	50,337	70,127
584,804	570,987	382,365	354,416	393,586	422,751
436,948	381,256	362,251	421,936	499,750	608,328
1,173,070	5,457,409	5,442,037	6,134,177	1,942,601	2,066,595
2,978,412	503,124	136,933	375,722	2,740,338	6,033,911
5,993,158	8,017,767	7,079,681	8,128,018	6,603,367	10,285,260
(4,206,638)	(1,955,930)	(3,301,136)	(4,391,378)	(5,158,464)	(3,307,826)
<u>(\$4,206,638)</u>	<u>(\$1,955,930)</u>	<u>(\$3,301,136)</u>	<u>(\$4,391,378)</u>	<u>(\$5,158,464)</u>	<u>(\$3,307,826)</u>
\$3,888,623	\$4,130,507	\$4,680,092	\$5,350,049	\$5,588,458	\$5,827,476
2,715,945	2,795,331	3,113,516	3,107,449	3,677,440	4,043,356
1,023,529	1,079,525	1,252,102	1,521,963	834,981	871,755
66,161	88,195	124,066	266,663	138,986	192,697
7,694,258	8,093,558	9,169,776	10,246,124	10,239,865	10,935,284
3,487,620	6,137,628	5,868,640	5,854,746	5,081,401	7,627,458
<u>\$3,487,620</u>	<u>\$6,137,628</u>	<u>\$5,868,640</u>	<u>\$5,854,746</u>	<u>\$5,081,401</u>	<u>\$7,627,458</u>

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TOWN OF MORAGA
FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)



Fiscal Year Ended June 30,

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Fund										
Nonspendable	\$629	\$672	\$646	\$327		\$3,051	\$1,719	\$116,880	\$242	\$23,424
Restricted									16,535	16,535
Committed	2,165,737	2,007,900	1,971,271	3,193,822	\$928,948	1,912,602	2,873,303	2,514,013	2,491,873	4,512,876
Assigned	243,113	451,311	319,488		3,763,132	212,668	809,668	24,380	165,000	
Unassigned	3,125,652	2,879,905	3,071,555	4,116,870	2,309,276	3,375,320	4,530,170	4,992,784	5,040,079	6,135,614
Total General Fund	<u>\$5,535,131</u>	<u>\$5,339,788</u>	<u>\$5,362,960</u>	<u>\$7,311,019</u>	<u>\$7,001,356</u>	<u>\$5,503,641</u>	<u>\$8,214,860</u>	<u>\$7,648,057</u>	<u>\$7,713,729</u>	<u>\$10,688,449</u>
All Other Governmental Funds										
Restricted	\$2,360,273	\$3,356,540	\$8,865,991	\$6,277,032	\$5,364,954	\$3,708,786	\$4,427,999	\$4,888,214	\$5,268,386	\$5,229,746
Committed	839,669	1,217,930	2,208,849	1,649,665	1,742,264	1,963,992	695,928	2,033,363	98,586	1,069,968
Assigned	86,375								1,229,115	2,160,861
Unassigned						(1,020,094)	(541,440)	(1,530,987)	(472,276)	
Total All Other Governmental Funds	<u>\$3,286,317</u>	<u>\$4,574,470</u>	<u>\$11,074,840</u>	<u>\$7,926,697</u>	<u>\$7,107,218</u>	<u>\$4,652,684</u>	<u>\$4,582,487</u>	<u>\$5,390,590</u>	<u>\$6,123,811</u>	<u>\$8,460,575</u>

(a) The General Fund balance includes monies derived from the Palos Colorado's development. The Town Council has committed these funds for future projects.

Source: Town of Moraga: Basic Financial Statements

TOWN OF MORAGA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year Ended June 30			
	2013	2014	2015	2016
Revenues				
Property taxes and assessments	\$2,628,727	\$2,805,223	\$2,862,344	\$2,916,958
Property taxes - in lieu (motor vehicle)	1,266,002	1,342,531	1,448,086	1,533,346
Sales taxes	803,298	807,904	855,442	930,860
Sales & use tax - in lieu	263,557	255,268	253,333	201,338
Sales tax - 1% local add-on	333,008	1,492,885	1,709,913	1,629,441
Franchise fees	749,227	823,301	955,183	1,007,135
Real property transfer fees	116,309	137,329	149,620	157,140
Motor vehicle license fees	7,011		6,772	6,644
Planning and permits	383,754	477,559	528,548	535,714
Parks and recreation	398,320	362,751	367,478	561,284
Police services	80,287	81,506	72,379	83,766
Public works services	115,651	219,098	255,857	333,965
Intergovernmental	763,735	1,715,536	848,208	745,120
Fines, forfeitures and penalties	49,895	31,102	35,500	32,408
Interest	22,542	25,959	36,100	66,920
Property rentals	29,403	29,060	41,285	89,867
Other revenues	224,883	123,761	226,738	3,081,010
Total Revenues	8,235,609	10,730,773	10,652,786	13,912,916
Expenditures				
Current operations:				
General administration	1,379,011	1,475,191	1,440,996	1,610,798
Planning	434,138	628,706	720,128	550,689
Police	2,247,128	2,450,233	2,493,681	2,537,267
Public works	1,549,792	1,085,423	1,079,345	1,067,553
Parks and recreation	582,074	1,125,559	1,146,108	1,187,549
Debt service:				
Principal	60,000	366,452	344,926	355,375
Interest	56,669	263,454	381,683	373,960
Capital outlay	986,244	4,901,833	6,170,890	5,101,145
Total Expenditures	7,295,056	12,296,851	13,777,757	12,784,336
Revenues over (under) expenditures	940,553	(1,566,078)	(3,124,971)	1,128,580
Other Financing Sources (Uses)				
Transfers in	1,973,365	6,515,328	7,410,024	5,365,999
Transfers (out)	(1,973,365)	(6,515,328)	(7,410,024)	(5,365,999)
Proceeds from loan / debt issuance		7,979,947		
Total Other Financing Sources (Uses)	0	7,979,947	0	0
Net Change in Fund Balance	\$940,553	\$6,413,869	(\$3,124,971)	\$1,128,580
Debt service as a percentage of noncapital expenditures	9.3%	1.9%	8.0%	9.3%

Source: Town of Moraga: Basic Financial Statements

Fiscal Year Ended June 30					
2017	2018	2019	2020	2021	2022
\$3,001,995	\$3,181,741	\$3,285,156	\$3,440,576	\$3,582,193	\$3,741,016
1,622,029	1,712,049	1,811,813	1,909,473	2,006,265	2,086,460
1,072,512	1,098,280	1,220,022	1,108,728	1,237,112	1,379,392
1,709,325	1,766,158	1,965,304	1,998,721	2,440,328	2,663,964
1,023,530	1,079,526	1,252,102	1,521,963	834,981	871,755
155,746	191,523	145,553	159,559	283,269	302,425
7,398	9,365	8,156	13,406	12,429	19,431
476,409	812,218	427,719	418,252	514,939	599,684
457,350	613,817	362,254	557,868	499,750	608,327
69,026	71,631	88,023	72,973	50,337	70,128
231,808	221,741	322,141	354,417	393,586	364,298
1,990,524	5,162,434	3,842,903	4,867,848	6,438,549	5,953,009
47,615	41,688	40,328	32,475	21,998	25,374
66,146	88,194	124,062	166,535	39,880	73,639
92,653	95,851	99,277	100,130	99,106	119,058
589,364	619,048	276,302	490,374	209,290	2,467,402
12,613,430	16,765,264	15,271,115	17,213,298	18,664,012	21,345,362
1,676,824	2,191,396	2,044,802	2,521,018	2,542,246	2,748,297
686,417	554,658	617,689	760,404	653,360	676,692
2,564,426	2,706,935	2,805,252	3,016,816	3,030,934	3,231,081
1,213,060	1,257,506	1,589,154	1,622,055	1,637,962	1,784,367
1,220,187	1,158,078	1,304,221	1,421,420	1,357,792	1,530,762
365,842	381,321	375,000	390,000	1,245,000	345,000
362,966	351,238	336,269	321,168	305,569	254,850
7,287,905	9,731,814	2,679,406	8,738,446	6,097,565	5,462,829
15,377,627	18,332,946	11,751,793	18,791,327	16,870,428	16,033,878
(2,764,197)	(1,567,682)	3,519,322	(1,578,029)	1,793,584	5,311,484
5,114,321	5,673,699	5,723,806	5,415,525	6,041,418	7,138,461
(5,114,321)	(5,673,699)	(5,723,806)	(5,415,525)	(6,041,418)	(7,138,461)
0	0	0	0	0	0
(\$2,764,197)	(\$1,567,682)	\$3,519,322	(\$1,578,029)	\$1,793,584	\$5,311,484
9.2%	7.9%	7.8%	7.0%	14.4%	5.6%

Town of Moraga

Assessed Value and Estimated Actual Value of Taxable Property Last Ten Fiscal Years

Fiscal Year End	Residential Property	Commercial Property	Industrial Property	Other Property*	Unsecured Property	Less Tax-Exempt Property	Taxable Assessed Value	Total Tax Rate (1)	Estimated Actual Taxable Value (2)	Factor of Taxable Assessed Value (2)
2012-13	\$2,773,216,943	\$92,450,434	\$8,111,278	\$276,953,958	\$22,847,805	\$222,687,799	\$2,950,892,619	1.079300	\$5,345,750,006	1.811570
2013-14	2,940,360,209	95,650,441	8,265,752	284,103,953	21,586,880	218,964,300	3,131,002,935	1.091100	6,552,318,608	2.092722
2014-15	3,189,436,494	97,325,035	8,300,379	215,816,326	20,244,706	150,816,543	3,380,306,397	1.097500	6,609,735,670	1.955366
2015-16	3,376,268,618	101,893,597	10,267,743	315,176,410	19,911,343	242,201,114	3,581,316,597	1.087400	7,899,958,887	2.205881
2016-17	3,568,968,130	104,795,692	8,643,428	336,112,559	20,181,060	247,929,016	3,790,771,853	1.077900	9,010,566,135	2.376974
2017-18	3,770,046,544	105,160,237	8,800,562	275,390,226	20,247,588	176,617,350	4,003,027,807	1.102700	7,046,621,918	1.760323
2018-19	4,004,575,572	110,735,016	8,967,631	349,250,799	19,800,159	255,005,861	4,238,323,316	1.097200	8,928,229,131	2.106547
2019-20	4,250,814,732	112,829,167	9,136,909	341,567,058	19,568,271	265,511,717	4,468,404,420	1.118000	7,467,886,537	1.671265
2020-21	4,471,323,704	117,453,317	9,309,888	343,427,969	21,332,231	266,306,530	4,696,540,579	1.092200	6,722,163,499	1.431301
2021-22	4,667,510,410	119,323,796	9,396,051	340,730,586	21,012,256	272,412,354	4,885,560,745	1.097900	10,767,038,162	2.203849

Source: Contra Costa County Assessor data, MuniServices, LLC / Avenu Insights & Analytics

*Other value includes unitary amount of \$145,460

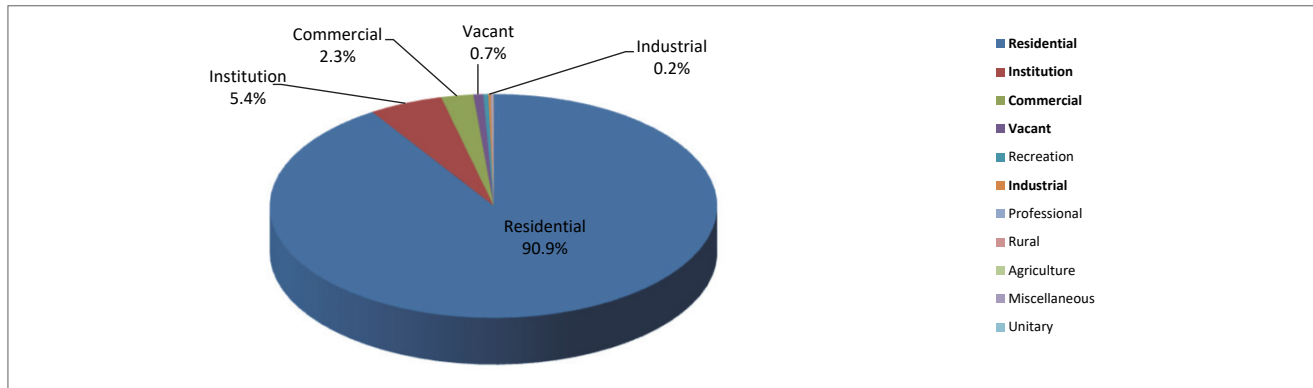
(1.) Total tax rate is represented by TRA 15-002.

(2.) Estimated Actual Value is derived from a series of calculations comparing median assessed values from 1940 to current median sale prices. Based on these calculations a multiplier value was extrapolated and applied to current assessed values.

Town of Moraga

Assessed Value of Property by Use Code, Townwide
Last Ten Fiscal Years

Category	2012-13*	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Residential	\$2,773,216,943	\$2,940,360,209	\$3,189,436,494	\$3,376,268,618	\$3,568,968,130	\$3,770,046,544	\$4,004,575,572	\$4,250,814,732	\$4,471,323,704	\$4,667,510,410
Institution	209,453,195	214,305,204	143,503,641	234,248,426	240,107,445	182,977,401	255,492,713	263,942,279	267,786,192	275,051,429
Commercial	92,450,434	95,650,441	97,325,035	101,893,597	104,795,692	105,160,237	110,735,016	112,829,167	117,453,317	119,323,796
Vacant	40,404,507	41,360,919	42,401,862	55,391,943	69,413,408	65,179,598	65,628,242	48,909,262	46,034,727	36,475,742
Recreation	20,438,481	21,677,212	21,768,661	16,725,492	17,647,225	17,938,305	18,203,687	18,482,002	19,115,198	18,558,386
Industrial	8,111,278	8,265,752	8,300,379	10,267,743	8,643,428	8,800,562	8,967,631	9,136,909	9,309,888	9,396,051
Professional	3,282,241	3,325,726	3,313,765	3,761,444	3,818,802	4,237,495	4,748,861	4,843,835	4,996,621	5,093,154
Rural	2,055,843	2,096,956	3,284,442	3,350,060	3,401,144	3,300,255	3,366,256	3,433,578	3,502,244	3,538,523
Agriculture	752,745	770,981	775,085	791,024	804,142	820,849	836,808	965,297	985,278	996,714
Miscellaneous	450,467	450,476	768,870	784,230	796,602	812,532	828,772	845,345	862,249	871,178
Unitary	116,479	116,479	123,791	123,791	123,791	123,791	145,460	145,460	145,460	145,460
Gross Secured Value	3,150,732,613	3,328,380,355	3,511,002,025	3,803,606,368	4,018,519,809	4,159,397,569	4,473,529,018	4,714,347,866	4,941,514,878	5,136,960,843
Unsecured	22,847,805	21,586,880	20,244,706	19,911,343	20,181,060	20,247,588	19,800,159	19,568,271	21,332,231	21,012,256
Exemptions	222,687,799	218,964,300	150,816,543	242,201,114	247,929,016	176,617,350	255,005,861	265,511,717	266,306,530	272,412,354
Net Assessed Value	\$2,950,892,619	\$3,131,002,935	\$3,380,430,188	\$3,581,316,597	\$3,790,771,853	\$4,003,027,807	\$4,238,323,316	\$4,468,404,420	\$4,696,540,579	\$4,885,560,745



Source: Contra Costa County Assessor data, MuniServices, LLC / Avenu Insights & Analytics

Use code categories are based on Contra Costa County Assessor's data

*2012-13 is the Town's first ACFR publication, therefore, prior year data is unavailable.

Town of Moraga

Direct and Overlapping Property Tax Rates Last Ten Fiscal Years

	2012-13*	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Basic City and County Levy										
TOWN OF MORAGA	0.052732	0.052732	0.052732	0.052732	0.052732	0.052732	0.052732	0.052732	0.052732	0.052732
COUNTY OF CONTRA COSTA	0.947268	0.947268	0.947268	0.947268	0.947268	0.947268	0.947268	0.947268	0.947268	0.947268
TOTAL 1% BREAKOUT	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Override Assessments										
BART	0.004300	0.007500	0.004500	0.002600	0.008000	0.008400	0.007000	0.012000	0.013900	0.006000
EAST BAY REG PK BD	0.005100	0.007800	0.008500	0.006700	0.003200	0.002100	0.002100	0.009400	0.001400	0.002000
ACALANES UNION	0.033300	0.036100	0.035000	0.033200	0.032300	0.032500	0.032300	0.032600	0.032700	0.033600
MORAGA ELEM BON	0.027900	0.026400	0.024300	0.022900	0.022400	0.048300	0.044800	0.045200	0.028100	0.038700
COMMUNITY COLLEGE	0.008700	0.013300	0.025200	0.022000	0.012000	0.011400	0.011000	0.018800	0.016100	0.017600
TOTAL OVERRIDE RATE	0.079300	0.091100	0.097500	0.087400	0.077900	0.102700	0.097200	0.118000	0.092200	0.097900
 TOTAL TAX RATE	 1.079300	 1.091100	 1.097500	 1.087400	 1.077900	 1.102700	 1.097200	 1.118000	 1.092200	 1.097900

Source: County Auditor/Controller data, MuniServices, LLC / Avenu Insights & Analytics

Rates are not adjusted for ERAF.

TRA 15-002 is represented for this report.

*2012-13 is the Town's first ACFR publication, therefore prior year data is unavailable.

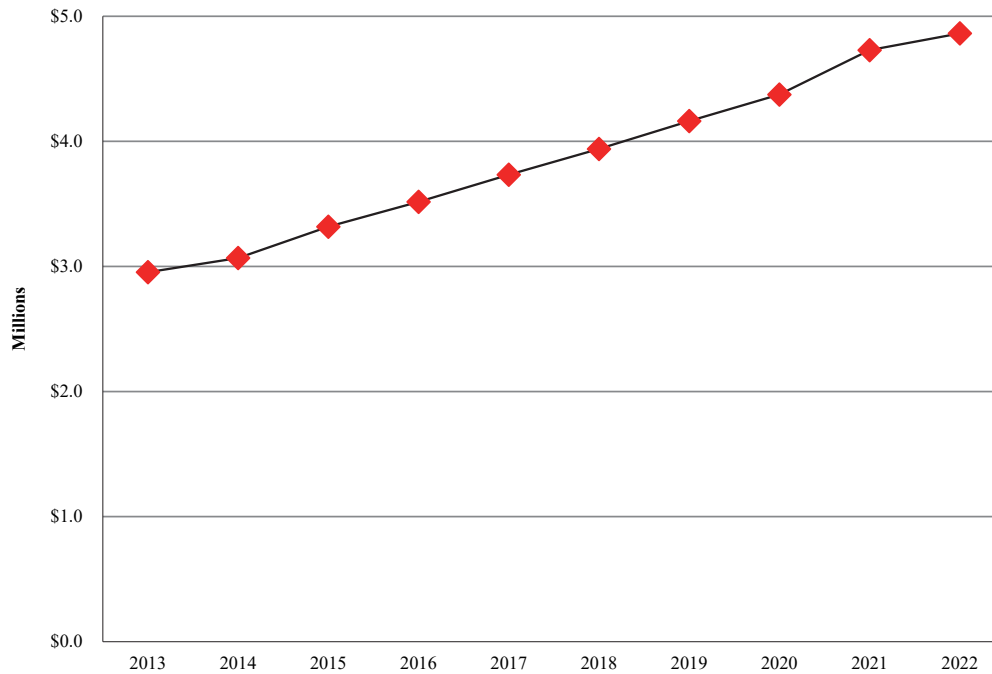
Town of Moraga

Principal Property Tax Payers Last Fiscal Year and Nine Years Ago

Taxpayer	2021-22		2012-13	
	Taxable Value (\$)	Percent of Total City Taxable Value (%)	Taxable Value (\$)	Percent of Total City Taxable Value (%)
PWRP-Moraga LP	\$41,401,007	0.85%		
Russell J Bruzzzone Inc	26,474,534	0.54%	\$21,834,619	0.74%
Moraga 1 Inv LLC	23,798,825	0.49%		
ASC Moraga LLC	13,651,795	0.28%		
Vanguard Apartments LLC	12,344,339	0.25%	3,701,602	0.13%
Moraga Royale LLC	11,336,239	0.23%		
Moraga Builders Corp	10,306,539	0.21%	4,890,504	0.17%
Gage George TRE	9,707,904	0.20%	7,350,000	0.25%
Markets Angelos	9,128,477	0.19%	5,783,000	0.20%
Bigbury Company N V	8,921,543	0.18%	7,688,512	0.26%
Moraga Country Club HOA	8,799,804	0.18%		
Vio At Moraga LLC	7,044,125	0.14%		
Jaber Philip J TRE	5,843,349	0.12%	5,168,161	0.18%
JW King Rheem LLC	5,800,000	0.12%		
KN Productions Inc	5,743,526	0.12%	4,949,605	0.17%
Logos Property Investment W	5,474,497	0.11%		
Comcast Of California I Inc	4,731,776	0.10%		
Vrionis Michael G & Maria TRE	4,400,284	0.09%	3,200,000	0.11%
Bruner Barbara M TRE	4,380,533	0.09%		
Moraga CC Holdings LLC	4,262,308	0.09%	3,673,424	0.12%
Moraga Creekside LLC	4,180,127	0.09%		
348 Rheem Boulevard LLC	4,142,291	0.08%		
Gage Deborah S TRE	4,056,450	0.08%	3,495,732	0.12%
2157 Donald Dr Assoc LLC	3,836,801	0.08%		
Chino Promenade III Inc	3,819,247	0.08%		
PK I Rheem Valley LP			33,679,942	1.14%
Oakmont Of Moraga LLC			10,578,503	0.36%
Moraga Enterprises Inc			8,104,679	0.27%
GKHB Royale Investments LP			7,466,067	0.25%
Moraga Town Of			7,008,206	0.24%
Demello Debra Jean			3,893,287	0.13%
CT Operating Partnership LP			3,453,161	0.12%
AAAAA Rent A Space Moraga Ltd.			3,291,472	0.11%
Puri Mahesh K Minoo			3,050,000	0.10%
Wang Judy			3,022,243	0.10%
24 Hour Fitness USA Inc.			2,720,357	0.09%
Bonardi Michael P & Deborah J			2,643,000	0.09%
Doyle Patrick K Allison MK			2,508,313	0.09%
JPMorgan Chase Bank N A			2,460,586	0.08%
Total Top 25 Taxpayers	<u>\$243,586,320</u>	4.99%	<u>\$165,614,975</u>	5.61%
Total Taxable Value	<u>\$4,885,415,285</u>	100.00%	<u>\$2,950,776,140</u>	100.00%

Source: County Assessor data, MuniServices, LLC / Avenu Insights & Analytics

TOWN OF MORAGA
GENERAL FUND PROPERTY TAX LEVIES AND COLLECTIONS
 Last Ten Fiscal Years



<u>Fiscal Year</u>	<u>Property Tax Levied and Collected</u>	<u>Percent of Total Tax Collections to Tax Levy</u>
	(a)	(b)
2013	\$2,953,989	100%
2014	3,067,058	100%
2015	3,317,612	100%
2016	3,516,304	100%
2017	3,732,878	100%
2018	3,939,215	100%
2019	4,162,058	100%
2020	4,374,049	100%
2021	4,729,061	100%
2022	4,862,942	100%

- (a) Property tax levied and collected includes secured, unsecured and supplemental property tax revenue, as well as property tax in lieu, and homeowner's property tax relief revenue receipts.
- (b) The Town participates in the County's Teeter Plan and thus receives 100% of secured property taxes levied in exchange for foregoing any interest and penalties collected on delinquent taxes.

Source: Town of Moraga: Basic Financial Statements, General Fund Statement of Revenues Expenditures and Changes in Fund Balance

**TOWN OF MORAGA
SALES TAX RATES
Effective January 1, 2021**

	<u>Rate</u>
California State Tax	6.00%
Contra Costa County Tax	0.25%
Town of Moraga Tax	1.00% (b)
Bay Area Rapid Transit (BART)	0.50%
Contra Costa Transportation Authority (CCTA)	0.50%
County of Contra Costa Transactions and Use Tax (CCTU)	0.50%
Town of Moraga Local Transaction and Use Tax (a)	<u>1.00%</u>
Total	9.75%

- (a) November 2012 Measure K voter-approved local add-on sales tax.
- (b) Sales tax imposed within the Town are distributed by the State to various agencies, with the Town receiving 1.0% of the amount collected less 0.25% shifted to the State pursuant to a mechanism commonly known as “Triple Flip.” The 0.25% reduction in local sales tax is used to pay State economic recovery bonds, but cities and counties are then provided with ad valorem property tax revenues in lieu of these revenues.

Source: State of California Board of Equalization

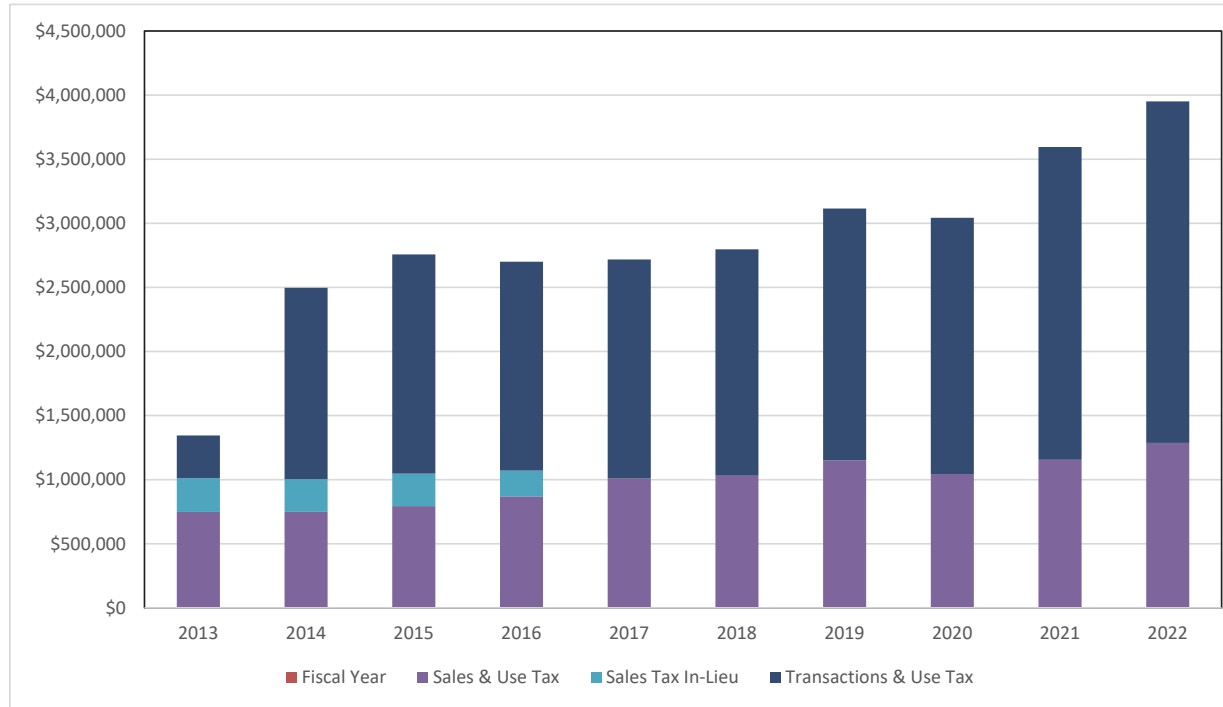
Town of Moraga

Principal Sales Tax Producers
Last Fiscal Year and Nine Years Ago

2021-22		2012-13	
Taxpayer	Business Type	Taxpayer	Business Type
7-Eleven Food Stores	Food Markets	7-Eleven Food Stores	Food Markets
Arco AM/PM Mini Marts	Service Stations	Amoroma Ristorante	Restaurants
Canyon Club Brewery	Food Processing Eqp	Arco AM/PM Mini Marts	Service Stations
Chevron Service Stations	Service Stations	Asia Palace Restaurant	Restaurants
CVS Pharmacy	Drug Stores	Blue Cat	Health & Government
Dollar Tree Stores	Department Stores	Chevron Service Stations	Service Stations
Dover Saddlery	Recreation Products	CVS Pharmacy	Drug Stores
Golden Palace Restaurant	Restaurants	Dollar Tree	Department Stores
Homegoods	Furniture/Appliance	Homegoods	Furniture/Appliance
La Penne Pizza Pub & Pizza	Restaurants	La Penne Pizza Pub & Pizza	Restaurants
Moraga Auto Care & Service	Auto Parts/Repair	Lamorinda Gasoline & Auto Repa	Service Stations
Moraga Country Club	Miscellaneous Retail	Mc Caulou Department Store	Department Stores
Moraga Hardware & Lumber	Bldg.Matls-Retail	Moraga Auto Care & Service	Auto Parts/Repair
Moraga Service Center	Service Stations	Moraga Country Club	Restaurants
Moraga Star Service Stations	Service Stations	Moraga Hardware & Lumber	Bldg.Matls-Retail
Moraga Wines & Spirits	Liquor Stores	Moraga Star Service Stations	Service Stations
Mountain Mike's Pizza	Restaurants	Moraga Wines & Spirits	Liquor Stores
Nations Giant Hamburgers	Restaurants	Nations Giant Hamburgers	Restaurants
Outdoor Supply Hardware	Bldg.Matls-Retail	Orchard Supply Hardware	Bldg.Matls-Retail
Pumping Essentials	Light Industry	Safeway Stores	Food Markets
Safeway Stores	Food Markets	Saint Mary's College Bookstore	Miscellaneous Retail
Sushi Fighter	Miscellaneous Other	Sodexho Marriott Management	Restaurants
Taco Bell	Restaurants	TJ Maxx	Apparel Stores
TJ Maxx	Apparel Stores	Tuesday Morning	Miscellaneous Retail
Valero Service Stations	Service Stations	Union 76 Service Stations	Service Stations

Source: MuniServices, LLC / Avenu Insights & Analytics

TOWN OF MORAGA
SALES TAX REVENUES
 Last Ten Fiscal Years
 (Modified Accrual Basis of Accounting)



Fiscal Year	Sales & Use Tax (a)	Sales Tax In-Lieu (a)	Transactions & Use Tax (b)	All Sales Tax Total	Percent Change
2013	\$746,182	\$263,557	\$333,008	\$1,342,747	39.3%
2014	746,643	255,268	1,492,885	2,494,796	85.8%
2015	791,900	253,333	1,709,913	2,755,146	10.4%
2016	867,823	201,338	1,629,441	2,698,602	-2.1%
2017	1,006,620	0	1,709,325	2,715,945	0.6%
2018	1,029,173	0	1,766,158	2,795,331	2.9%
2019	1,148,212	0	1,965,304	3,113,516	11.4%
2020	1,042,050	0	1,998,721	3,040,771	-2.3%
2021	1,153,003	0	2,440,328	3,593,330	18.2%
2022	1,285,130	0	2,663,964	3,949,094	18.2%

(a) The Town of Moraga's Sales Tax is comprised of 0.75% of the Bradley Burns 1% base share from Contra Costa County and 0.25% in Sales Tax In Lieu (e.g., the State "Triple Flip"). Excludes State Sales Tax for Public Safety (Proposition 172).

(b) In November 2012, the voters of Moraga approved the 1% Measure K Local Add-On Sales Tax, technically called a Transactions and Use Tax.

Source: Town of Moraga: Basic Financial Statements, Governmental Funds Statement of Revenues Expenditures and Changes in Fund Balance

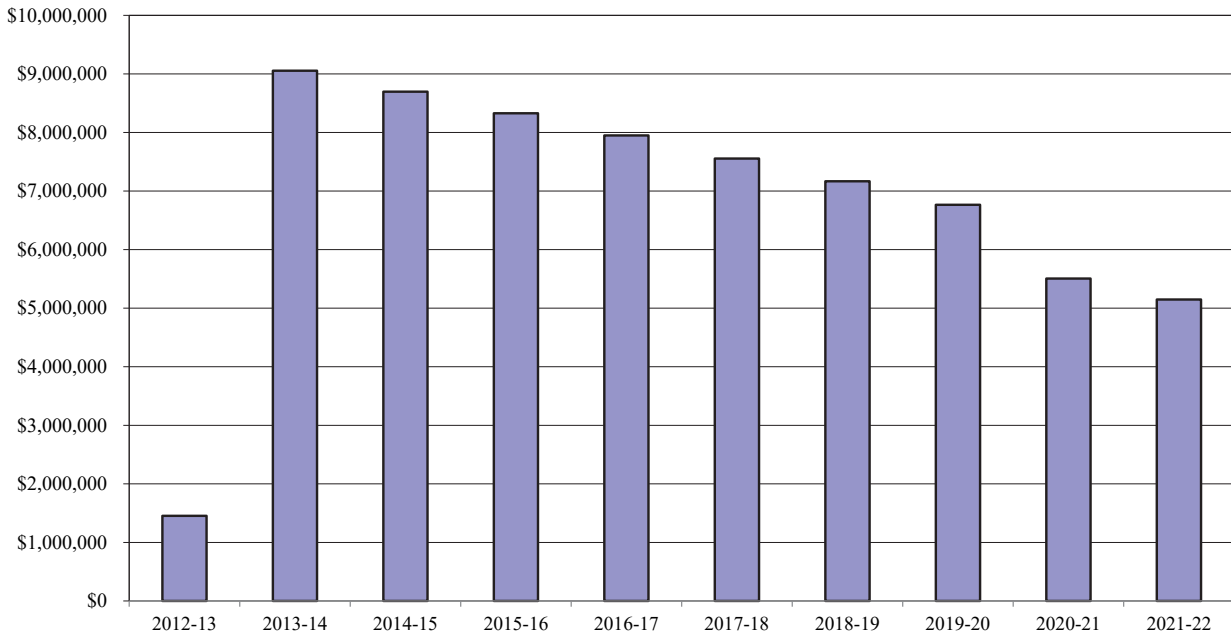
**TOWN OF MORAGA
TAXABLE RETAIL SALES
(Dollars in Thousands)**

Year		Retail Stores		Total All Outlets	
		Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2013	(a)	219	\$81,136	319	\$90,353
2014	(a)	214	83,425	306	92,997
2015	(a)	211	80,531	335	90,281
2016	(a)	210	78,532	340	88,058
2017	(a)	207	78,332	333	90,380
2018	(a)	202	82,664	347	97,946
2019	(a)	192	79,379	343	92,499
2020	(a)	188	69,443	343	80,657
2021	(a)	188	86,297	329	97,652

(a) Data not comparable to years prior to 2009. "Retail" category now includes "Food Services."

Source: State of California Board of Equalization. Taxable Sales in California (Sales & Use Tax).

TOWN OF MORAGA
RATIO OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years



Fiscal Year	Governmental Activities			Percentage of Personal Income (a)	Per Capita (a)
	Certificates of Participation	Notes and Loans Payable	Total Governmental Activities		
2012-13	\$1,380,000	\$73,916	\$1,453,916	0.16%	\$89.93
2013-14	8,991,950	62,464	9,054,414	0.95%	553.85
2014-15	8,648,952	47,537	8,696,489	0.91%	528.15
2015-16	8,295,956	32,162	8,328,118	0.82%	504.34
2016-17	7,932,959	16,321	7,949,280	0.74%	476.69
2017-18	7,554,962	0	7,554,962	0.65%	444.64
2018-19	7,166,965	0	7,166,965	0.58%	423.18
2019-20	6,763,968	0	6,763,968	0.53%	399.15
2020-21	5,505,971	0	5,505,971	0.40%	327.35
2021-22	5,147,974	0	5,147,974	0.32%	300.96

(a) See Schedule "Demographic and Economic Statistics" for personal income and population data. 2013 was the Town of Moraga's first CAFR publication, certain prior year data is unavailable.

Source: Town of Moraga: Basic Financial Statements

December 2, 2022

Ms. Lori Church
Avenu Insights & Analytics
7625 N. Palm Ave., Suite 108
Fresno, CA 93711

REVISED COPY
TOWN OF MORAGA

2021-22 Assessed Valuation: \$4,909,797,685

	Total Debt 6/30/22	% Applicable (1)	Town's Share of Debt 6/30/22
<u>OVERLAPPING TAX AND ASSESSMENT DEBT:</u>			
Bay Area Rapid Transit District	\$2,821,570,000	0.552%	\$13,919,066
Contra Costa Community College District	598,780,000	2.105	12,604,319
Acalanes Union High School District	145,794,470	11.813	17,222,701
Moraga School District	28,520,000	97.830	27,901,116
Orinda Union School District	57,310,000	0.228	130,667
East Bay Regional Park District	184,590,000	0.881	<u>1,626,238</u>
TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT			\$73,404,107
<u>DIRECT AND OVERLAPPING GENERAL FUND DEBT:</u>			
Contra Costa County General Fund Obligations	\$224,500,000	2.098%	\$ 4,710,010
Moraga School District General Fund Obligations	8,802,980	97.830	8,611,955
Orinda Union School District General Fund Obligations	2,480,000	0.228	5,654
Town of Moraga Certificates of Participation	5,147,974	100.	5,147,974 (2)
Moraga-Orinda Fire Protection District General Fund Obligations	2,617,000	37.123	971,509
Moraga-Orinda Fire Protection District Pension Obligation Bonds	1,645,000	37.123	<u>610,673</u>
TOTAL GROSS DIRECT AND OVERLAPPING GENERAL FUND DEBT			\$20,057,775
Less: Contra Costa County Obligations supported by revenue funds			<u>1,210,402</u>
TOTAL NET DIRECT AND OVERLAPPING GENERAL FUND DEBT			\$18,847,373
TOTAL DIRECT DEBT			\$5,147,974
TOTAL GROSS OVERLAPPING DEBT			\$88,313,908
TOTAL NET OVERLAPPING DEBT			\$87,103,506
GROSS COMBINED TOTAL DEBT			\$93,461,882 (3)
NET COMBINED TOTAL DEBT			\$92,251,480

- (1) The percentage of overlapping debt applicable to the town is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the town divided by the district's total taxable assessed value.
- (2) Includes \$142,974 unamortized premium.
- (3) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to Assessed Valuation:

Total Overlapping Tax and Assessment Debt	1.50%
Total Direct Debt (\$5,147,974)	0.10%
Gross Combined Total Debt	1.90%
Net Combined Total Debt	1.88%

TOWN OF MORAGA
COMPUTATION OF LEGAL BONDED DEBT MARGIN
JUNE 30, 2022

ASSESSED VALUATION:

Secured property assessed value, net of exempt real property	<u>\$4,885,560,745</u>
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BONDED DEBT LIMIT (3.75% OF ASSESSED VALUE) (a)	<u>\$183,208,528</u>
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AMOUNT OF DEBT SUBJECT TO LIMIT:

Total Bonded Debt	\$0 (b)
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Amount of debt subject to limit	<u>0</u>
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LEGAL BONDED DEBT MARGIN	<u>\$183,208,528</u>
--------------------------	----------------------

(a) California Government Code, Section 43605 sets the debt limit at 15%. The section was enacted prior to the change in basing assessed value to full market value when it was previously 25% of market value. Thus, the limit shown as 3.75% is one-fourth the limit to account for the adjustment of showing assessed valuation at full cash value.

(b) The Town of Moraga's debt under the 2010 and 2013 Certificates of Participation (COP) are not subject to the computation of bonded debt under the California Government Code, Section 43605.

Town of Moraga

Demographic and Economic Statistics Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income	Per Capita Personal Income (2)	Median Age	Public School Enrollment (3)	County Unemployment Rate (%) (4)	City Unemployment Rate (%) (4)	County Population
2012-13*	16,168	\$921,721,512	\$57,009	42.6	1,856	9.0	5.3	1,074,702
2013-14	16,348	951,566,401	58,207	43.6	1,845	7.4	4.4	1,087,008
2014-15	16,466	960,312,927	58,321	44.4	1,852	4.7	4.0	1,102,871
2015-16	16,513	1,016,816,873	61,577	44.7	1,886	5.0	3.5	1,123,429
2016-17	16,676	1,076,279,379	64,541	44.1	1,898	4.4	4.3	1,139,513
2017-18	16,991	1,166,384,745	68,647	43.4	1,832	3.1	3.3	1,149,363
2018-19	16,939	1,226,520,298	72,408	42.8	1,851	2.6	3.3	1,155,879
2019-20	16,946	1,276,182,925	75,309	43.4	1,855	13.6	8.7	1,153,561
2020-21	16,820	1,367,263,487	81,288	43.2	1,769	8.9	5.2	1,153,854
2021-22	17,105	1,597,078,969	93,369	42.2	1,724	2.7	2.5	1,156,555

Source: MuniServices, LLC / Avenu Insights & Analytics

1.) Population Projections are provided by the California Department of Finance Projections.

2.) Income Data is provided by the U.S. Census Bureau.

3.) Student Enrollment reflects the total number of students enrolled in the Moraga School District only. Any other school districts within the City are not accounted for in this statistic.

4.) Unemployment Data is provided by the EDD's Bureau of Labor Statistics Department.

*2012-13 is the Town's first ACFR publication, therefore, prior year data is unavailable.

Town of Moraga

Principal Employers Last Fiscal Year and Two Year Ago

Business Name	2021-22		2019-20	
	Number of Employees	Percent of Total Employment (%)	Number of Employees	Percent of Total Employment (%)
St. Mary's College of California*	959	13.70%	824	11.61%
Moraga Unified School District*	350	5.00%		
Bright Star Care Home Care	175	2.50%	170	2.39%
Safeway	108	1.54%	118	1.66%
Campolindo High School*	111	1.59%	91	1.28%
Moraga Country Club	72	1.03%	67	0.94%
Aegis Living Moraga	61	0.87%	63	0.89%
Moraga Post Acute	62	0.89%	59	0.83%
Moraga Gardens Farm	54	0.77%	50	0.70%
TJ Maxx	38	0.54%	42	0.59%
Outdoor Supply Hardware			47	0.66%
Total Top Employers	1,990	28.43%	1,531	21.56%
Total Labor Force (1)	7,000		7,100	

Source: MuniServices, LLC / Avenu Insights & Analytics

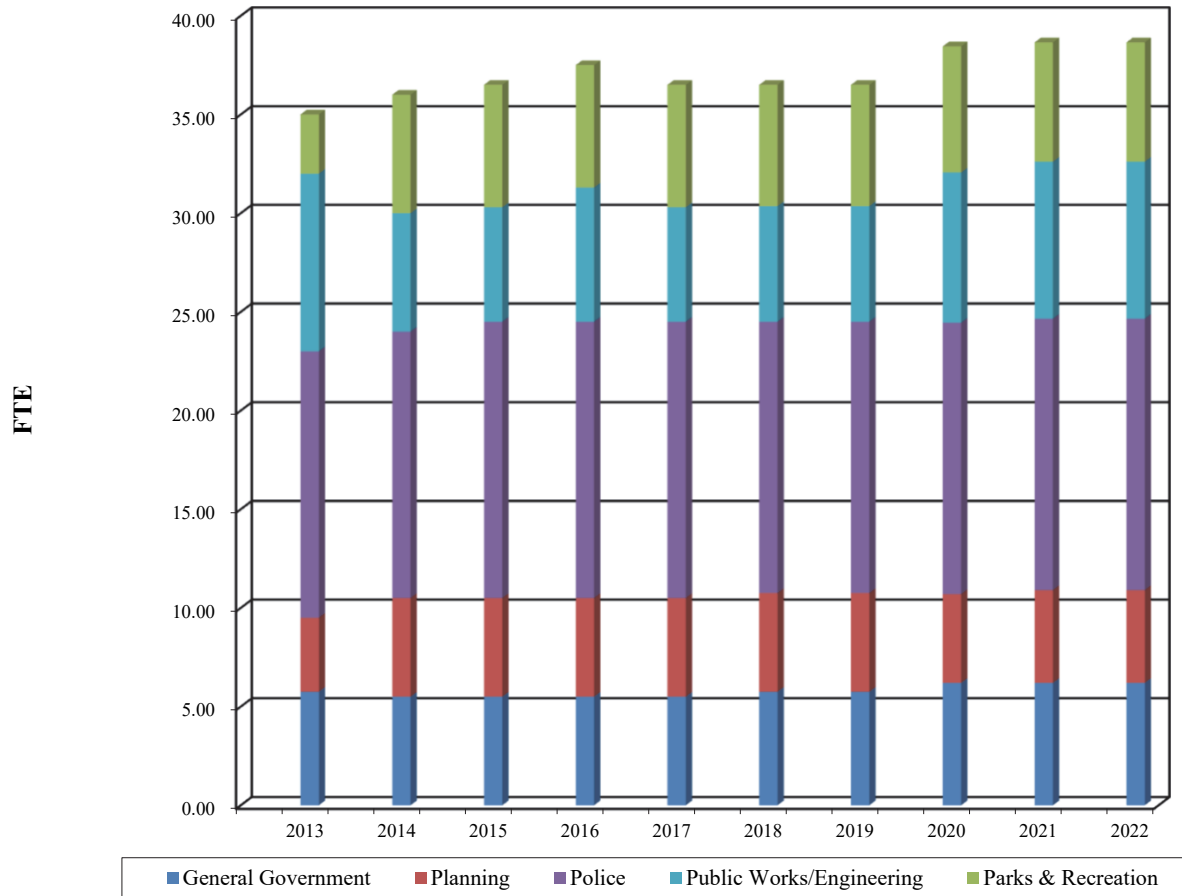
Source: 2019-20 Fiscal Year Annual Comprehensive Financial Report

Results based on direct correspondence with Town's local businesses.

*Includes all classified, certificated, admin, full-time.

(1) Total Town Labor Force provided by EDD Labor Force Data

TOWN OF MORAGA
FULL-TIME EQUIVALENT TOWN EMPLOYEES BY FUNCTION
Last Ten Fiscal Years



Function	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Government	5.75	5.50	5.50	5.50	5.50	5.75	5.75	6.20	6.20	6.20
Planning	3.75	5.00	5.00	5.00	5.00	5.00	5.00	4.50	4.70	4.70
Police	13.50	13.50	14.00	14.00	14.00	13.75	13.75	13.75	13.75	13.75
Public Works/Engineering	9.00	6.00	5.80	6.80	5.80	5.86	5.86	7.61	7.96	7.96
Parks & Recreation	3.00	6.00	6.20	6.20	6.20	6.14	6.14	6.39	6.04	6.04
Total FTE	35.00	36.00	36.50	37.50	36.50	36.50	36.50	38.45	38.65	38.65

Source: Town of Moraga Adopted Budget Documents

**TOWN OF MORAGA
OPERATING INDICATORS BY FUNCTION**

		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FUNCTION											
Police											
Crime by type:	(a)										
Homicide		0	0	0	0	0	1	0	0	0	0
Forcible Rape		1	4	1	1	1	2	0	0	2	1
Robbery		0	0	0	2	2	2	2	0	0	2
Assault		40	30	19	20	14	14	5	9	14	34
Burglary		29	39	33	41	24	12	19	10	17	38
Larceny		112	90	104	136	95	72	36	64	66	101
Motor Vehicle Theft		11	21	12	24	24	8	4	8	6	8
Total crime by type		196	193	169	224	160	111	66	91	105	184
Public Works											
Potholes repaired (square miles)		140	140	140	140	140	140	140	121	104	100
Street Sweeping (miles)		104	104	108	104	104	112	112	112	112	112
Volume of material removed (cubic yards)		80	65	80	75	75	80	80	90	80	80
Storm Drains:											
Catch basins cleaned		20	15	16	18	15	18	18	19	15	16
Volume of material removed (cubic yards)		12	10	8	10	10	11	11	12	9	10
Community Facilities											
Parks and recreation class offerings	(b)	194	162	176	165	165	119	137	166	102	166
Parks and recreation class participants	(b)	2,262	2,046	2,214	1,843	1,713	1,135	1,611	2,073	963	2,299

(a) Crime statistics as reported to the Department of Justice.

(a) Parks and recreation data is based on an "academic year" of Fall through Summer.

Source: Town Departments

**TOWN OF MORAGA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS**

		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FUNCTION											
Public Safety											
Police stations		1	1	1	1	1	1	1	1	1	1
Fire stations	(a)	2	2	2	2	2	2	2	2	2	2
Public Works											
Streets (miles of)		56	56	56	56	56	56	56	56	56	56
Street lights		974	976	976	1,054	1,054	1,054	1,054	1,054	1,054	1,054
Traffic signals	(b)	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5
Storm drains pipes (miles of)		30	30	45	45	45	45	45	45	45	45
Storm drainage inlets		1,824	1,824	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350
High Visibility Crosswalks			2	2	2	2	2	2	2	2	2
Community Facilities											
Parks		3	3	3	3	3	3	3	3	3	3
Park acreage		57	57	57	57	57	57	57	57	57	57
Open space acreage		250	250	250	250	250	250	250	250	250	250
Libraries	(c)	1	1	1	1	1	1	1	1	1	1

(a) The Moraga-Orinda Fire District provides fire services.

(b) Moraga shares responsibility of one traffic signal located at Moraga Way @ Ivy Drive with the City of Orinda.

(c) Contra Costa County leases the Town's building and operates library services.

Source: Various Town documents, including Adopted Budgets, General Plan, Parks & Recreation Master Plan, Lighting Assessment District Engineer's Report, GASB 34 Implementation Study