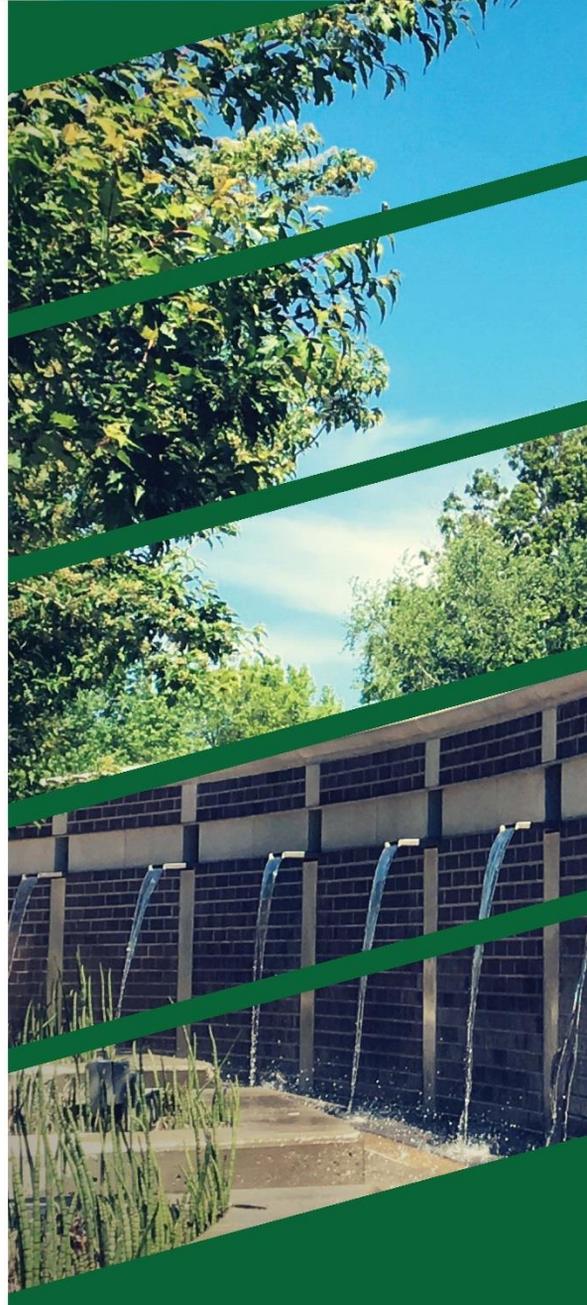




CITY OF GRANDVIEW, MISSOURI

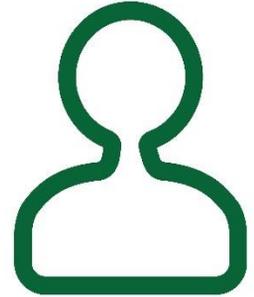
POPULAR ANNUAL FINANCIAL REPORT

FOR THE
FISCAL YEAR ENDED
SEPTEMBER 30, 2017



GRANDVIEW, MISSOURI CITY PROFILE

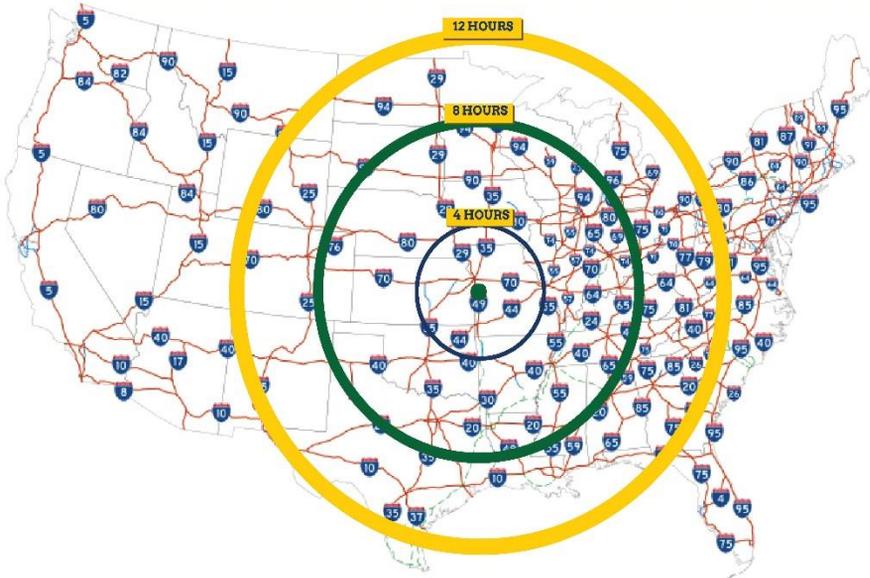
YEAR OF INCORPORATION: 1912



POPULATION
26,270

LAND SIZE
14.73
SQUARE MILES

MEDIAN AGE
33.4



LOCATION

SOUTHERN
JACKSON COUNTY,
MISSOURI ON I-49,
15 MILES SOUTH OF
DOWNTOWN
KANSAS CITY



CREDIT PROFILE

AA-

A message from the City Administrator

3

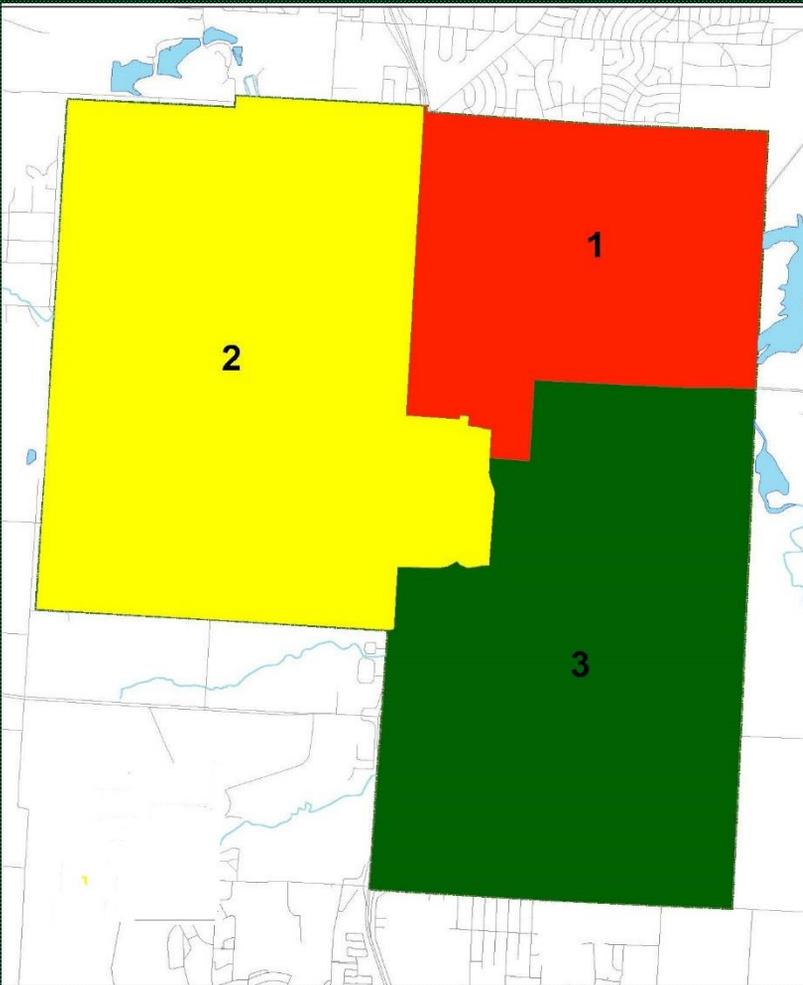
It is my pleasure to present the Popular Annual Financial Report (PAFR) regarding the finances and administration of the City of Grandview, Missouri, for the fiscal year ended September 30, 2017. This is the first PAFR created by the City of Grandview, and we hope that it provides the Mayor, Board of Aldermen and citizens relevant financial information in an easy-to-read document.

This report summarizes financial activities of the City of Grandview and includes information on where city revenue comes from and where those dollars are spent, as well as other trends in the local economy. The PAFR is done in conjunction with the Comprehensive Annual Financial Report (CAFR); and includes a condensed version of information contained in the CAFR. A copy of the CAFR is available on the City's web site: www.grandview.org.

If you have any questions or comments regarding information in this document, please contact either me at (816) 316-4872 or Assistant City Administrator / Finance Director Kirk Decker at (816) 316-4804.

Sincerely,
Cemal Umut Gungor
City Administrator





Grandview Governance

Mayor – Leonard D. Jones, Jr.

Ward 1 – Damon Randolph, Sandra Kessinger

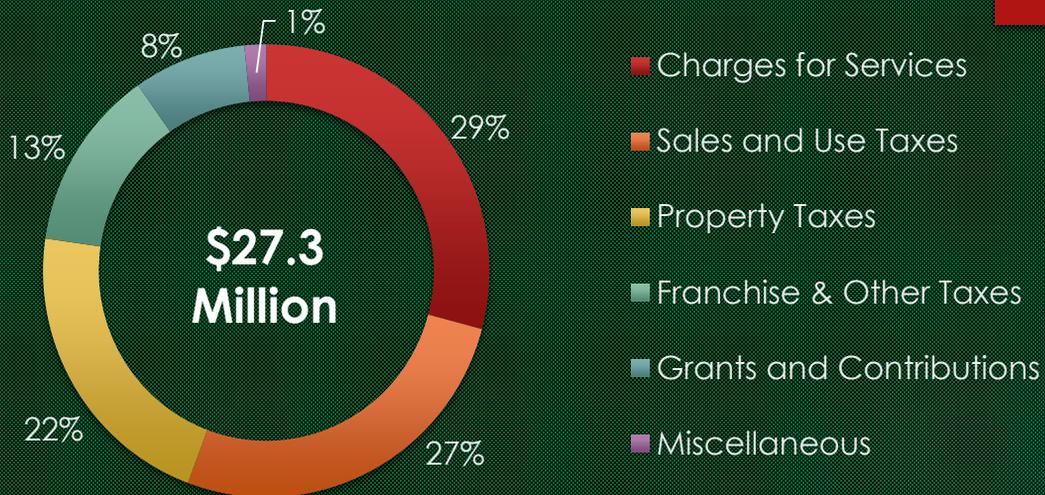
Ward 2 – Annette M. Turnbaugh, Brian Hochstein

Ward 3 – John T. Maloney, James N. Crain



Where Does the Money Come From?

5



Charges for services includes fees charged for various uses, such as ambulance charges, community center fees, monthly sanitary sewer fees and License Office collection charges.

Sales and use taxes includes revenues from the City's 1% general sales tax, 0.50% park (Community Center) sales tax, 0.50% capital improvements sales tax and 0.50% transportation sales tax.

Property taxes are from the city's real estate and personal property tax rates per \$100 of assessed valuation for residential and commercial property.

Franchise and other taxes include the City's 7% gross receipt tax on franchises (natural gas, electricity, mobile and land-based telephones and cable television) and various other taxes such as gasoline tax, state motor vehicle sales tax and sales fees, cigarette tax and various other collections.

Grants and contributions include grants and monies from Jackson County, the State of Missouri, U.S. Federal Government and other agencies or units of government.

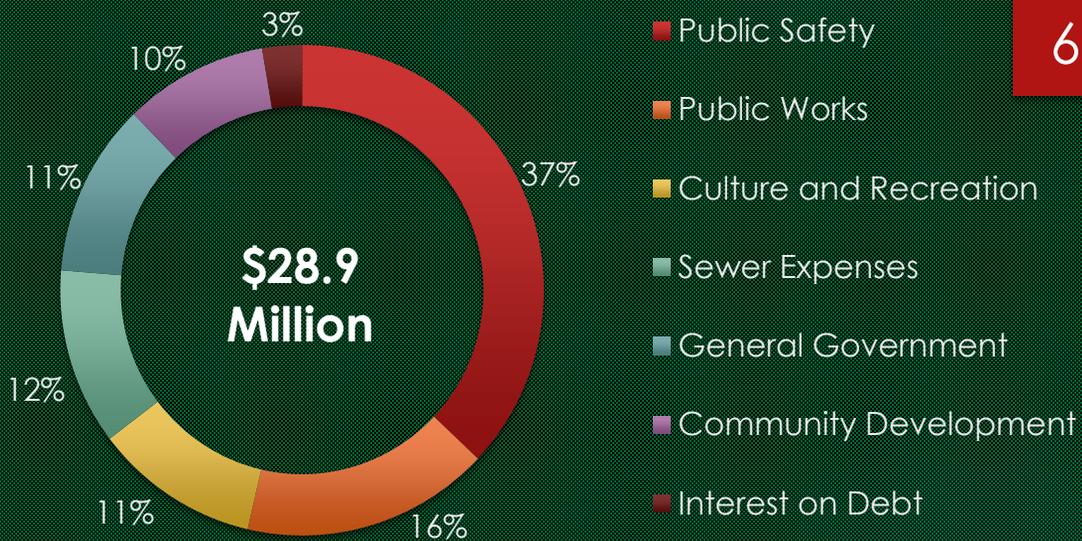
Miscellaneous is all remaining revenues derived from reimbursements, refunds and other sources.

Revenues	2017
Charges for Services	\$7,969,317
Sales and Use Taxes	\$7,265,473
Property Taxes	\$5,898,453
Franchise & Other Taxes	\$3,552,179
Grants and Contributions	\$2,232,230
Miscellaneous	\$428,054
Total Revenues	\$27,345,706

** Does not include bond proceeds or transfers.

Where Does the Money Go?

6



Total expenditures for 2017 were \$28,866,155. The largest category of expenditures is Public Safety, which represents 37% of all governmental activities.

Public Safety expenses relating to Police and Fire departments, including administration, operations, patrol, fire suppression, emergency medical services and capital items in Capital Improvements Sales Tax Fund.

Public Works includes expenditures for engineering, street maintenance, solid waste services and capital improvement projects and purchases.

Culture and recreation are expenditures for parks and recreation, including operation and maintenance of City parks, Park Levy Fund and Community Center.

Sanitary Sewer includes operation, maintenance, treatments costs to the *Little Blue Valley Sewer District* and capital outlay/improvements to the City's sanitary sewer system.

General Government includes expenses for the Mayor and Board of Aldermen, Administration, City Clerk, Human Resources, Municipal court, information technology and finance.

Community Development expenditures encompass the Community Development Department, Tax Increment Financing (TIF) district reimbursements and Economic Development and City Communications.

Interest on Debt includes interest payments for general obligation bonds for parks, public safety and infrastructure improvements and certificates of participation for the community center. Principal payments are not included.

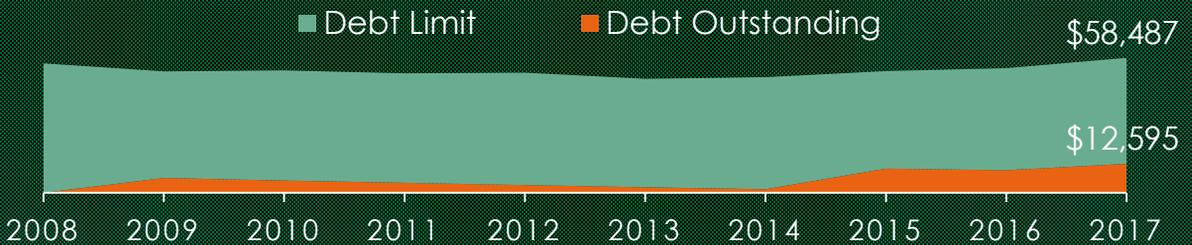
Expenditures	2017
Public Safety	\$10,693,088
Public Works	\$4,784,344
Culture and Recreation	\$3,184,404
Sanitary Sewer	\$3,361,820
General Government	\$3,305,777
Community Development	\$2,772,359
Interest on Debt	\$764,363
Total Expenditures	\$28,866,155

What Does the City Owe?

Summary of All Outstanding Debt

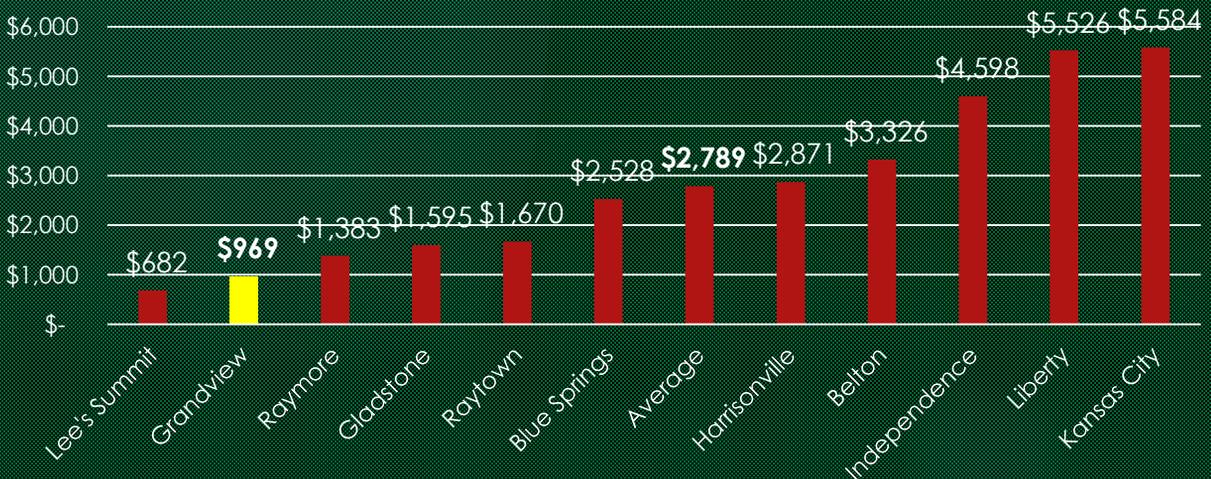


General Obligation Debt Limit (in Millions)



The Missouri Constitution permits a city to incur general obligation indebtedness not to exceed 20% of the assessed valuation of taxable property. Grandview's 2017 assessed valuation of all tangible property was \$292,435,255. Based on that valuation the constitutional debt limit is \$58,487,045. Including its outstanding general obligation debt, Grandview is utilizing 22% of its constitutional debt limit.

Per Capita Debt Comparison

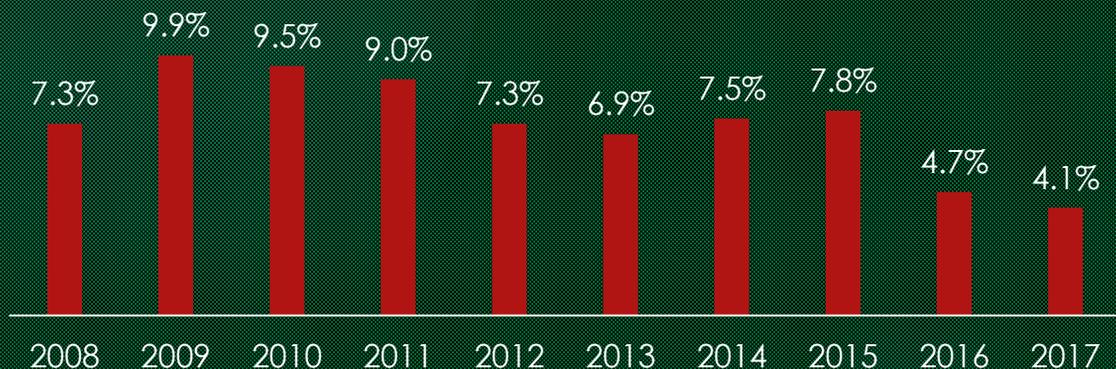


Top Ten Employers and Local Employment Data

Employer	Employees	Rank	%
Consolidated School District # 4	589	1	4.88
Peterson Manufacturing	465	2	3.85
Westrock Dispensing	340	3	2.82
Vendtech-SGI	319	4	2.64
Sika Corporation	217	5	1.80
City of Grandview	202	6	1.67
Kenny's Tile & Floor Covering	196	7	1.62
United Heating & Cooling	134	8	1.11
U.S. Toy Company	114	9	.94
Maxi-Seal Harness Systems	106	10	.88
Total	2,682		22.22



Unemployment Rate



10 Year Financial Overview

Total Revenues & Expenditures (in Millions)



Fund Balance – General Fund (in Millions)



It is the City's policy to maintain a fund balance of 20% of operating expenditures in the General Fund to meet cash flows and unforeseen outlays or emergencies. As of September 30, 2017 the City's General Fund balance was 19.8% of expenditures.

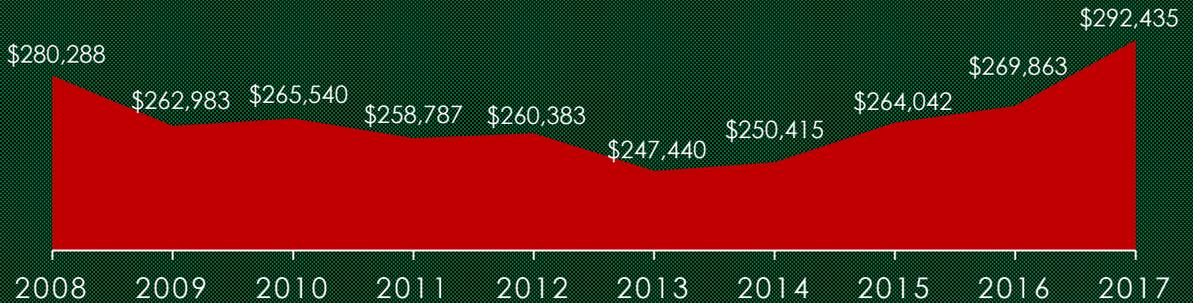
All Sales Tax Revenue (in Millions)



** City's largest retailer, Sam's Club, departed in 2014.

10 Year Financial Overview

Property Valuation (in Millions)



Population & School Enrollment



City of Grandview Full Time Equivalent (FTE) Employees



** City changed methodology for computing FTEs for culture and recreation in FY 2012