



# Annual Comprehensive Financial Report

Year Ended June 30, 2025

Prepared by:  
The Finance Department of the  
Town of Warrenton, Virginia



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# **INTRODUCTORY SECTION**

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**TOWN OF WARRENTON, VIRGINIA**  
**DIRECTORY OF PRINCIPAL OFFICIALS**

**June 30, 2025**

**TOWN COUNCIL**

H.E. Carter Nevill, Mayor  
William Semple II, Vice Mayor

Paul Mooney, At Large  
Roy Francis, Ward 1  
Larry Kovalik, Ward 3  
Michele O'Halloran, Ward 4  
David McGuire, At Large  
Eric Gagnon, Ward 5

**APPOINTED OFFICIALS**

Frank Cassidy ..... Town Manager  
Chap Peterson ..... Town Attorney  
Stephen Clough..... Town Clerk



The Town of Warrenton  
P.O. Box 341  
Warrenton, VA 20188  
P (540) 347-1101  
F (540) 349-2414

December 3, 2025

**To The Honorable Mayor, Members of Town Council  
And The Citizens of the Town of Warrenton**

We are pleased to present the Annual Comprehensive Financial Report (ACFR) of the Town of Warrenton for the fiscal year ended June 30, 2025. The *Code of Virginia* requires that localities have their accounts and records audited annually as of June 30 by an independent certified public accountant, and that a detailed written report be presented to the local governing body within six months of the close of the fiscal year.

This report has been prepared in accordance with accounting principles generally accepted in the United States (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB). It consists of management's representations concerning the finances of the Town. Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with management. To the best of our knowledge and belief, the data presented are accurate in all material respects and are reported in a manner that presents fairly the financial position and results of operations of the various funds of the Town. Disclosures have been included to enable the reader to gain the maximum understanding of the Town's financial affairs.

The Town's management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the Town are protected from loss, theft or misuse. It is further responsible to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived.

The Town's financial statements have been audited by Brown, Edwards & Company, L.L.P., a firm of licensed certified public accountants. The audit was conducted in accordance with generally accepted auditing standards. The goal of the independent audit was to provide reasonable assurance that the financial statements for the fiscal year ended June 30, 2025, 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 accounting principles used and significant estimates made by Town management; and evaluating the overall financial statement presentation. The independent auditors' report expresses an unmodified opinion on the fair presentation of the financial statements and is presented as the first part of the Financial Section of this report.

EXPERIENCE

All the financial activities of the reporting entity are included within this report. The reporting entity is comprised solely of the primary government. Under GASB pronouncements, component units are legally separate entities for which the primary government is financially accountable. The Town of Warrenton does not have any component units.

## PROFILE OF THE TOWN

The Town of Warrenton, which serves as the County Seat and is the largest town in Fauquier County, is located in the Upper Piedmont region of Virginia at the foot of the Blue Ridge mountains about 45 miles southwest of Washington, DC. The Town encompasses 4.7 square miles and has a population of 10,224. Settled in the late seventeenth century, the Town of Warrenton, then known as Courthouse Village, was formally incorporated in 1810. Since 1992, Warrenton has been considered part of the Washington-Baltimore Metropolitan Statistical Area. Warrenton is easily accessible via four U.S. primary routes – 17, 15, 29 and 211. These routes provide access to Interstates 66, 64, 95 and 81 which link Warrenton to major trade routes across the Nation.

The Town is organized under the Council-Manager form of government with an elected mayor and a seven-member Council. Five members are elected by ward and two are elected at large, with staggered four-year terms. The Council appoints a Town Manager who serves as the chief executive officer of the Town and is responsible to the Council for the proper administration of the Town government. The Town Manager performs the daily tasks required by the Town Council in accordance with the Town's Charter and oversees the activities of all Town departments and personnel.

The Town provides a wide range of municipal services including public safety, sanitation and recycling services, community development and planning, the construction and maintenance of highways, streets, and public works infrastructure, parks and recreation programs, and the provision of water and wastewater services. In addition, the Town contributes to cultural events, recreational activities and supports various health and welfare programs.

An annual budget is prepared for all funds, except the fiduciary funds, to include revenues, expenditures, transfers, and debt service. The Code of Virginia requires the Town Manager to submit a balanced budget to the Town Council no later than the first day of April each year. Each department prepares its own budget request for review and amendment by the Town Manager prior to inclusion in the Town's budget. After duly advertised public hearings are held, the Town adopts an annual budget by July 1 of each year as required by 15.2-2503, Code of Virginia of 1950, as amended.

When necessary, the Town Council approves amendments to the adopted budget in accordance with 15.2-2507, Code of Virginia of 1950, as amended. The Town Manager may transfer appropriations at the department appropriation level without approval from Town Council. Budgetary compliance is monitored and reported at the department level each month.

## ECONOMIC CONDITION AND OUTLOOK

### *The Local Economy*

The Northern Virginia region is highly competitive and influenced by changing economic forces. The region is home base for the federal government and related industries and many residents commute to work further north. Warrenton has historically remained on the fringe but continues to build on enhancing its gateway location to Shenandoah National Park, wine and horse country, and its recreational opportunities. The Town's vision for the future strives to achieve a vibrant historic town with a strong sense of place; a healthy community that is fiscally sound and provides a high level of services and public amenities for citizens and visitors to enjoy.

The Town's boundaries expanded in 2025 to incorporate an additional 241 acres along the southern edge of town. This boundary line adjustment brings the Arrington development into town. When constructed, this will result in an additional 270 homes and 15 hotel units. In addition, a 25 acre commercially zoned area is planned within the subdivision. No details regarding the commercial space are known at this time. Warrenton Crossing, a housing development of 135 single-family homes, is currently under construction on the town's eastern boundary. Other developments approved in town within the past few years include Warrenton Village, which will feature 320 apartments, 34 two-over-two units, and 32 townhomes on the north side of town adjacent to an existing shopping center, and Warrenton Junction, a smaller development containing 47 townhomes. Cobb's Hill consists of 56 single-family detached homes and is currently under review. This subdivision is located near the center of town.

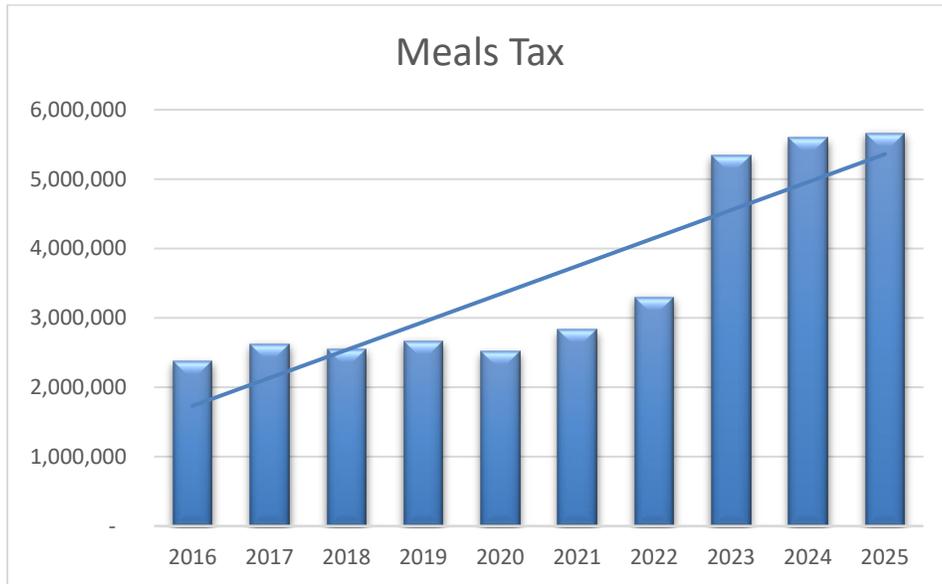
Warrenton continues to strive for inclusive and attainable housing for all ages, incomes, and needs that preserve established residential neighborhoods, while supporting infill development. Housing is not often seen as an economic driver, but it serves as a balance in the overall quality of life for Warrenton by catering to the needs of a diverse community. This seeks to include young families, professionals early in their careers, essential workforce (e.g., teachers and police officers), and retirees. This creates a diverse and circular housing need. The Hero's Bridge Veteran Village was legislatively approved in December 2024 and will feature 22 duplex cottages for senior military veterans, filling a gap in housing needs. The site development plan has just been received.

With a strategic transportation location, the Town enjoys two major retail economic corridors in a series of shopping centers along the by-pass and big box stores along the most southern point of Town. The shopping centers are focal points for revitalization. Allowing for mixed-use and multi-family development will transform aging commercial corridors into vibrant neighborhoods. This effort is creating the ability to significantly grow property tax revenue and particularly meals tax and sales tax to solidify stability of the commercial corridor for years to come. In addition to the major retail developments, the Town has provisions for health care services in Fauquier Hospital and the recent investments in enhanced offerings in the devoted cancer treatment center. Fauquier Hospital continues to add services to meet demands, as do other local providers demonstrating ongoing economic potential. This serves as an attractive feature for those looking to relocate to Warrenton.

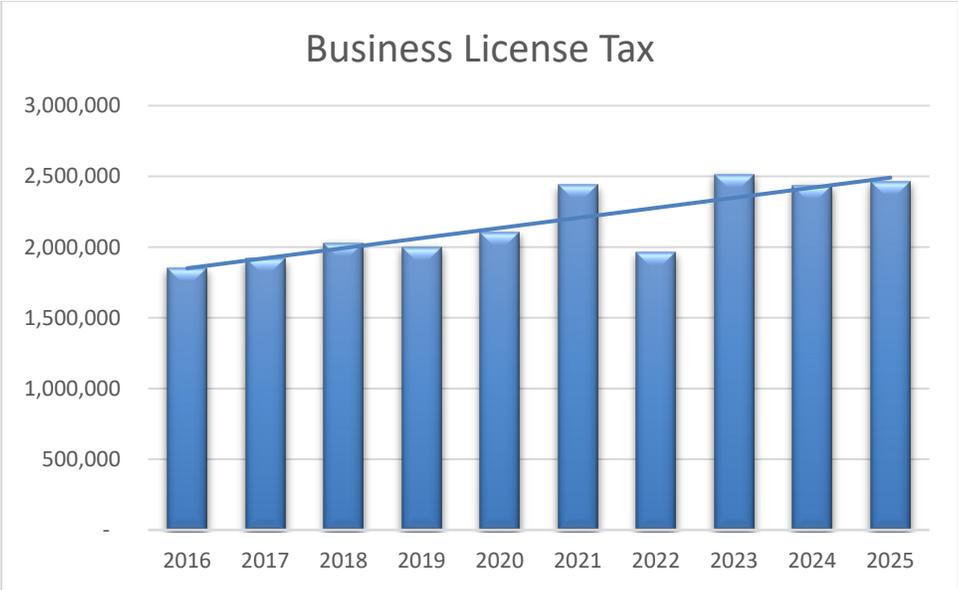
The Old Town Historic District is a mainstay of the Town and serves as an economic driver when considering the small land footprint compared to economic output. The popular Farmers Market provides pedestrian traffic to local stores on the weekend. Weekend night-time street closures and monthly events held on Main Street also attract residents and visitors to the restaurants and stores in Old Town. Sidewalk café dining provides a vibrant option for restaurants located in the historic district.

Primary local revenue sources for the Town continue to be meals tax and business, professional, and occupational license (BPOL) tax. Meals tax accounted for 28.7% and BPOL accounted for 12.5% of general fund revenue for fiscal year 2025.

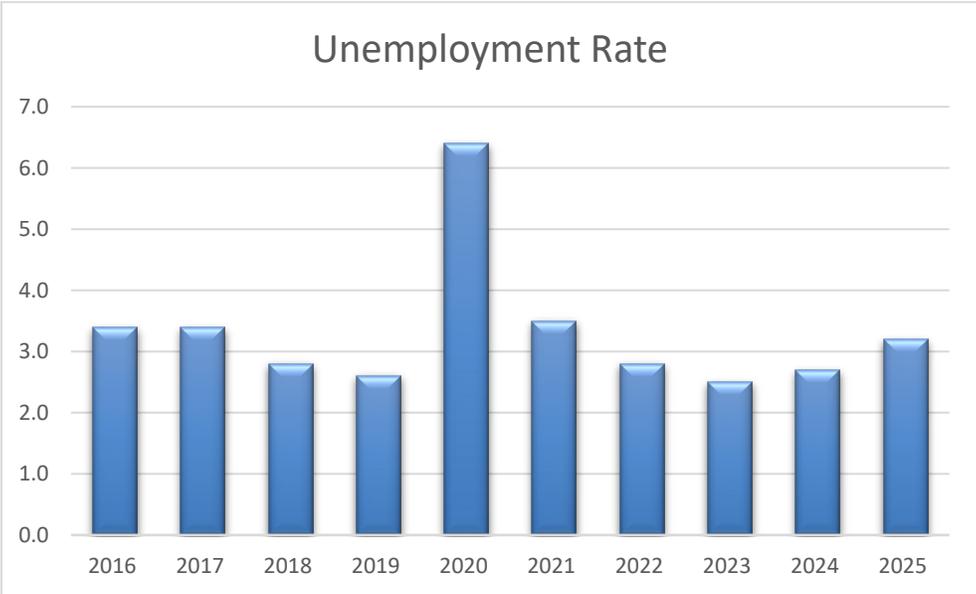
Over the past ten years, Meals Tax has risen by a total of 137.6% and has been the most consistent local tax source for the town. This total increase is distorted by the fact that the meals tax rate was raised from 4% to 6% effective July 1, 2023. Removing the impact of the tax rate increase, the 10-year increase is 58.4% and the average annual increase is 5.4%. The chart below shows actual receipts for the last 10 years.



Business license tax is based on prior calendar year gross receipts. This means that the amount collected for fiscal year 2025 reflects the performance of local businesses in calendar year 2024. Over the past ten years, business license tax revenue has grown by 33.0% with an average annual increase of 4.7%.



Unemployment rates are not available for the Town. The rate for Fauquier County as of June 2025 was 3.2 percent. This was a 0.5 percent increase from June of 2024. This compares favorably to the Virginia unemployment rate of 3.5 percent and the national unemployment rate of 4.1 percent for the same period.



The local real estate market has held steady despite continued high interest rates. The Greater Piedmont Realtors Association published the following statistics for Fauquier County for June 2024 compared to June 2023:

- Sales activity is up 3%
- Median sales price is down by 2% to \$637,000.
- Average days on the market is up from 8 days to 14 days.

Every four years, the County of Fauquier conducts a general real estate reassessment in accordance with Section 58.1-3252 of the Code of Virginia. The current assessments went into effect on January 1, 2022, and reflected an increase of approximately 22%. The next reassessment will be conducted during 2024 and 2025, with an effective date of January 1, 2026. The County has passed an ordinance to reduce the cycle from four years to two years so the following reassessment will have an effective date of January 1, 2028.

The amount collected for general property taxes, which includes real estate and personal property, has maintained a positive trend. In 2016, the real estate tax rate increased from \$0.015 to \$0.05 per \$100 of assessed value. The apparent increase during the current real estate reassessment cycle that began in 2022 is due to the rise in used car values that occurred during the pandemic. These values have declined since their peak in 2023 but have not returned to pre-pandemic levels. The tax rate was equalized to \$0.0401 during the last general reassessment.



### *Long-term Financial Planning*

Town staff develops a six (6) year Capital Improvement Program (CIP) annually in conjunction with the budget cycle. The proposed projects are coordinated with available funding in the budget approval process. Projects are assembled based on staging and prospective implementation to maximize the effectiveness and coordination of the program.

The CIP is reviewed by the Planning Commission to determine that projects are consistent with the Town's long-range Comprehensive Plan. The Comprehensive Plan is a powerful tool to optimize the whole planning process. Its role in the CIP allows jurisdictions to be strategic in their programming, budgeting, and resource allocation. All CIP projects should be tied to a goal or implementation strategy in the Comprehensive Plan. This enables the Town to prioritize projects in view of the needs of the community, while remaining mindful of fiscal constraints related to debt service expenditures and available cash funding.

The Town updated the Comprehensive Plan on April 13, 2021. The updated plan, called Plan Warrenton 2040, ensures funding allocation is relevant to present goals and contemplates the life cycle costs of projects. It is financially prudent to ensure decision makers are aware of the financial commitment beyond the capital project. Life Cycle costs consider the impact of items like the estimated useful life of vehicles, buildings, equipment, and other capital investments. A fiscal impact model was developed in conjunction with Plan Warrenton 2040 so that the impact of new development or expansion can be quantified.

### *Relevant Financial Policies*

The Town follows a formal Investment Policy that provides for the safeguarding of the Town's financial assets. The policy requires that all investments be in accordance with those authorized by the Code of Virginia. The Town updated the Investment Policy in 2016 to authorize additional investment options to attain higher earnings while preserving capital.

The Town maintains strict adherence to its Purchasing Policy, which is based on the Virginia Public Procurement Act, and relevant Federal purchasing guidelines. The most restrictive of these policies is applied when there is a conflict between the two. The Town also complies with formal policies regarding the capitalization and disposal of assets.

The Town follows an adopted Fund Balance Policy for the General Fund that sets an unassigned fund balance reserve requirement at 50% of the currently adopted budget expenditures. Additionally, it includes a provision that directs the allocation of surplus funds to a budget stabilization reserve and a capital reserve. This serves to guide the Town Council whenever there is a request to appropriate additional funds. The Water and Sewer Operating Fund maintains by policy a cash balance equivalent to 200 days of operating expenses.

Town staff has consolidated the approved financial policies listed above along with other policies in one document. The Comprehensive Financial Policies were adopted by the Town Council at the July 2021 meeting and will serve the Town by providing a sound basis for prudent financial decision-making. These policies are reviewed annually for updates. During the fiscal year 2025 budget process, the Town Council added a Capital Improvement Plan Policy, a Grant Application and Acceptance Policy, and a Tap Privilege Fee Assessment Policy.

### *Major Initiatives*

The Town continues to focus on necessary capital investments that provide services to the community. The modernization of the Town's Water and Sewer utility system is a top priority, as some of the system's key infrastructure dates to the 1950's. Coronavirus State and Local Fiscal Recovery Funds were appropriated in the amount of \$6.2 million to support modernization of the primary clarifier. This project is underway with an estimated completion date of December 31, 2026. The 2026-2031 Capital Improvement Program estimates \$83 million for Water and Sewer projects. During fiscal year 2023, staff worked with the Town's financial advisors and NewGen Strategies & Solutions to update a multi-year rate model that seeks to balance cash funding with strategic issuance of debt to properly fund the program. The model recommended a rate increase of 23% for fiscal year 2025, which was adopted by Council with an effective date of July 1, 2025. During fiscal year 2026, the Town will issue debt to support the continuation of these projects.

Improving pedestrian safety and relieving traffic congestion continue to be top priorities for the Town, especially given development in neighboring Counties. The Virginia Department of Transportation has begun construction of the redesigned Broadview Avenue project, the Town's main commercial corridor. While this project will take two years to complete, we believe that this redesign will catalyze private reinvestment in the business properties along this important commercial corridor. In addition to ensuring that Town roads and streets are properly maintained, the impact of proposed developments on traffic is thoroughly analyzed prior to approval.

Public Safety is always a major focus of the Town government. The Town has twenty-eight sworn police officers. The Police Department is fully accredited by the Virginia Law Enforcement Professional Standard Commission. Each accreditation cycle is four years. The department received its fifth accreditation award in March 2024.

The Parks and Recreation Department operates the Warrenton Aquatic and Recreation Facility (WARF), a 59,738 square foot aquatic and fitness facility, along with seven parks throughout town. The department has a multi-year plan to implement the Eva Walker Park Master Plan, which was adopted by the Town Council in 2021. Work on a Parks Master Plan that will address the other six parks in town is currently underway.

## IMPLEMENTATION OF NEW ACCOUNTING REQUIREMENTS

During Fiscal Year 2026, the Town will analyze the impact of the GASB Statement No. 103, Financial Reporting Model Improvements, and Statement No. 104, Disclosure of Certain Capital Assets.

## AWARDS

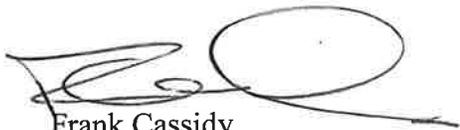
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Warrenton for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2024. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current financial report continues to conform to the Certificate of Achievement program requirements, and we are submitting our ACFR for the current year to the GFOA to determine its eligibility for another certificate.

## ACKNOWLEDGMENTS

We would like to express our sincere appreciation to each member of the Finance Department for their efforts in making this report possible on a timely basis. We would also like to thank the Town Council for their leadership and support in planning and conducting the financial operation of the Town in a responsible and progressive manner. Finally, we commend the efforts of all Town departments and staff to make Warrenton a better place to live and work.

Respectfully submitted,



Frank Cassidy  
Town Manager



Stephanie Miller  
Director of Finance



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Town of Warrenton  
Virginia**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2024

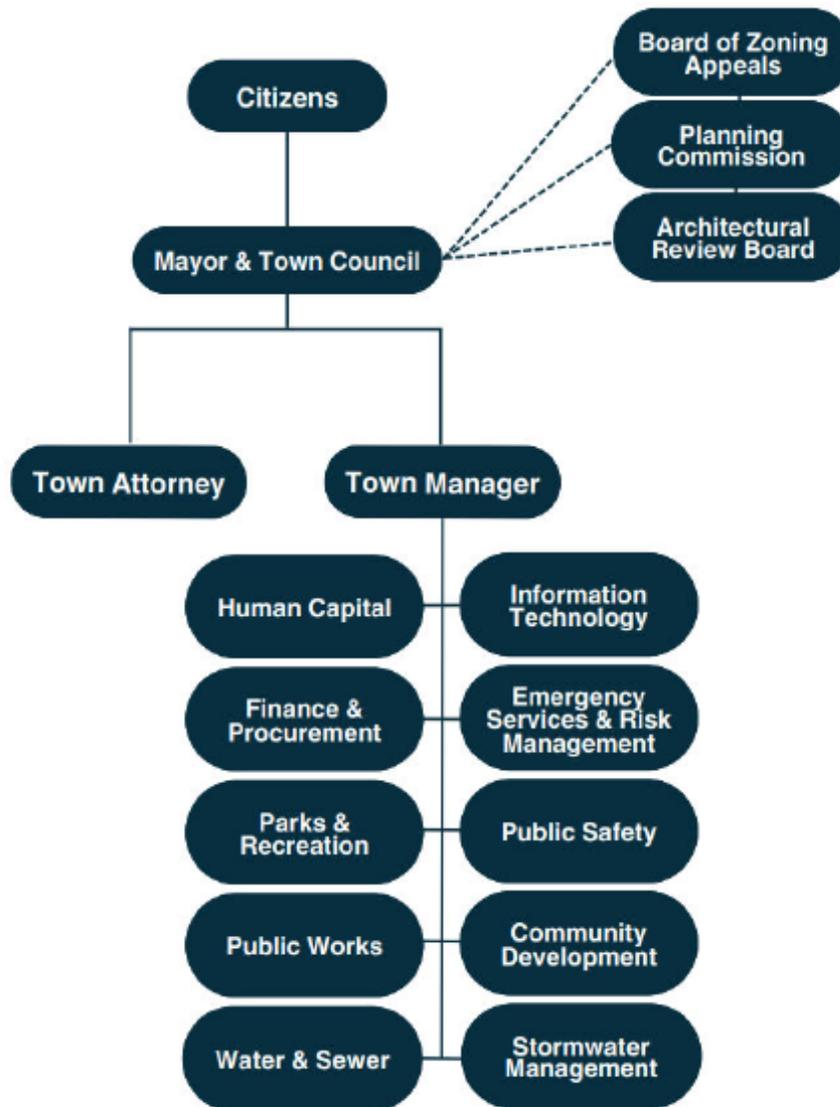
*Christopher P. Morill*

Executive Director/CEO

# ORGANIZATIONAL CHART



Departmental organization charts are provided in each budget section.



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## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

To the Honorable Members of Town Council  
Town of Warrenton, Virginia  
Warrenton, Virginia

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Warrenton, Virginia (the "Town") as of and for the year ended June 30, 2025, 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, the business-type activities, each major fund, and the aggregate remaining fund information of the Town as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and *Specifications for Audits of Counties, Cities, and Towns* issued by the Auditor of Public Accounts of the Commonwealth of Virginia. 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 of Warrenton, Virginia and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Change in Accounting Principle*

As described in Note 1 to the financial statements, in 2025, the Town adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

## **Report on the Audit of the Financial Statements (Continued)**

### ***Responsibilities of Management 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 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 opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with 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 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.

## **Report on the Audit of the Financial Statements (Continued)**

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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Warrenton's basic financial statements. The other supplementary information 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 other supplementary 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 and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2025 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 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.

*Brown, Edwards & Company, L.L.P.*

CERTIFIED PUBLIC ACCOUNTANTS

Roanoke, Virginia  
December 3, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

---

The management of the Town of Warrenton, Virginia presents the following discussion and analysis of the Town's financial activities for the fiscal year ended June 30, 2025. This analysis is intended to be read in conjunction with the Letter of Transmittal in the Introductory Section of this report and the Financial Statements, Notes, and other required supplementary information, which follow this discussion and analysis.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This Annual Comprehensive Financial Report (ACFR) consists of four sections: Introductory, Financial, Statistical, and Compliance.

- The Introductory Section includes a listing of Principal Town Officials, the Letter of Transmittal, a copy of the Fiscal Year 2024 Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association, and the Town's organizational chart.
- The Financial Section includes the Independent Auditors' Report, Management's Discussion and Analysis, the basic financial statements, required supplementary information, other supplementary information, and supporting schedules.
- The Statistical Section provides selected financial and demographic data related to the Town presented on a multi-year basis.
- The Compliance Section includes the auditors' report on compliance and internal controls.

### **Financial Section Overview**

Management's Discussion and Analysis serves as an introduction to the Financial Section of the ACFR. It is followed by four additional sections – the basic financial statements, required supplementary information, other supplementary information, and supporting schedules.

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. The government-wide financial statements and the fund financial statements present different views of the Town's financial activities. These differences are explained in more detail in the following sections.

Required supplementary information consists of this discussion and analysis and the Schedules of Changes in the Net Pension Liability and Related Ratios, Employer Pension Contributions, Employer's Share of Net OPEB Liability – VRS GLI, and Employer OPEB Contributions – VRS GLI.

Other supplementary information consists of combining schedules for Fiduciary and Agency Funds and the Schedule of Revenues, Expenditures – Budget and Actual – General Fund.

The supporting schedules provide detailed schedules of revenues and expenditures for governmental and proprietary funds.

## **Government-wide Financial Statements**

The government-wide financial statements (Exhibits 1 and 2) provide financial statement users with a general overview of town finances. These statements report on the town's net position and how the net position has changed during the fiscal year using accounting methods like those used in the private sector. The two financial statements that present this information are the statement of net position and the statement of activities.

The Statement of Net Position (Exhibit 1) presents all the town's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. The difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources is reported as net position. Increases or decreases in net position may serve as a useful indicator of whether the financial condition of the Town is improving or deteriorating. Other non-financial factors will also need to be considered to determine the overall financial condition of the Town, such as changes in the town's property tax base and the condition of Town facilities.

The Statement of Activities (Exhibit 2) utilizes the accrual basis of accounting to present information detailing how the government's net position changed during the fiscal year. The statement is focused on the gross and net cost of various government functions which are supported by general tax and other revenues. The statement of activities presents expenses before revenues, emphasizing that in government, revenues are generated for the express purpose of providing services.

Both government-wide financial statements are separated into governmental activities and business-type activities. Governmental activities are principally supported by taxes and intergovernmental revenues and include general government administration; public safety; public works; health and welfare; parks, recreation and cultural; and community development. Business-type activities recover all or a significant portion of their costs through user fees and charges. The business-type activities of the Town consist of the Water and Sewer Fund and the Stormwater Fund.

## **Fund Financial Statements**

The fund financial statements focus on individual parts of the town government. A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The town's funds can be divided into three categories:

- ***Governmental Funds*** - Governmental funds are used to account for essentially the same functions, or services, reported as governmental activities in the government-wide financial statements. Whereas the government-wide financial statements are prepared on the accrual basis of accounting, the governmental fund financial statements are prepared on the modified accrual basis of accounting. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds

with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government’s near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. There are two governmental funds for the town: the General Fund and the Perpetual Care Fund, which is a permanent fund established for the maintenance of the Warrenton Cemetery. The Town of Warrenton adopts and appropriates an annual budget for its General Fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

- **Proprietary Funds** - There are two types of proprietary funds: enterprise funds which are established to account for the delivery of goods and services to the general public and internal service funds which account for the delivery of goods and services to other departments or agencies of the government. Proprietary funds use the accrual basis of accounting, similar to private sector business. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The Town of Warrenton has two proprietary funds, the Water and Sewer Fund and the Stormwater Fund. The Water and Sewer Fund accounts for all revenues and expenses related to water production, billing, and sewage treatment. The Stormwater Fund accounts for the fees and expenses related to the management of the Town’s designation as a small Municipal Separate Storm Sewer System (MS4), in accordance with the requirements of the Virginia Stormwater Management Act.
- **Fiduciary Funds** - Fiduciary funds account for assets held by the government as a trustee or agent for another organization or individual. The Town is responsible for ensuring that the assets reported in these funds are used for their intended purposes. Fiduciary funds are not reflected in the government-wide financial statements because the funds are not available to support the Town’s own activities.

**FISCAL YEAR 2025 FINANCIAL HIGHLIGHTS**

*Net Position*

The Town reported a positive net position at the close of the last two fiscal years. The unrestricted portion of this figure may be used to meet the Town’s ongoing obligations to creditors and citizens.

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Net Position	\$ 84,422,444	\$ 78,989,099
Unrestricted	21,292,509	21,013,269

The Town’s total net position increased \$5,433,345 in fiscal year 2025. This increase is driven by an increase in the net investment in capital assets, which makes up \$5,085,397 of the increase. This reflects the Town’s recent investments in capital and commitment to a long-term capital improvement plan to modernize the water and sewer utility system. Further details on capital assets are available in Note 6. The

unrestricted portion of net position increased by \$279,240. Business-type activities increased unrestricted net position by \$1,179,848, while governmental activities decreased unrestricted net position by \$900,608.

Governmental activities increased net position by \$651,668. The largest category of increase is the net investment in capital assets. This reflects investments in transportation and walkability, central components of the Town's comprehensive plan, totaling \$3,052,859. The unrestricted portion of net position decreased by \$900,608 due to the use of cash to fund the capital investments.

Business-type activities increased net position by \$4,781,677. The largest component of increase in net position was the net investment in capital assets, which increased by \$3,566,489 compared to fiscal year 2024. This reflects the ongoing planned investment in water and sewer infrastructure modernization. The unrestricted portion of net position increased by \$1,179,848 compared to fiscal year 2024. Water and sewer rates were increased by 23% effective July 1, 2024, to partially cash-fund ongoing capital projects. This increase is part of a multi-year rate study implementation to fund the six-year capital improvement plan for water and sewer.

### *Statement of Activities*

Governmental revenues increased by \$1,694,943 compared to fiscal year 2024 and expenses increased by \$3,060,404. The bulk of the revenue increase is related to the increases in operating grants, which increased by \$1,827,247 compared to fiscal year 2024 due to CSLFRF spending. Other areas driving the increase in governmental revenues included sales tax, which rose by \$102,517. Charges for services for parks and recreation increased by \$91,866 compared to fiscal year 2024.

On the expense side for governmental activities, transfers out is the primary driver of the \$3,060,404 increase compared to fiscal year 2024. CSLFRF funding is being used to partially fund a capital project at the wastewater treatment plant. In fiscal year 2025, \$3,267,832 was transferred to the water and sewer fund for this project.

Revenues for business-type activities increased by \$3,789,165. Water and Sewer charges for services increased by \$1,402,627, or 18.5%. This increase is in line with the 23% rate increase that was effective July 1. The billing cycle crosses over the fiscal years and the software is unable to prorate the increase. Therefore, the increase was effective with the first full billing cycle of the fiscal year. Transfers increased by \$2,302,669, representing the CSLFRF funding allocated to the primary clarifier project at the wastewater treatment plant.

Expenses for business-type activities increased by \$855,620, or 10.5%, compared to fiscal year 2024, primarily for Water and Sewer. The increase in Water and Sewer expenses is related to general increases due to personnel costs and inflation for items such as chemicals.

### *Fund Balance*

Fund balance for governmental funds decreased by \$1,817,828 for the fiscal year. Unassigned fund balance increased by \$1,392,550 due to decreases in the assigned and committed fund balance categories as ongoing capital project spending progresses. Unassigned fund balance represents 56.3% of total fund balance. Note 12 provides more details regarding the classification of fund balance.

	June 30, 2025	June 30, 2024
Fund balance, ending	\$ 17,998,483	\$ 19,816,311
Increase (decrease) from prior year	(1,817,828)	1,506,833
Unassigned fund balance	\$ 10,124,877	\$ 9,644,717
Percentage unassigned	56.3%	48.7%

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As previously noted, net position may serve as a useful indicator of a government's financial condition. For the Town of Warrenton, assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources by \$84,422,444 at June 30, 2025.

Table 1

<b>Town of Warrenton</b>						
<b>Summary of Net Position</b>						
	Governmental activities		Business-type activities		Total	
	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024
<b>Assets:</b>						
Current and other assets	\$ 22,831,737	\$ 27,845,360	\$ 9,780,927	\$ 12,535,681	\$ 32,612,664	\$ 40,381,041
Capital assets	43,424,069	41,614,122	41,548,696	34,093,589	84,972,765	75,707,711
Total assets	<u>\$ 66,255,806</u>	<u>\$ 69,459,482</u>	<u>\$ 51,329,623</u>	<u>\$ 46,629,270</u>	<u>\$ 117,585,429</u>	<u>\$ 116,088,752</u>
<b>Deferred outflows of resources:</b>						
Deferred charge on refunding	\$ 202,130	\$ 244,936	\$ -	\$ -	\$ 202,130	\$ 244,936
Pension-related deferred outflows	1,072,540	708,966	458,043	281,800	1,530,583	990,766
OPEB-related deferred outflows	96,760	88,902	52,491	25,393	149,251	114,295
Total deferred outflows of resources	<u>\$ 1,371,430</u>	<u>\$ 1,042,804</u>	<u>\$ 510,534</u>	<u>\$ 307,193</u>	<u>\$ 1,881,964</u>	<u>\$ 1,349,997</u>
Total assets and deferred outflows of resources	<u>\$ 67,627,236</u>	<u>\$ 70,502,286</u>	<u>\$ 51,840,157</u>	<u>\$ 46,936,463</u>	<u>\$ 119,467,393</u>	<u>\$ 117,438,749</u>
<b>Liabilities:</b>						
Long-term liabilities	\$ 9,950,547	\$ 10,448,546	\$ 14,888,048	\$ 15,709,363	\$ 24,838,595	\$ 26,157,909
Other liabilities	4,864,066	8,035,078	2,482,424	1,479,377	7,346,490	9,514,455
Total liabilities	<u>\$ 14,814,613</u>	<u>\$ 18,483,624</u>	<u>\$ 17,370,472</u>	<u>\$ 17,188,740</u>	<u>\$ 32,185,085</u>	<u>\$ 35,672,364</u>
<b>Deferred inflows of resources:</b>						
Property taxes	\$ 670	\$ 670	\$ -	\$ -	\$ 670	\$ 670
Pension-related deferred inflows	699,667	521,900	285,990	207,445	955,657	729,345
OPEB-related deferred inflows	41,463	46,937	22,493	13,407	63,956	60,344
Lease-related deferred inflows	-	-	1,839,581	1,986,927	1,839,581	1,986,927
Total deferred inflows of resources	<u>\$ 711,800</u>	<u>\$ 569,507</u>	<u>\$ 2,148,064</u>	<u>\$ 2,207,779</u>	<u>\$ 2,859,864</u>	<u>\$ 2,777,286</u>
<b>Net position:</b>						
Net investment in capital assets	\$ 35,071,065	\$ 33,552,157	\$ 26,651,622	\$ 23,085,133	\$ 61,722,687	\$ 56,637,290
Restricted	1,073,747	1,040,379	333,501	298,161	1,407,248	1,338,540
Unrestricted	15,956,011	16,856,619	5,336,498	4,156,650	21,292,509	21,013,269
Total net position	<u>\$ 52,100,823</u>	<u>\$ 51,449,155</u>	<u>\$ 32,321,621</u>	<u>\$ 27,539,944</u>	<u>\$ 84,422,444</u>	<u>\$ 78,989,099</u>
Total liabilities and deferred inflows of resources and net position	<u>\$ 67,627,236</u>	<u>\$ 70,502,286</u>	<u>\$ 51,840,157</u>	<u>\$ 46,936,463</u>	<u>\$ 119,467,393</u>	<u>\$ 117,438,749</u>

The Town’s net position is divided into three categories: (1) net investment in capital assets; (2) restricted; and (3) unrestricted. At the end of the fiscal year, the Town reports positive balances in all three categories of net position.

**Net Investment in Capital Assets:** The net investment in capital assets represents the Town’s total investment in capital assets, net of accumulated depreciation and outstanding debt obligations related to those assets. Debt incurred, but not yet expended for capital assets, is not included as a component of net investment in capital assets. Although investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The Town uses capital assets to provide services to citizens. For the Town, the net investment in capital assets (i.e., land, buildings, machinery, equipment, and infrastructure) as of June 30, 2025, is \$61,722,687 and represents 73.1 % of total net position. This is an increase of \$5,085,397 compared to fiscal year 2024. The Town has several major capital projects in progress to address deferred maintenance and other capital needs, particularly for the water and sewer enterprise fund.

**Restricted Net Position:** Restricted net position represents resources that are subject to external restrictions on how they may be used. The restricted net position includes amounts reserved for perpetual care of the Warrenton Cemetery, which the Town maintains. The Town’s restricted net position is \$1,407,248, or 1.7% of total net position.

**Unrestricted Net Position:** The remaining balance of unrestricted net position at June 30, 2025, is \$21,292,509, or 25.2 % of total net position, and may be used to meet the government’s ongoing obligations to citizens and creditors.

**Total Net Position:** During fiscal year 2025, the total net position of the government increased by \$5,433,345 primarily due to investment in capital assets. Further details on capital assets may be found in Note 6.

**CHANGE IN NET POSITION**

Table 2 outlines the key elements of the change in net position for the reporting entity for the year ended June 30, 2025.

Table 2

Town of Warrenton Changes in Net Position						
	Governmental activities		Business-type activities		Total	
	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 1,474,664	\$ 1,350,439	\$ 9,714,647	\$ 8,326,943	\$ 11,189,311	\$ 9,677,382
Operating grants & contributions	6,251,243	4,423,996	-	-	6,251,243	4,423,996
Capital grants & contributions	115,424	86,000	-	-	115,424	86,000
General revenues:						
General property taxes	1,814,527	1,716,671	-	-	1,814,527	1,716,671

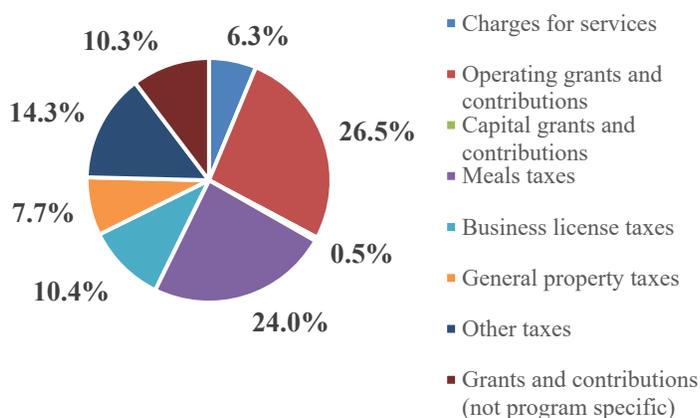
Other local taxes	11,492,012	11,756,635	-	-	11,492,012	11,765,635
Intergovernmental revenue, unrestricted	1,215,788	1,219,511	211,576	2,531	1,427,364	1,222,042
Use of money and property	868,828	905,093	592,728	702,981	1,461,556	1,608,074
Miscellaneous	<u>350,553</u>	<u>429,751</u>	<u>-</u>	<u>-</u>	<u>350,553</u>	<u>429,751</u>
Total revenues	<u>23,583,039</u>	<u>21,888,096</u>	<u>10,518,951</u>	<u>9,032,455</u>	<u>34,101,990</u>	<u>30,920,551</u>
<b>Expenses:</b>						
General government	3,700,780	3,310,650	-	-	3,700,780	3,310,650
Public safety	4,584,697	4,463,997	-	-	4,584,697	4,463,997
Public works	6,459,937	6,457,419	-	-	6,459,937	6,457,419
Health and welfare	421,116	611,232	-	-	421,116	611,232
Parks, recreation and cultural	3,651,465	3,317,490	-	-	3,651,465	3,317,490
Community development	701,339	589,062	-	-	701,339	589,062
Water and Sewer	-	-	7,787,562	7,238,085	7,787,562	7,044,410
Stormwater	-	-	584,638	526,205	584,638	526,205
Interest on long-term debt	<u>144,205</u>	<u>155,954</u>	<u>632,906</u>	<u>385,196</u>	<u>777,111</u>	<u>734,825</u>
Total expenses	<u>19,663,539</u>	<u>18,905,804</u>	<u>9,005,106</u>	<u>8,149,486</u>	<u>28,668,645</u>	<u>27,055,290</u>
Increase (decrease) in net position	3,919,500	2,982,292	1,513,845	882,969	5,433,345	3,865,261
Transfers	<u>(3,267,832)</u>	<u>(965,163)</u>	<u>3,267,832</u>	<u>965,163</u>	<u>-</u>	<u>-</u>
Change in net position	651,668	2,017,129	4,781,677	1,848,132	5,433,345	3,865,261
Net position, beginning of year	<u>51,449,155</u>	<u>49,432,026</u>	<u>27,539,944</u>	<u>25,691,812</u>	<u>78,989,099</u>	<u>75,125,838</u>
Net position, end of year	\$ <u>52,100,823</u>	\$ <u>51,449,155</u>	\$ <u>32,321,621</u>	\$ <u>27,539,944</u>	\$ <u>84,422,444</u>	\$ <u>78,989,099</u>

**Governmental Activities:** For the year ended June 30, 2025, Governmental activities increased net position by \$651,668. This represents a decrease of \$1,365,461 compared to fiscal year 2024.

Governmental Activities  
Revenue by Source  
For the Fiscal Year Ended June 30, 2025

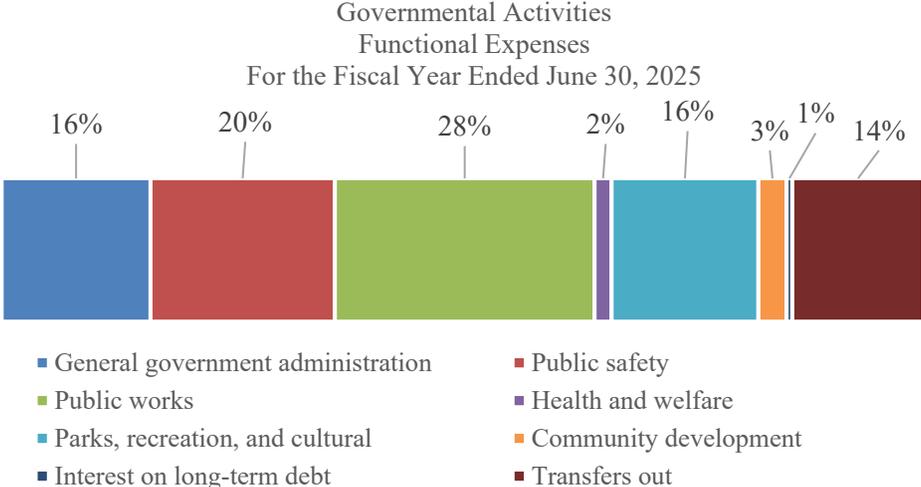
Revenues increased by \$1,694,943 compared to fiscal year 2024. The largest increases were in operating grants, charges for services, sales and use tax, and general property taxes.

- Operating grants and contributions consist of funding from the Commonwealth in support of public safety and road maintenance activities and CSLFRF funding. This category increased by \$1,827,247 compared to fiscal year 2024 as CSLFRF spending on capital projects accelerated.
- Charges for services increased by \$124,225 primarily due to increased parks and recreation activity.



- General property taxes increased by \$97,856 due to an increase in real estate values coupled with an increase in the real estate tax rate for the June 15, 2025, installment billing from \$0.0401 to \$0.055 per \$100 of assessed value.

Total expenses and transfers for governmental activities were \$22.9 million. The bar graph below shows the breakdown by functional area. Public works is the largest area of expense, followed by public safety, general government administration, and parks, recreation, and cultural.



Total expenses increased by \$3,060,404 compared to fiscal year 2024. This was due to increases in transfers out, general government administration, and parks, recreation, and cultural spending.

- CSLFRF funding in the amount of \$3,267,832 was transferred to the water and sewer fund for the construction of the primary clarifier at the wastewater treatment plant. This project is ongoing at June 30, 2025.
- General government administration increased by \$390,130 primarily due to increases in spending related to information technology.
- Parks, recreation, and cultural increased by \$333,975 due to increases in operating costs related to the Warrenton Aquatic and Recreation Facility and the recognition of a new lease for fitness equipment.

**Business-type Activities:** Business-type activities increased net position by \$4,781,677. Revenue and transfers increased by \$3,789,165 compared to fiscal year 2024. Charges for services increased by \$1,387,704, mostly due to a 23% increase in water and sewer rates. Transfers increased by \$2,302,669 for the transfer of CSLFRF funds used to pay for the primary clarifier project at the wastewater treatment plant.

Expenses for business-type activities increased by \$855,620 compared to fiscal year 2024. Water and sewer expenses increased by \$549,477, which represents a 7.6% increase compared to the prior year. Primary areas of increase include the operation of the water treatment plant, the wastewater treatment plant, and depreciation expense. Stormwater management expenses increased by \$58,433 compared to fiscal year 2024 primarily due to the purchase of nutrient credits to meet state requirements.

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

As mentioned earlier, the Town uses fund accounting to ensure compliance with finance-related legal requirements and to demonstrate accountability. The following highlights of the Town's funds are provided.

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

At the end of the fiscal year, the General Fund reported an ending fund balance of \$17,274,234, a decrease of \$1,849,892 compared to the prior year. Approximately 58.6%, or \$10,124,877, of total fund balance is unassigned, which is available for spending at the government's discretion. The remainder of fund balance is classified as nonspendable, restricted, committed, or assigned to indicate that it is not available for new spending. The Perpetual Care Fund reported an ending fund balance of \$724,249, an increase of \$32,064 compared to fiscal year 2024. The entire balance is classified as nonspendable.

***Proprietary Funds:*** The Town's proprietary funds provide the same type of information found in the government-wide financial statements, but in greater detail. The Town reports two proprietary funds - the Water and Sewer Fund and the Stormwater Fund.

For the Water and Sewer Fund, total net position as of June 30, 2025, is \$31,184,095, an increase of \$4,514,972 compared to June 30, 2024. The net investment in capital assets is \$26,247,598, which reflects an increase of \$3,400,359 as the Town continues to invest in necessary infrastructure modernization. The Town's six-year capital improvement plan contains \$83 million of projects for the water and sewer system. The primary clarifier and sludge pump station modernization project totals \$16.0 million, is partially funded by CSLFRF, and has an anticipated completion date of December 31, 2026. This project is one quarter complete as of June 30, 2025. The unrestricted net position of the Water and Sewer Fund at the end of the year was \$4,602,996, or 14.8%, of the fund's net position. This reflects an increase in unrestricted net position from fiscal year 2024 of \$1,079,273, which is due to the implementation of water and sewer rate increases over the past few years resulting from the rate study update in 2023.

The Stormwater Fund reported net position of \$1,137,526 as of June 30, 2025, an increase of \$266,705 compared to fiscal year 2024. Unrestricted net position totals \$733,502 and represents 64.5%. This fund was established in fiscal year 2022.

Depreciation expense has historically had a large impact on proprietary funds. Depreciation expense for the fiscal year ended June 30, 2025, was \$1,519,728 for the Water and Sewer Fund and \$5,895 for the Stormwater Fund. The activity of the water and sewer fund is capital intensive, requiring extensive ongoing annual maintenance expenses and a proactive capital improvement program.

## **GENERAL FUND BUDGETARY HIGHLIGHTS**

The difference between the original budgeted appropriation and the final amended budgeted appropriation for the general fund was \$13,868,358, or 62.5%, of the total original budget. Final actual expenditures

were \$10,288,539, or 28.5%, less than final amended appropriations. The two functional areas that realized the greatest variance with the budget were capital outlay (\$10,796,957) and community development (\$1,118,879). For capital outlay, there were several multi-year projects that were unfinished at year-end and reappropriated in fiscal year 2026. The community development function variance includes \$810,805 for a Septic Remediation Grant to assist property owners with connecting to the town's water and sewer system. As of June 30, 2025, the project incurred expenditures of \$101,585. The grant funding was reappropriated in fiscal year 2026.

Final actual revenue was \$3,330,033 greater than the final amended budget amounts. This was largely due to the budget for Coronavirus State and Local Fiscal Recovery Funds (CSLFRF). CSLFRF funds were received in advance and are classified as deferred revenue until they are spent. For local revenue sources, the largest negative variance was in bank stock taxes. This is due to a decline in local deposits attributed to one bank's filing.

## **CAPITAL ASSETS AND LONG-TERM OBLIGATIONS**

### **Capital assets**

The Town's capital asset classes include land, utility plant in service, buildings, infrastructure, machinery and equipment, and construction in progress. The total value of capital assets reported for the entity was \$84,972,765, which is an increase of \$9,265,054 compared to fiscal year 2024. It should be noted that the totals reported in this section are net of accumulated depreciation but not of related debt, and as a result vary from the net investment in capital assets reported earlier in this discussion and analysis.

Capital assets for the Town's governmental activities as of June 30, 2025, total \$43,424,069 (net of accumulated depreciation). As noted in Table 3, the largest asset class for governmental activities is buildings and improvements. This includes the Warrenton Aquatic and Recreation Facility (WARF), Town Hall, the old Town Hall location, the old Visitor Center building, the Public Safety Facility, and the Public Works Facility. The total net increase in governmental activities capital assets for the current fiscal year was \$1,809,947. Depreciation expense charged for governmental activities for the period ending June 30, 2025, was \$2,627,905.

Capital asset additions during fiscal year 2025 for governmental activities totaled \$4,437,852. The following are some of the major additions in this category:

- Rady Park playground expansion and shades - \$273,644
- Haiti Street sidewalk construction - \$249,100
- WARF natatorium lighting - \$227,784
- Construction of Town Hall Plaza and Town Hall foundation repairs - \$157,285
- WARF ADA improvements - \$131,904
- WARF Fun for All Playground improvements - \$104,906
- Additions to construction in progress as of June 30, 2025, include:

- Broadview Avenue Redesign project - \$1,398,363
- Traffic Light updates - \$217,699
- Main Street Improvement project - \$170,200

The Town’s business-type activity capital assets total \$41,548,696 (net of accumulated depreciation) which reflects a net increase of \$7,455,107 from the prior year. The Water and Sewer fund completed several large projects and has several in process, which are included as construction in progress.

The largest class of assets for business-type activities is Utility plant in service, which includes the Water Treatment Plant, the Wastewater Treatment Plant, and the transmission and distribution lines for the system. Depreciation expense for business-type activities for the period ended June 30, 2025, was \$1,525,623.

For business-type activities, capital asset additions totaled \$10,427,911, including the following major items:

- Filter control valves replacement at the water treatment plant - \$1,447,181
- Security upgrades at various facilities - \$103,483
- Meter reading software and hardware upgrades - \$118,000
- Additions to construction in progress as of June 30, 2025, include:
  - Primary Clarifier and Sludge Pump Station project (partially funded by CSLFRF funds) - \$3,662,331
  - Lancaster Drive waterline replacement - \$1,338,145
  - Broadview Avenue waterline betterment - \$1,361,268
  - Warrenton Dam engineering assessment - \$204,254

**Table 3**

Town of Warrenton						
Capital Assets (net of depreciation)						
	Governmental activities		Business-type activities		Total	
	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024
Land	\$ 4,627,473	\$ 4,627,473	\$ 2,170,736	\$ 2,170,736	\$ 6,798,209	\$ 6,798,209
Construction in progress	2,332,973	227,667	9,014,394	1,962,097	11,347,367	2,189,764
Utility plant in service	-	-	27,095,053	28,201,430	27,095,053	28,201,430
Buildings and improvements	19,700,828	20,260,722	-	-	19,700,828	20,260,722
Infrastructure	11,880,359	11,525,167	223,236	229,131	12,103,595	11,754,298
Furniture, equipment, and vehicles	4,523,949	4,890,906	3,045,277	1,530,195	7,569,226	6,421,101
Right to use leased asset	164,041	82,187	-	-	164,041	82,187
Subscription right-to-use asset	194,446	-	-	-	194,446	-
<b>Total</b>	<b>\$ 43,424,069</b>	<b>\$ 41,614,122</b>	<b>\$ 41,548,696</b>	<b>\$ 34,093,589</b>	<b>\$ 84,972,765</b>	<b>\$ 75,707,711</b>

Additional information on the Town’s capital assets may be found in Note 6 of the financial statements.

**Long-term Obligations**

At the end of the fiscal year, the Town had \$23.4 million in outstanding obligations. This represents a decrease of \$996,015 from the prior year. Table 4 summarizes the outstanding obligations of the Town:

**Table 4**

<b>Town of Warrenton</b>						
<b>Long-term Obligations</b>						
	<b>Governmental activities</b>		<b>Business-type activities</b>		<b>Total</b>	
	<b>June 30, 2025</b>	<b>June 30, 2024</b>	<b>June 30, 2025</b>	<b>June 30, 2024</b>	<b>June 30, 2025</b>	<b>June 30, 2024</b>
General obligation bonds	\$ 6,665,000	\$ 7,190,000	\$ 13,794,000	\$ 14,561,000	\$ 20,459,000	\$ 21,751,000
Premium on refunding	908,126	1,099,762	362,622	419,341	1,270,748	1,519,103
Lease liability	164,041	82,187	-	-	164,041	82,187
Subscription liability	172,307	-	-	-	172,307	
Compensated absences	1,047,460	784,751	277,547	250,077	1,325,007	1,034,828
<b>Total</b>	<b>\$ 8,956,934</b>	<b>\$ 9,156,700</b>	<b>\$ 14,434,169</b>	<b>\$ 15,230,418</b>	<b>\$ 23,391,103</b>	<b>\$ 24,387,118</b>

Additional information on the Town’s long-term debt can be found in Note 7 of the financial statements. Details regarding the Town’s net pension liability can be found in Note 8 and information on the net other postemployment benefits liability can be found in Note 9.

**ECONOMIC FACTORS AND NEXT YEAR’S BUDGET AND RATES**

**Economic Factors**

The following economic factors were considered in the preparation of the budget for Fiscal Year 2026:

- The Town monitors monthly receipts in the areas of Meals Tax, Lodging Tax, and Sales Tax to gauge the impact on our local economy. Growth in meals and lodging taxes has slowed in 2025 compared to gains made in 2024.
  - Meals tax – revenue increased by \$68,339, or 1.2%.
  - Lodging tax – revenue increased by \$1,688, or 0.5%
  - Sales tax – revenue increased by \$102,517, or 10.0%
- The unemployment rate for Fauquier County increased from 2.7% in June 2024 to 3.2% in June 2025. The national unemployment rate for the same period was 4.1%, and Virginia’s unemployment rate was 3.5%. The per capita personal income declined from \$43,459 to \$41,407.

## **Fiscal Year 2026 Budget and Rates**

- The fiscal year 2026 adopted budget included an increase in the real estate tax rate from \$0.0401 to \$0.055 per \$100 of assessed value. There were no other tax rate increases.
- The adopted budget included a 25% increase in water and sewer rates based on a rate study update completed in 2023.
- The total appropriation for all funds is \$52,262,461, which is an increase of \$8,396,475, or 19%, from the fiscal year 2025 adopted budget.
- The adopted General Fund budget for fiscal year 2026 is \$24,580,228, an increase of \$2,551,335, or 12%, from the adopted budget for fiscal year 2025. The change is largely driven by a \$2.6 million increase in capital projects and capital asset replacements.
- The largest revenue categories for the general fund are the other local taxes category at 47%, which includes the general fund's two largest single revenue sources - business license taxes and meals taxes; State revenue at 14%, which consists primarily of funding for the maintenance of Town streets and roads; and general property taxes at 8%. Charges for services account for 4% of general fund revenue and represent user fees for the Warrenton Aquatic and Recreation Facility (WARF).
- There were no additional positions requested in the budget. The full-time equivalent (FTE) count was reduced by 0.9 FTE from fiscal year 2025. The budget included a cost-of-living adjustment of 3% effective July 1, 2025, and a merit increase based on performance evaluations of 0% - 3% effective January 1, 2026. There was no increase in health insurance premiums.
- The largest functional expenditure areas for the general fund are public works at 23%, general government administration at 19%, and public safety at 15%.
- The fiscal year 2026 adopted budget plans for the issuance of debt to pay for General Fund and Water and Sewer fund capital projects and capital asset replacements.
- The Water and Sewer capital program for fiscal year 2026 totals \$17,486,489. Capital projects total \$11,693,550 and capital asset replacements total \$836,000.

## **REQUESTS FOR INFORMATION**

This financial report is designed to provide readers with a general overview of the Town of Warrenton's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Town of Warrenton, Finance Department, P.O. Box 341, Warrenton, Virginia 20188.

# **BASIC FINANCIAL STATEMENTS**

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## TOWN OF WARRENTON, VIRGINIA

STATEMENT OF NET POSITION  
June 30, 2025

	Primary Government		Total
	Governmental Activities	Business-Type Activities	
<b>ASSETS</b>			
Cash and cash equivalents (Note 2)	\$ 13,348,850	\$ 4,960,689	\$ 18,309,539
Cash and cash equivalent, restricted (Note 2)	3,421,582	706,098	4,127,680
Investments (Note 2)	4,052,447	-	4,052,447
Receivables, net (Note 3)	1,104,728	1,456,593	2,561,321
Due from other governmental units (Note 4)	430,857	211,576	642,433
Lease receivable (Note 5)	-	2,081,938	2,081,938
Inventories and other assets	202,603	364,033	566,636
Prepays	270,670	-	270,670
Capital assets: (Note 6)			
Nondepreciable	6,960,446	11,185,130	18,145,576
Depreciable, net	36,463,623	30,363,566	66,827,189
Total assets	66,255,806	51,329,623	117,585,429
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred charge on refunding	202,130	-	202,130
Deferred outflows related to pensions (Note 8)	1,072,540	458,043	1,530,583
Deferred outflows related to other postemployment benefits (Note 9)	96,760	52,491	149,251
Total deferred outflows of resources	1,371,430	510,534	1,881,964
<b>LIABILITIES</b>			
Accounts payable	1,465,932	1,728,886	3,194,818
Accrued payroll and related liabilities	255,711	444,991	700,702
Customer deposits	-	129,430	129,430
Accrued interest payable	70,339	134,925	205,264
Unearned revenue	3,072,084	44,192	3,116,276
Long-term liabilities:			
Due within one year (Note 7)	941,452	870,421	1,811,873
Due in more than one year (Note 7)	8,015,482	13,563,748	21,579,230
Net pension liability (Note 8)	737,654	315,025	1,052,679
Net other postemployment benefit liability (Note 9)	255,959	138,854	394,813
Total liabilities	14,814,613	17,370,472	32,185,085
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property taxes	670	-	670
Deferred inflows related to pensions (Note 8)	669,667	285,990	955,657
Deferred inflows related to other postemployment benefits (Note 9)	41,463	22,493	63,956
Deferred inflows related to leases (Note 5)	-	1,839,581	1,839,581
Total deferred inflows of resources	711,800	2,148,064	2,859,864
<b>NET POSITION</b>			
Net investment in capital assets	35,071,065	26,651,622	61,722,687
Restricted:			
Unspent maintenance funds	-	333,501	333,501
Capital outlay	349,498	-	349,498
Perpetual Care – nonexpendable	724,249	-	724,249
Unrestricted	15,956,011	5,336,498	21,292,509
Total net position	\$ 52,100,823	\$ 32,321,621	\$ 84,422,444

The Notes to Financial Statements are an integral part of this statement.

TOWN OF WARRENTON, VIRGINIA

STATEMENT OF ACTIVITIES  
Year Ended June 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
<b>Primary Government:</b>							
Governmental activities							
General government administration	\$ 3,700,780	\$ 274,778	\$ -	\$ -	\$ (3,426,002)		\$ (3,426,002)
Public safety	4,584,697	88,541	331,638	-	(4,164,518)		(4,164,518)
Public works	6,459,937	-	5,919,605	110,924	(429,408)		(429,408)
Health and welfare	421,116	-	-	-	(421,116)		(421,116)
Parks, recreation, and cultural	3,651,465	1,111,345	-	4,500	(2,535,620)		(2,535,620)
Community development	701,339	-	-	-	(701,339)		(701,339)
Interest on long-term debt	144,205	-	-	-	(144,205)		(144,205)
Total governmental activities	19,663,539	1,474,664	6,251,243	115,424	(11,822,208)		(11,822,208)
Business-type activities							
Water and sewer	8,420,468	8,972,753	-	-		552,285	552,285
Stormwater	584,638	741,894	-	-		157,256	157,256
Total business-type activities	9,005,106	9,714,647	-	-		709,541	709,541
Total primary government	\$ 28,668,645	\$ 11,189,311	\$ 6,251,243	\$ 115,424	(11,822,208)	709,541	(11,112,667)
		General revenues:					
		Property taxes			1,814,527	-	1,814,527
		Sales and use taxes			1,126,910	-	1,126,910
		Consumers' utility taxes			455,034	-	455,034
		Business license taxes			2,461,073	-	2,461,073
		Meals taxes			5,662,681	-	5,662,681
		Bank stock taxes			914,685	-	914,685
		Other local taxes			871,629	-	871,629
		Intergovernmental revenue, unrestricted			1,215,788	211,576	1,427,364
		Unrestricted revenues from use of money and property			868,828	592,728	1,461,556
		Miscellaneous			350,553	-	350,553
		Transfers (Note 13)			(3,267,832)	3,267,832	-
		Total general revenues			12,473,876	4,072,136	16,546,012
		Change in net position			651,668	4,781,677	5,433,345
		<b>NET POSITION AT JULY 1</b>			51,449,155	27,539,944	78,989,099
		<b>NET POSITION AT JUNE 30</b>			\$ 52,100,823	\$ 32,321,621	\$ 84,422,444

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

**BALANCE SHEET –  
GOVERNMENTAL FUNDS  
June 30, 2025**

	<u>General Fund</u>	<u>Permanent Perpetual Care Fund</u>	<u>Total</u>
<b>ASSETS</b>			
Cash and cash equivalents (Note 2)	\$ 12,624,601	\$ 724,249	\$ 13,348,850
Cash and cash equivalents, restricted (Note 2)	3,421,582	-	3,421,582
Investments (Note 2)	4,052,447	-	4,052,447
Receivables, net (Note 3)	1,104,728	-	1,104,728
Due from other governmental units (Note 4)	430,857	-	430,857
Inventories	202,603	-	202,603
Prepays	270,670	-	270,670
	<u>\$ 22,107,488</u>	<u>\$ 724,249</u>	<u>\$ 22,831,737</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable	\$ 1,465,932	\$ -	\$ 1,465,932
Accrued payroll and related liabilities	255,711	-	255,711
Unearned revenue	3,072,084	-	3,072,084
	<u>4,793,727</u>	<u>-</u>	<u>4,793,727</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue	39,527	-	39,527
<b>FUND BALANCES (Note 12)</b>			
Nonspendable	473,273	724,249	1,197,522
Restricted	349,498	-	349,498
Committed	2,153,955	-	2,153,955
Assigned	4,172,631	-	4,172,631
Unassigned	10,124,877	-	10,124,877
	<u>17,274,234</u>	<u>724,249</u>	<u>17,998,483</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 22,107,488</u>	<u>\$ 724,249</u>	<u>\$ 22,831,737</u>

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

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

**June 30, 2025**

<b>Ending fund balance – governmental fund</b>		<b>\$ 17,998,483</b>
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.</p>		
Governmental capital assets	\$ 98,004,607	
Less: accumulated depreciation and amortization	<u>(54,580,538)</u>	43,424,069
<p>Certain receivables are not available to pay for current period expenditures and, therefore, are deferred in the funds.</p>		
		38,857
<p>Financial statement elements related to other postemployment benefits and pensions are applicable to future periods and, therefore, are not reported in the funds.</p>		
<p>Deferred outflows related to:</p>		
Pensions	1,072,540	
Other postemployment benefits	96,760	
<p>Deferred inflows related to:</p>		
Pensions	(669,667)	
Other postemployment benefits	(41,463)	
Net pension liability	(737,654)	
Net other postemployment benefit liability	<u>(255,959)</u>	(535,443)
<p>Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.</p>		
General obligation bonds, including unamortized premium	(7,573,126)	
Deferred charge on refunding	202,130	
Lease and subscription liabilities	(336,348)	
Accrued interest payable	(70,339)	
Compensated absences	<u>(1,047,460)</u>	(8,825,143)
<b>Total net position – governmental activities</b>		<b>\$ 52,100,823</b>

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

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

Year Ended June 30, 2025

	<u>General Fund</u>	<u>Permanent Perpetual Care Fund</u>	<u>Total</u>
<b>REVENUES</b>			
General property taxes	\$ 1,845,962	\$ -	\$ 1,845,962
Other local taxes	11,492,012	-	11,492,012
Permits, privilege fees, and regulatory licenses	274,778	-	274,778
Fines and forfeitures	88,541	-	88,541
Revenue from use of money and property	836,764	32,064	868,828
Charges for services	1,111,345	-	1,111,345
Miscellaneous	350,553	-	350,553
Intergovernmental			
Commonwealth	3,466,696	-	3,466,696
Federal	4,115,759	-	4,115,759
Total revenues	<u>23,582,410</u>	<u>32,064</u>	<u>23,614,474</u>
<b>EXPENDITURES</b>			
Current			
General government administration	3,641,574	-	3,641,574
Public safety	4,397,052	-	4,397,052
Public works	4,960,716	-	4,960,716
Health and welfare	421,116	-	421,116
Parks, recreation, and cultural	2,925,809	-	2,925,809
Community development	735,810	-	735,810
Capital outlay	4,511,867	-	4,511,867
Debt service			
Principal retirement	611,716	-	611,716
Interest and other fiscal charges	299,687	-	299,687
Total expenditures	<u>22,505,347</u>	<u>-</u>	<u>22,505,347</u>
Excess of revenues over expenditures	<u>1,077,063</u>	<u>32,064</u>	<u>1,109,127</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers out (Note 13)	(3,267,832)	-	(3,267,832)
Issuance of lease and subscription liabilities	340,877	-	340,877
Total other financing uses	<u>(2,926,955)</u>	<u>-</u>	<u>(2,926,955)</u>
Net change in fund balance	(1,849,892)	32,064	(1,817,828)
<b>FUND BALANCE AT JULY 1</b>	<u>19,124,126</u>	<u>692,185</u>	<u>19,816,311</u>
<b>FUND BALANCE AT JUNE 30</b>	<u>\$ 17,274,234</u>	<u>\$ 724,249</u>	<u>\$ 17,998,483</u>

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
Year Ended June 30, 2025**

**Net change in fund balance – total governmental fund** \$ (1,817,828)

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

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense.

Capital outlay	\$ 4,437,852	
Depreciation and amortization expense	(2,627,905)	
		1,809,947

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		(31,435)
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Governmental funds report employer contributions as expenditures. However, in the Statement of Activities the cost of pension benefits earned net of employee contributions is reported as pension expense.

Employer pension contributions	742,203	
Pension benefit net of employer contributions	(280,982)	
		461,221

Governmental funds report employer other postemployment benefit contributions as expenditures. However, in the Statement of Activities the cost of these benefits earned, net of employee contributions, is reported as other postemployment benefit expense.

Employer life insurance contributions	81,341	
Life insurance benefit net of employer contributions	(15,190)	
		66,151

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas their amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items. Details supporting this adjustment are as follows:

Issuance of lease and subscription liabilities	(340,877)	
Amortization of deferred amounts	(42,806)	
Amortization of premium	191,636	
Principal retired on general obligation bonds	525,000	
Principal retired on lease and subscription liabilities	86,716	
		419,669

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. This adjustment combines the net changes of the following:

Change in compensated absences	(262,709)	
Change in accrued interest payable	6,652	
		(256,057)

**Change in net position of governmental activities** \$ 651,668

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL – GENERAL FUND  
Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
General property taxes	\$ 1,597,683	\$ 1,597,683	\$ 1,845,962	\$ 248,279
Other local taxes	11,402,606	11,402,606	11,492,012	89,406
Permits, privilege fees, and regulatory licenses	185,132	185,132	274,778	89,646
Fines and forfeitures	77,500	77,500	88,541	11,041
Revenue from use of money and property	800,000	800,000	836,764	36,764
Charges for services	1,085,018	1,085,018	1,111,345	26,327
Miscellaneous	186,845	244,814	350,553	105,739
Intergovernmental				
Commonwealth	3,421,983	4,123,644	3,466,696	(656,948)
Federal	164,467	1,076,857	4,115,759	3,038,902
Total revenues	<u>18,921,234</u>	<u>20,593,254</u>	<u>23,582,410</u>	<u>2,989,156</u>
<b>EXPENDITURES</b>				
Current				
General government administration	4,104,461	4,340,803	3,641,574	699,229
Public safety	4,462,361	4,644,293	4,397,052	247,241
Public works	5,351,953	5,728,416	4,960,716	767,700
Health and welfare	369,575	414,856	421,116	(6,260)
Parks, recreation, and cultural	2,773,693	2,914,777	2,925,809	(11,032)
Community development	777,255	1,854,689	735,810	1,118,879
Capital outlay	3,499,002	15,308,824	4,511,867	10,796,957
Debt service				
Principal retirement	557,088	557,088	611,716	(54,628)
Interest and other fiscal charges	297,972	297,972	299,687	(1,715)
Total expenditures	<u>22,193,360</u>	<u>36,061,718</u>	<u>22,505,347</u>	<u>13,556,371</u>
Excess (deficit) of revenues over (under) expenditures	<u>(3,272,126)</u>	<u>(15,468,464)</u>	<u>1,077,063</u>	<u>16,545,527</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	-	(3,267,832)	(3,267,832)
Issuance of lease and subscription liabilities	-	-	340,877	340,877
Total other financing uses	<u>-</u>	<u>-</u>	<u>(2,926,955)</u>	<u>(2,926,955)</u>
Net change in fund balance	<u>\$ (3,272,126)</u>	<u>\$ (15,468,464)</u>	<u>\$ (1,849,892)</u>	<u>\$ 13,618,572</u>

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

STATEMENT OF NET POSITION –  
PROPRIETARY FUNDS

June 30, 2025

	Business-Type Activities - Enterprise Funds		
	Water and Sewer	Stormwater	Total
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents (Note 2)	\$ 4,272,699	\$ 687,990	\$ 4,960,689
Cash and cash equivalents, restricted (Note 2)	706,098	-	706,098
Receivables, net (Note 3)	1,424,418	32,175	1,456,593
Due from other governmental units (Note 4)	102,127	109,449	211,576
Lease receivable (Note 5)	105,710	-	105,710
Inventories and other assets	363,103	930	364,033
Total current assets	6,974,155	830,544	7,804,699
<b>NONCURRENT ASSETS</b>			
Lease receivable (Note 5)	1,976,228	-	1,976,228
Capital assets (Note 6)			
Non-depreciable	10,939,320	245,810	11,185,130
Depreciable, net	30,140,330	223,236	30,363,566
Total noncurrent assets	43,055,878	469,046	43,524,924
Total assets	50,030,033	1,299,590	51,329,623
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflows related to pensions (Note 8)	403,872	54,171	458,043
Deferred outflows related to other postemployment benefits (Note 9)	45,235	7,256	52,491
Total deferred outflows of resources	449,107	61,427	510,534
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	1,636,227	92,659	1,728,886
Accrued payroll and related liabilities	438,681	6,310	444,991
Customer deposits	129,430	-	129,430
Accrued interest payable	134,925	-	134,925
Current portion of unearned revenue	10,804	-	10,804
Long-term liabilities – due within one year (Note 7)	867,326	3,095	870,421
Total current liabilities	3,217,393	102,064	3,319,457
<b>NONCURRENT LIABILITIES</b>			
Unearned revenue – net of current portion	33,388	-	33,388
Net pension liability (Note 8)	277,768	37,257	315,025
Net other postemployment benefit liability (Note 9)	119,661	19,193	138,854
Long-term liabilities – due in more than one year (Note 7)	13,535,703	28,045	13,563,748
Total noncurrent liabilities	13,966,520	84,495	14,051,015
Total liabilities	17,183,913	186,559	17,370,472
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows related to pensions (Note 8)	252,167	33,823	285,990
Deferred inflows related to other postemployment benefits (Note 9)	19,384	3,109	22,493
Deferred inflows related to leases (Note 5)	1,839,581	-	1,839,581
Total deferred inflows of resources	2,111,132	36,932	2,148,064
<b>NET POSITION</b>			
Net investment in capital assets	26,247,598	404,024	26,651,622
Restricted for maintenance	333,501	-	333,501
Unrestricted	4,602,996	733,502	5,336,498
Total net position	\$ 31,184,095	\$ 1,137,526	\$ 32,321,621

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN  
FUND NET POSITION – PROPRIETARY FUNDS  
Year Ended June 30, 2025**

	Business-Type Activities - Enterprise Funds		
	Water and Sewer	Stormwater	Total
<b>OPERATING REVENUES</b>			
Charges for services:			
Sale of water	\$ 3,761,159	\$ -	\$ 3,761,159
Sewer service charges	4,910,376	-	4,910,376
Stormwater service charges	-	740,640	740,640
Connection fees	202,950	-	202,950
Other fees	98,268	1,254	99,522
	<hr/>	<hr/>	<hr/>
Total operating revenues	8,972,753	741,894	9,714,647
	<hr/>	<hr/>	<hr/>
<b>OPERATING EXPENSES</b>			
Source of supply	1,314,401	-	1,314,401
Transmission and distribution	827,877	-	827,877
Meter reading	254,549	-	254,549
Wastewater treatment operation	2,443,452	-	2,443,452
Public utilities administration	1,250,712	578,743	1,829,455
Maintenance and repairs	176,843	-	176,843
Depreciation	1,519,728	5,895	1,525,623
	<hr/>	<hr/>	<hr/>
Total operating expenses	7,787,562	584,638	8,372,200
	<hr/>	<hr/>	<hr/>
Operating income	1,185,191	157,256	1,342,447
	<hr/>	<hr/>	<hr/>
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Federal grants	102,127	109,449	211,576
Interest revenue	446,310	-	446,310
Lease revenue	146,418	-	146,418
Interest expense	(632,906)	-	(632,906)
	<hr/>	<hr/>	<hr/>
Net non-operating revenues	61,949	109,449	171,398
	<hr/>	<hr/>	<hr/>
Income before transfers	1,247,140	266,705	1,513,845
	<hr/>	<hr/>	<hr/>
TRANSFERS IN (Note 13)	3,267,832	-	3,267,832
	<hr/>	<hr/>	<hr/>
Change in net position	4,514,972	266,705	4,781,677
	<hr/>	<hr/>	<hr/>
<b>NET POSITION AT JULY 1</b>	26,669,123	870,821	27,539,944
	<hr/>	<hr/>	<hr/>
<b>NET POSITION AT JUNE 30</b>	\$ 31,184,095	\$ 1,137,526	\$ 32,321,621
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS  
Year Ended June 30, 2025

	<b>Business-Type Activities – Enterprise Funds</b>		
	<b>Water and Sewer</b>	<b>Stormwater</b>	<b>Total</b>
<b>OPERATING ACTIVITIES</b>			
Receipts from customers	\$ 8,654,447	\$ 734,414	\$ 9,388,861
Payments to employees	(3,359,433)	(463,869)	(3,823,302)
Payments to suppliers	(2,814,112)	(88,926)	(2,903,038)
Other receipts	98,268	1,254	99,522
Net cash provided by operating activities	<u>2,579,170</u>	<u>182,873</u>	<u>2,762,043</u>
<b>NONCAPITAL FINANCING ACTIVITIES</b>			
Lease revenue	96,373	-	96,373
Transfers from other funds	3,267,832	-	3,267,832
Net cash provided by noncapital and financing activities	<u>3,364,205</u>	<u>-</u>	<u>3,364,205</u>
<b>CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Purchase of capital assets	(8,041,974)	(172,025)	(8,213,999)
Principal paid on debt	(767,000)	-	(767,000)
Interest paid on capital debt	(697,971)	-	(697,971)
Net cash used in capital and related financing activities	<u>(9,506,945)</u>	<u>(172,025)</u>	<u>(9,678,970)</u>
<b>INVESTING ACTIVITIES</b>			
Interest revenue	446,310	-	446,310
Net cash provided by investing activities	<u>446,310</u>	<u>-</u>	<u>446,310</u>
Net increase (decrease) in cash and cash equivalents	(3,117,260)	10,848	(3,106,412)
<b>CASH AND CASH EQUIVALENTS</b>			
Beginning at July 1	<u>8,096,057</u>	<u>677,142</u>	<u>8,773,199</u>
Ending at June 30	<u>\$ 4,978,797</u>	<u>\$ 687,990</u>	<u>\$ 5,666,787</u>
<b>RECONCILIATION TO EXHIBIT 8</b>			
Cash and cash equivalents	\$ 4,272,699	\$ 687,990	\$ 4,960,689
Cash and cash equivalent, restricted	706,098	-	706,098
	<u>\$ 4,978,797</u>	<u>\$ 687,990</u>	<u>\$ 5,666,787</u>

(Continued)

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS  
Year Ended June 30, 2025

	<b>Business-Type Activities – Enterprise Funds</b>		
	<b>Water and Sewer</b>	<b>Stormwater</b>	<b>Total</b>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>			
Operating income	\$ 1,185,191	\$ 157,256	\$ 1,342,447
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	1,519,728	5,895	1,525,623
Pension benefit net of employer contribution	(158,951)	(14,472)	(173,423)
Other postemployment benefit expense net of employer contribution	25,814	6,833	32,647
Change in assets and liabilities:			
(Increase) decrease in:			
Accounts receivable	(214,585)	(6,226)	(220,811)
Inventories	(15,642)	(930)	(16,572)
Increase (decrease) in:			
Accounts payable	(47,841)	24,305	(23,536)
Accrued payroll and related liabilities	276,311	(2,660)	273,651
Customer deposits	11,691	-	11,691
Unearned revenue	(17,144)	-	(17,144)
Compensated absences	14,598	12,872	27,470
Net cash provided by operating activities	<u>\$ 2,579,170</u>	<u>\$ 182,873</u>	<u>\$ 2,762,043</u>
<b>SCHEDULE OF NON-CASH CAPITAL ACTIVITIES</b>			
Capital asset obtained through accounts payable	<u>\$ 1,003,835</u>	<u>\$ 65,022</u>	<u>\$ 1,068,857</u>

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

STATEMENT OF FIDUCIARY NET POSITION – CUSTODIAL FUND  
June 30, 2025

	<b>General Custodial Fund</b>
	<u>                    </u>
<b>ASSETS</b>	
Cash and cash equivalents (Note 2)	\$ 385,297
	<u>                    </u>
<b>LIABILITIES</b>	
Accounts payable	490
	<u>                    </u>
<b>NET POSITION</b>	
Restricted for:	
Benefit of individuals	\$ 384,807
	<u><u>                    </u></u>

The Notes to Financial Statements are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – CUSTODIAL FUND  
Year Ended June 30, 2025

	<u>General Custodial Fund</u>
<b>ADDITIONS</b>	
Contributions for the benefit of individuals	\$ 105
<b>DEDUCTIONS</b>	
Payments to benefit individuals	<u>52,626</u>
Decrease in fiduciary net position	<u>(52,521)</u>
<b>NET POSITION – beginning</b>	<u>437,328</u>
<b>NET POSITION – ending</b>	<u><u>\$ 384,807</u></u>

The Notes to Financial Statements are an integral part of this statement.

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

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

**A. The Financial Reporting Entity**

The Town of Warrenton (the “Town”) was established in 1810. It is a political subdivision of the Commonwealth of Virginia operating under the Council-Manager form of government. The Town Council consists of an elected Mayor and seven-member Council. The Town has no component units.

**B. Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Town. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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

Separate financial statements are provided for governmental funds and proprietary funds. Major individual government funds and enterprise funds are reported as separate columns in the fund financial statements.

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

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 1. Summary of Significant Accounting Policies (Continued)**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation  
(Continued)**

Property taxes, meals taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The Town reports the following major governmental funds:

The *general fund* is the government'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 *perpetual care fund* which is used to account for funds received for the Town's cemetery. The interest income can be used to maintain the cemetery.

The Town reports the following major proprietary funds:

The *water and sewer fund* accounts for the financing of services to the general public where all or most of the operating expenses involved are intended to be recovered in the form of user charges. The water and sewer enterprise fund consists of the activities relating to providing water and sewer services to the Town's residents, businesses, and other organizations.

The *stormwater fund* accounts for the operations and maintenance of the storm sewer collection.

Additionally, the Town reports the following fund type:

The *fiduciary fund* accounts for assets held by the Town in a trustee capacity or as an agent or custodian for individuals, private organizations, other governmental units, or other funds. The Town's custodial fund accounts for funds held for other entities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's proprietary funds and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer and stormwater enterprise funds are charges to customers for sales and services. Operating expenses of the water and sewer and stormwater fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 1. Summary of Significant Accounting Policies (Continued)**

**D. Budgets and Budgetary Accounting**

The following procedures are used by the Town in establishing the budgetary data reflected in the financial statements:

- 1) Prior to May 1<sup>st</sup>, the Town Manager submits to Town Council a proposed operating and capital budget for the fiscal year commencing the following July 1<sup>st</sup>. This budget includes proposed expenditures and the means of financing them. There is no legally adopted budget for the perpetual care fund.
- 2) Public hearings are conducted to obtain citizen comments.
- 3) Prior to July 1<sup>st</sup>, the budget is legally enacted through passage of an appropriations resolution. Town Council may, from time to time, amend the budget, providing for additional expenditures and the means for financing them.
- 4) The appropriations resolution places legal restrictions on expenditures at the department or category level. The appropriation for each department or category can be revised only by Town Council. The Town Manager is authorized to transfer budgeted amounts within departments.
- 5) Formal budgetary integration is employed as a management control device during the year.
- 6) Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
- 7) Appropriations lapse on June 30<sup>th</sup> for all Town funds, unless they are carried forward by a resolution of Town Council.
- 8) All budget data presented in the accompanying financial statements includes the original and revised budgets as of June 30<sup>th</sup>.

**E. Cash and Cash Equivalents**

Cash and cash equivalents are defined as short-term highly liquid investments with an original maturity of three months or less when purchased. Certificates of deposit with a maturity greater than three months are considered investments.

**F. Investments and Fair Measurement**

Investments in the Virginia Investment Pool are invested in high-quality corporate and government securities and the Town's investment is reported at fair value using its net asset value per share in the pool.

**G. Inventories**

Inventories are stated at cost (first-in, first-out) and are expensed when used. Inventories consist of parts and materials held for consumption, which are recorded as an expenditure or expense when used.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 1. Summary of Significant Accounting Policies (Continued)**

**H. Prepaid Items**

Prepaid items consist primarily of membership dues incurred for periods in a subsequent fiscal year. Prepaid items are accounted for using the consumption method. The payments are recorded as expenditures in the fiscal year related to the coverage period.

**I. Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets, are assets with an initial, individual cost of more than \$5,000 and a useful life of more than one year. Infrastructure assets capitalized have an original cost of \$25,000 or more. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

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

Buildings and improvements	50 years
Utility plant in service	50 years
Furniture, equipment, vehicles	5-10 years
Infrastructure	30-50 years

Lease assets are amortized over the shorter of the lease term or useful life of the underlying asset.

Intangible assets include subscription right-to-use assets recorded under GASB Statement No. 96, *Subscription-Based Information Technology Arrangements (SBITAs)*, net of accumulated amortization. *SBITAs* are amortized over the shorter of the subscription term or the useful life of the underlying IT asset.

**J. Allowance for Uncollectible Accounts**

The Town calculates its allowance for uncollectible accounts using historical collection data and specific account analysis. The allowance is comprised of the following:

Real estate taxes – general fund	\$ 49,076
Personal property taxes – general fund	29,247
Water and sewer fund receivables – water and sewer fund	35,880
Stormwater receivables – stormwater fund	<u>4,103</u>
	<u>\$ 118,306</u>

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 1. Summary of Significant Accounting Policies (Continued)**

**K. Deferred Outflows/Inflows of Resources**

In addition to assets, the statements that present net position report a separate section for deferred outflows of resources. These items represent a consumption of net assets that applies to future periods and so will *not* be recognized as an outflow of resources (expenses/expenditure) until then.

In addition to liabilities, the statements that present financial position report a separate section for deferred inflows of resources. These items represent an acquisition of net assets that applies to future periods and so will *not* be recognized as an inflow of resources (revenue) until that time. The Town has the following items that qualify for reporting as deferred inflows or outflows:

- Deferred loss on refunding. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. Due to the relationship with outstanding debt, these deferred outflows are included in the calculation of net position, net investment in capital assets.
- Differences between expected and actual experience for economic/demographic factors in the measurement of the total pension or OPEB liability. This difference will be recognized in pension or OPEB expense over the remaining service life of the employees subject to the plan, and may be reported as a deferred inflow or outflow as applicable.
- Changes in assumptions. This difference will be recognized in OPEB expense over the remaining service life of the employees subject to the plan, and may be reported as a deferred inflow or outflow as appropriate.
- Differences between projected and actual earnings on pension and OPEB plan investments. This difference will be recognized in pension or OPEB expense over a closed five-year period and may be reported as a deferred inflow or outflow as appropriate.
- Changes in proportionate share between measurement dates on OPEB liability. This difference will be recognized in OPEB expense over the remaining service life of the employees subject to the plan, and is reflected as a deferred inflow or outflow as appropriate.
- Contributions subsequent to the measurement date for pensions and OPEB; this will be applied to the net pension or OPEB liability in the next fiscal year and is reflected as a deferred outflow.
- The governmental funds report unavailable revenue from delinquent property taxes not collected within 60 days of year end. These amounts are deferred and recognized in the period that the amounts become available.
- On the government-wide statements, amounts prepaid on the 2nd half installment of property taxes. These amounts are deferred and recognized in the following period.
- Lease-related amounts are recognized at the inception of leases in which the Town is the lessor. The deferred inflow of resources is recorded in an amount equal to the corresponding lease receivable plus certain additional amounts received from the lessee at or before the commencement of the lease term that related to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 1. Summary of Significant Accounting Policies (Continued)**

**L. Pensions and Other Postemployment Benefits (OPEB)**

For purposes of measuring all financial statement elements related to pension and OPEB plans, information about the fiduciary net position of the Town's Plans and the additions to/deductions from the Town's Plans net fiduciary position have been determined on the same basis as they were reported by the VRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**M. Compensated Absences**

The Town has policies that allow for the accumulation and vesting of limited amounts of paid time off until termination or retirement. Amounts of such absences are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds when the leave is due and payable.

**N. Long-Term Obligations**

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

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the period of debt issuance. The face amount of debt issued and premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**O. Unearned/Unavailable Revenue**

In the statement of net position, unearned revenue arises when assets are received or recognized before revenue recognition criteria is satisfied and which consists of amounts received for maintaining the Warrenton Training Center in future years, as well as unspent ARPA funding.

In the balance sheet of governmental funds, unearned/unavailable revenue arises when assets are recognized but are not available to finance expenditures of the current fiscal period or when assets are recognized before revenue recognition criteria is satisfied as described. Unearned/unavailable revenue consists of property taxes and ARPA funding.

**P. Net Position/Fund Balance**

Net position in the government-wide and proprietary financial statements is classified as net investment in capital assets, restricted, and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or imposed by law through state statute. Net investment in capital assets represents capital assets net of debt related to it.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 1. Summary of Significant Accounting Policies (Continued)**

**P. Net Position/Fund Balance (Continued)**

Fund balance is divided into five classifications based primarily on the extent to which the Town is bound to observe constraints imposed upon the use of the resources in the governmental fund.

The classifications are as follows:

- **Nonspendable** – Amounts that cannot be spent because they are not in spendable form, or legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash.
- **Restricted** – Amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- **Committed** – Amounts constrained to specific purposes by the Town, using its highest level of decision making authority; to be reported as committed, amounts cannot be used for any other purposes unless the same highest level of action is taken to remove or change the constraint.
- **Assigned** – Amounts the Town intends to use for a specified purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority.
- **Unassigned** – Amounts that are available for any purpose; positive amounts are reported only in the general fund.

Council establishes fund balance commitments by passage of a resolution. This is typically done through adoption and amendment of the budget. Assigned fund balance is established by Council through adoption or amendment of the budget as intended for a specific purpose (such as the purchase of capital assets, construction, debt service, or for other purposes).

**Q. Restricted Resources**

The Town applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

**R. Minimum Fund Balance Policy**

The General Fund unassigned fund balance is targeted at no less than 50% of the current annual operating expenditure budget.

**S. Encumbrances**

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the appropriation, is employed as an extension of formal budgetary integration in the governmental funds. Significant encumbrances as of June 30<sup>th</sup> total \$4,172,631 in the general fund.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 1. Summary of Significant Accounting Policies (Continued)**

**T. Estimates**

Management uses estimates and assumptions in preparing its financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities, and reported revenues, expenditures, and expenses. Actual results could differ from those estimates.

**U. Change in Accounting Principle**

During 2025, the Town adopted GASB Statement No. 101, *Compensated Absences*. GASB Statement No. 101 established new guidance by updating the recognition and measurement for compensated absences. A liability should be recognized for leave that has not been used if the leave is attributable to services already rendered, the leave accumulates, and the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. As stated in GASB Statement No. 100, *Accounting Changes and Error Corrections*, a change in accounting principle should be reported retroactively by restating beginning net position for the cumulative effect of the change of the newly adopted accounting principle on prior periods. The Town determined the cumulative effect on beginning net position was immaterial and, therefore, no restatement of the prior year net position was necessary.

**Note 2. Deposits and Investments**

**Deposits**

Deposits with banks are covered by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with the Virginia Security for Public Deposits Act (the “Act”) Section 2.2-4400 et seq. of the *Code of Virginia*. Under the Act, banks and savings institutions holding public deposits in excess of the amount insured by the FDIC must pledge collateral to the Commonwealth of Virginia Treasury Board. Financial institutions may choose between two collateralization methodologies and depending upon that choice, will pledge collateral that ranges in the amounts from 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

**Investments**

**Investment policy**

Statutes authorize the Town to invest in obligations of the United States or agencies thereof; obligations of the Commonwealth of Virginia or political subdivisions thereof; obligations of the International Bank for Reconstruction and Development (World Bank); the Asian Development Bank; the African Development Bank; “prime quality” commercial paper and certain corporate notes; banker’s acceptances; repurchase agreements; the Virginia Investment Pool (VIP); the Virginia State Non-Arbitrage Program (SNAP); and the State Treasurer’s Local Government Investment Pool (LGIP). The VIP, LGIP, and SNAP are not registered with the SEC but are overseen by the Treasurer of Virginia and the State Treasury Board. The fair value of the Town’s position in the pools is the same as the value of the pool shares and is reported within the guidelines of GASB Statement No. 79.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 2. Deposits and Investments (Continued)**

**Investments (Continued)**

Investment policy (Continued)

As of June 30<sup>th</sup>, the Town had the following deposits and investments:

<u>Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity*</u>	<u>Percent of Portfolio</u>
Demand deposits	\$ 4,200,173	N/A	N/A	15.63%
LGIP	18,291,358	AAAm	0.86	68.06
SNAP	328,405	AAAm	1 day	1.22
Virginia Investment Pool	4,052,447	AAAm	1.78	15.08
Cash on hand	<u>2,580</u>	N/A	N/A	<u>0.01</u>
	<u>\$ 26,874,963</u>			<u>100.00%</u>

\*Average maturity in years

Reconciliation of deposits and investments to Exhibit 1:

Cash and cash equivalents	\$ 18,309,539
Cash and cash equivalents, restricted	4,127,680
Investments	<u>4,052,447</u>

Total Exhibit 1 deposits and investments	<u>26,489,666</u>
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Exhibit 11:

Cash and cash equivalents	<u>385,297</u>
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Total Exhibit 11 deposits and investments	<u>385,297</u>
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Total Exhibits deposits and investments	<u>\$ 26,874,963</u>
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(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 2. Deposits and Investments (Continued)**

**Investments (Continued)**

Credit risk

As required by state statute or by the Town, the policy requires that commercial paper must have a short-term debt rating of no less than “A-1” (or its equivalent) from at least two of the following; Moody’s Investors Service, Standard & Poor’s, and Fitch Investor’s Service, provided that the issuing corporation has a net worth of \$50 million and its long-term debt is rated A or better by Moody’s and Standard & Poor’s. Bankers’ acceptances and certificates of deposit maturing in less than one year must have a short-term debt rating of at least “A-1” by Standard & Poor’s and “P-1” by Moody’s Investor Service. Open-end investment funds must be registered under the Securities Act of the Commonwealth or the Federal Investment Company Act of 1940, provided that they invest only in securities approved for investment herein. Commonwealth of Virginia and Virginia Local Government Obligations secured by debt service reserve funds not subject to annual appropriation must be rated AA or higher by Moody’s or Standard & Poor’s. Repurchase agreements require that the counterparty be rated “A” or better by Moody’s and Standard & Poor’s.

Concentration of credit risk

Although the intent of the Policy is for the Town to diversify its investment portfolio to avoid incurring unreasonable risks regarding (i) security type, (ii) individual financial institution or issuing entity, and (iii) maturity, the Policy places no limit on the amount the Town may invest in any one issuer.

Interest rate risk

In accordance with its investment policy, the Town manages its exposure to declines in fair values by limiting its weighted-average maturity of its investment portfolio to less than five years.

Custodial credit risk

The policy requires that all investment securities purchased be held in safekeeping by a third party and evidenced by safekeeping receipts. As required by the *Code of Virginia*, all security holdings with maturities over 30 days may not be held in safekeeping with the “counterparty” to the investment transaction. As of June 30, investments are held in a bank’s trust department in the Town’s name.

Restricted cash and cash equivalents

The water and sewer fund has restricted cash that consists of \$377,693 to maintain water lines for the Warrenton Training Center and \$328,405 in unspent bond proceeds. Restricted cash in the general fund consists of \$349,498 in funds designated for capital outlay and \$3,072,084 in grant restrictions.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 3. Receivables**

Receivables are as follows:

	<u>General</u>	<u>Water and Sewer</u>	<u>Stormwater</u>	<u>Total</u>
Receivables:				
Property taxes	\$ 148,086	\$ -	\$ -	\$ 148,086
Other local taxes	40,443	-	-	40,443
Accounts	<u>994,522</u>	<u>1,460,298</u>	<u>36,278</u>	<u>2,491,098</u>
Gross receivables	1,183,051	1,460,298	36,278	2,679,627
Less: allowance for uncollectibles	<u>(78,323)</u>	<u>(35,880)</u>	<u>(4,103)</u>	<u>(118,306)</u>
Net receivables	<u>\$ 1,104,728</u>	<u>\$ 1,424,418</u>	<u>\$ 32,175</u>	<u>\$ 2,561,321</u>

**Note 4. Due from Other Governmental Units**

Amounts due from other governmental units are as follows:

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
Commonwealth of Virginia:			
Sales taxes	\$ 268,815	\$ -	\$ 268,815
Communications taxes	55,780	-	55,780
Motor vehicle tax	24,254	-	24,254
Grants	-	211,576	211,576
Other	<u>82,008</u>	<u>-</u>	<u>82,008</u>
Net receivables	<u>\$ 430,857</u>	<u>\$ 211,576</u>	<u>\$ 642,433</u>

**Note 5. Lease Receivable**

The water and sewer fund is the lessor of cell tower land usage for five-year terms through 2045. Monthly payments range from \$13,075 to \$20,679 through 2045, at which time the guaranteed residual value is due.

The lease receivable is due as follows:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 105,710	\$ 64,732
2027	114,560	61,241
2028	123,872	57,461
2029	96,472	53,722
2030	85,558	51,001
2031 and beyond	<u>1,555,766</u>	<u>341,267</u>
	<u>\$ 2,081,938</u>	<u>\$ 629,424</u>

Lease and interest revenue was \$97,301 and \$67,950, respectively, for 2025. Deferred inflow of lease revenue as of June 30, 2025 was \$1,839,581.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 6. Capital Assets**

Capital asset activity for the year was as follows:

<u>Governmental Activities</u>	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets, not depreciated:				
Land	\$ 4,627,473	\$ -	\$ -	\$ 4,627,473
Construction in progress	227,667	2,144,759	(39,453)	2,332,973
Total capital assets, not depreciated	<u>4,855,140</u>	<u>2,144,759</u>	<u>(39,453)</u>	<u>6,960,446</u>
Capital assets, depreciated and amortized:				
Buildings and improvements	32,887,630	250,383	-	33,138,013
Infrastructure	43,774,624	1,413,625	-	45,188,249
Furniture, equipment, and vehicles	12,132,930	305,522	(224,796)	12,213,656
Lease assets – equipment	141,227	115,733	-	256,960
Subscription right-to-use assets	-	247,283	-	247,283
Total capital assets, depreciated and amortized	<u>88,936,411</u>	<u>2,332,546</u>	<u>(224,796)</u>	<u>91,044,161</u>
Less accumulated depreciation and amortization for:				
Buildings and improvements	12,626,908	810,277	-	13,437,185
Infrastructure	32,249,457	1,058,433	-	33,307,890
Furniture, equipment, and vehicles	7,242,024	672,479	(224,796)	7,689,707
Lease assets – equipment	59,040	33,879	-	92,919
Subscription right-to-use assets	-	52,837	-	52,837
Total accumulated, depreciation and amortization	<u>52,177,429</u>	<u>2,627,905</u>	<u>(224,796)</u>	<u>54,580,538</u>
Total capital assets, depreciated and amortized, net	<u>36,758,982</u>	<u>(295,359)</u>	<u>-</u>	<u>36,463,623</u>
Governmental activities capital assets, net	<u>\$ 41,614,122</u>	<u>\$ 1,849,400</u>	<u>\$ (39,453)</u>	<u>\$ 43,424,069</u>

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 6. Capital Assets (Continued)**

<u>Business-Type Activities</u>	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets, not depreciated				
Land	\$ 2,170,736	\$ -	\$ -	\$ 2,170,736
Construction in progress	<u>1,962,097</u>	<u>8,499,478</u>	<u>(1,447,181)</u>	<u>9,014,394</u>
Total capital assets, not depreciated	<u>4,132,833</u>	<u>8,499,478</u>	<u>(1,447,181)</u>	<u>11,185,130</u>
Capital assets, depreciated				
Infrastructure	235,800	-	-	235,800
Utility plant in service	60,627,297	-	-	60,627,297
Furniture, equipment, and vehicles	<u>4,169,219</u>	<u>1,928,433</u>	<u>(67,248)</u>	<u>6,030,404</u>
Total capital assets, depreciated	<u>65,032,316</u>	<u>1,928,433</u>	<u>(67,248)</u>	<u>66,893,501</u>
Less accumulated depreciation for:				
Infrastructure	6,669	5,895	-	12,564
Utility plant in service	32,425,867	1,106,377	-	33,532,244
Furniture, equipment, and vehicles	<u>2,639,024</u>	<u>413,351</u>	<u>(67,248)</u>	<u>2,985,127</u>
Total accumulated depreciation	<u>35,071,560</u>	<u>1,525,623</u>	<u>(67,248)</u>	<u>36,529,935</u>
Total capital assets, depreciated, net	<u>29,960,756</u>	<u>402,810</u>	<u>-</u>	<u>30,363,566</u>
Business-type activities capital assets, net	<u>\$ 34,093,589</u>	<u>\$ 8,902,288</u>	<u>\$ (1,447,181)</u>	<u>\$ 41,548,696</u>

Depreciation and amortization expense was charged to functions/programs as follows:

Governmental activities	
Public works	\$ 1,551,892
Public safety	144,172
Parks, recreation, and cultural	742,189
General government	186,813
Community development	<u>2,839</u>
Total depreciation and amortization expense – governmental activities	<u>\$ 2,627,905</u>
Business-type activities	
Water and sewer	\$ 1,519,728
Stormwater	<u>5,895</u>
Total depreciation and amortization expense – business-type activities	<u>\$ 1,525,623</u>

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 7. Long-Term Liabilities**

The following is a summary of changes in long-term liabilities for the year:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
General obligation bonds –					
direct borrowings	\$ 7,190,000	\$ -	\$ (525,000)	\$ 6,665,000	\$ 560,000
Premium on refunding	1,099,762	-	(191,636)	908,126	173,755
Lease liabilities	82,187	115,733	(33,879)	164,041	47,879
Subscription liabilities	-	225,144	(52,837)	172,307	55,072
Compensated absences*	784,751	262,709	-	1,047,460	104,746
	<u>\$ 9,156,700</u>	<u>\$ 603,586</u>	<u>\$ (803,352)</u>	<u>\$ 8,956,934</u>	<u>\$ 941,452</u>
Business-type activities:					
General obligation bonds –					
direct borrowings	\$ 14,561,000	\$ -	\$ (767,000)	\$ 13,794,000	\$ 790,000
Premium on refunding	419,341	-	(56,719)	362,622	52,871
Compensated absences*	250,077	27,470	-	277,547	27,550
	<u>\$ 15,230,418</u>	<u>\$ 27,470</u>	<u>\$ (823,719)</u>	<u>\$ 14,434,169</u>	<u>\$ 870,421</u>

For governmental activities, compensated absences, pension, and other post-employment benefits liabilities are liquidated by the general fund.

\*The change in compensated absences above is a new change for the year.

The annual requirements to amortize long-term debt and related interest are as follows:

Fiscal Year	Governmental Activities				Business-Type Activities	
	General Obligation Bonds		Lease Liabilities		General Obligation Bonds	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	\$ 560,000	\$ 270,169	\$ 47,879	\$ 6,010	\$ 790,000	\$ 403,510
2027	585,000	240,828	47,443	4,147	816,000	377,130
2028	615,000	210,078	23,614	2,688	845,000	349,773
2029	650,000	177,663	24,725	1,577	869,000	321,497
2030	680,000	143,581	20,380	434	899,000	292,303
2031-2035	2,220,000	292,375	-	-	4,960,000	1,003,304
2036-2039	1,355,000	72,334	-	-	4,615,000	286,434
	<u>\$ 6,665,000</u>	<u>\$ 1,407,028</u>	<u>\$ 164,041</u>	<u>\$ 14,856</u>	<u>\$ 13,794,000</u>	<u>\$ 3,033,951</u>

Governmental Activities		
Subscription liabilities		
Fiscal Year	Principal	Interest
2026	\$ 55,072	\$ 7,291
2027	59,430	6,988
2028	57,805	4,560
	<u>\$ 172,307</u>	<u>\$ 18,839</u>

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 7. Long-Term Liabilities (Continued)**

Details of long-term indebtedness are as follows:

	<u>Interest Rates</u>	<u>Date Issued</u>	<u>Final Maturity Date</u>	<u>Amount of Original Issue</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
General obligation bonds:						
Refunding Series 2021A	2.750%	6/8/2021	2/15/2038	\$ 7,100,000	\$ -	\$ 5,722,000
Refunding Series 2021B	5.125%	11/1/2021	6/30/2040	12,695,000	6,665,000	3,405,000
Series 2022	2.900%	9/30/2022	10/1/2039	5,150,000	-	4,667,000
					<u>\$ 6,665,000</u>	<u>\$ 13,794,000</u>
Lease liabilities:						
Canon	3.180%	6/30/2022	5/1/2027	\$ 125,413	\$ 51,231	\$ -
Pitney Bowes	4.610%	6/30/2025	6/30/2030	19,352	19,352	-
Navitas	4.610%	5/4/2025	4/4/2030	96,381	93,458	-
					<u>\$ 164,041</u>	<u>\$ -</u>
Subscription liabilities:						
Axon – Fleet	4.230%	3/1/2024	3/1/2028	\$ 148,795	\$ 90,573	\$ -
Axon – BWC	4.230%	10/1/2023	10/1/2027	119,334	65,576	-
Axon – IR	4.230%	11/1/2023	11/1/2027	29,240	16,158	-
					<u>\$ 172,307</u>	<u>\$ -</u>

**Note 8. Defined Benefit Pension Plan**

**Plan Description**

All full-time, salaried permanent employees of the Town of Warrenton, Virginia (the “Political Subdivision”) are automatically covered by the VRS Retirement Plan upon employment. This multi-employer agent plan is administered by the Virginia Retirement System (the “System”) along with plans for other employer groups in the Commonwealth of Virginia. Members earn one month of service credit for each month they are employed and for which they and their employer pay contributions to VRS. Members are eligible to purchase prior service, based on specific criteria as defined in the *Code of Virginia*, as amended. Eligible prior service that may be purchased includes prior public service, active military service, certain periods of leave, and previously refunded service.

The System administers three different benefit structures for covered employees – Plan 1, Plan 2, and Hybrid. Each of these benefit structures has a different eligibility criteria. The specific information for each plan and the eligibility for covered groups within each plan are available at:

- <https://www.varetire.org/members/benefits/defined-benefit/plan1.asp>,
- <https://www.varetire.org/members/benefits/defined-benefit/plan2.asp>,
- <https://www.varetirement.org/hybrid.html>.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 8. Defined Benefit Pension Plan (Continued)**

**Employees Covered by Benefit Terms**

As of the June 30, 2023 actuarial valuation, the following employees were covered by the benefit terms of the pension plan:

	<b>Members</b>
Inactive members or their beneficiaries currently receiving benefits	106
Inactive members:	
Vested inactive members	28
Non-vested inactive members	61
Inactive members active elsewhere in VRS	55
Total inactive members	144
Active members	120
Total covered employees	370

**Contributions**

The contribution requirement for active employees is governed by §51.1-145 of the *Code of Virginia*, as amended, but may be impacted as a result of funding options provided to Political Subdivisions by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensation toward their retirement.

The Political Subdivision’s contractually required contribution rate for the year ended June 30, 2025 was 9.64% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2023.

This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the Political Subdivision were \$931,680 and \$848,599 for the years ended June 30, 2025 and June 30, 2024, respectively.

The defined contributions component of the Hybrid plan includes member and employer mandatory and voluntary contributions. The Hybrid plan member must contribute a mandatory rate of 1% of their covered payroll. The employer must also contribute a mandatory rate of 1% of this covered payroll, which totaled \$55,246 for the year ended June 30, 2025. Hybrid plan members may also elect to contribute an additional voluntary rate of up to 4% of their covered payroll; which would require the employer a mandatory additional contribution rate of up to 2.5%. This additional employer mandatory contribution totaled \$70,152 for the year ended June 30, 2025. The total Hybrid plan participant covered payroll totaled \$5,524,600 for the year ended June 30, 2025.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 8. Defined Benefit Pension Plan (Continued)**

**Net Pension Liability**

The political subdivision’s net pension liability is calculated separately for each employer and represents that particular employer’s total pension liability determined in accordance with GASB Statement No. 68, less than employer’s fiduciary net position. For Political Subdivisions, the net pension liability was measured as of June 30, 2024. The total pension liability to calculate the net pension liability was determined by an actuarial valuation performed as of June 30, 2023 and rolled forward to the measurement date of June 30, 2024.

**Actuarial Assumptions**

The total pension liability for General Employees and Public Safety Employees with Hazardous Duty Benefits in the Political Subdivision’s Retirement Plan was based on an actuarial valuation as of June 30, 2023, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024.

Inflation	2.50%
General Employees – Salary increases, including inflation	3.50 – 5.35%
Public Safety Employees with hazardous duty benefits – Salary increases, including inflation	3.50 – 4.75%
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Mortality rates: General employees – 15 to 20% of deaths are assumed to be service related. Public Safety Employees – 45% to 70% of deaths are assumed to be service related. Mortality is projected using the applicable RP-2010 Mortality Table and a Modified MP-2020 Improvement Scale with various set backs or set forwards for both males and females.

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study are as follows:

General Employees – Largest 10 – Non-Hazardous Duty and All Others (Non 10 Largest): Update mortality table; adjusted retirement rates to better fit experience; adjusted withdrawal rates to better fit experience at each year age and service through 9 years of service; no change to disability rates; no change to salary scale; no change to line of duty disability; and no change to discount rate.

Public Safety Employees – Largest 10 – Hazardous Duty and All Others (Non 10 Largest): Update mortality table; adjusted retirement rate to better fit experience and increased final retirement age to 70; decreased rates of withdrawal; no change to disability rates; no changes to salary scale; no change to line of duty disability; and no change to discount rate.

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 8. Defined Benefit Pension Plan (Continued)**

**Long-Term Expected Rate of Return**

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

<u>Asset Class (Strategy)</u>	<u>Target Allocation</u>	<u>Arithmetic Long-Term Expected Rate of Return</u>	<u>Weighted Average Long-Term Expected Rate of Return</u>
Public equity	32.00 %	6.70 %	2.14 %
Fixed income	16.00	5.40	0.86
Credit strategies	16.00	8.10	1.30
Real assets	15.00	7.20	1.08
Private equity	15.00	8.70	1.31
PIP – Private Investment Partnership	1.00	8.00	0.08
Diversifying Strategies	6.00	5.80	0.35
Cash	2.00	3.00	0.06
Leverage	(3.00)	3.50	(0.11)
Total	100.00 %		7.07 %
			<u>7.07 %</u>

\* The above allocation provides for a one-year return of 7.07% (includes 2.50% inflation assumption). However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected rate of return for the system, stochastic projections are employed to model future returns under various economic conditions. The results provide a range of returns over various time periods that ultimately provide a median return of 7.10%, including expected inflation of 2.50%. On June 15, 2023, the VRS Board elected a long-term rate of 6.75% which is roughly at the 45<sup>th</sup> percentile of expected long-term results of the VRS fund asset allocation at that time, providing a median return of 7.14%, including expected inflation of 2.50%.

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 8. Defined Benefit Pension Plan (Continued)**

**Discount Rate**

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made per the VRS Statutes and the employer contributions will be made in accordance with the VRS funding policy at rates equal to the difference between actuarially determined contribution rates adopted by the VRS Board of Trustees and the member rate. For the year ended June 30, 2024, the employer contribution was 100% of the actuarially determined employer contribution rate from the June 30, 2023 actuarial valuations. From July 1, 2024, on, participating employers are assumed to continue to contribute 100% of the actuarially determined contribution rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total pension liability.

**Changes in Net Pension Liability**

	<b>Increase (Decrease)</b>		
	<b>Total Pension Liability (a)</b>	<b>Plan Fiduciary Net Position (b)</b>	<b>Net Pension Liability (a) – (b)</b>
Balances at June 30, 2023	\$ 35,195,003	\$ 33,821,185	\$ 1,373,818
Changes for the year:			
Service cost	922,225	-	922,225
Interest	2,366,326	-	2,366,326
Differences between expected and actual experience	889,553	-	889,553
Contributions – employer	-	848,599	(848,599)
Contributions – employee	-	421,150	(421,150)
Net investment income (loss)	-	3,250,752	(3,250,752)
Benefit payments, including refunds of employee contributions	(2,121,099)	(2,121,099)	-
Administrative expenses	-	(21,917)	21,917
Other changes	-	659	(659)
Net changes	<u>2,057,005</u>	<u>2,378,144</u>	<u>(321,139)</u>
Balances at June 30, 2024	<u>\$ 37,252,008</u>	<u>\$ 36,199,329</u>	<u>\$ 1,052,679</u>

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 8. Defined Benefit Pension Plan (Continued)**

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

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

	<b>1.00% Decrease (5.75%)</b>	<b>Current Discount Rate (6.75%)</b>	<b>1.00% Increase (7.75%)</b>
Political Subdivision’s net pension liability (asset)	\$ 5,302,466	\$ 1,052,679	\$ (2,483,825)

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

For the year ended June 30, 2025, the Political Subdivision recognized pension expense of \$297,036. At June 30, 2025, the political subdivision reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 598,903	\$ -
Net difference between projected and actual earnings on pension plan investments	-	955,657
Employer contributions subsequent to the measurement date	931,680	-
Total	\$ 1,530,583	\$ 955,657

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 8. Defined Benefit Pension Plan (Continued)**

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

The \$931,680 reported as deferred outflows of resources related to pensions resulting from the Political Subdivision’s contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability in the fiscal year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30,	Effect on Pension Expense
2026	\$ (444,618)
2027	468,014
2028	(180,697)
2029	(199,453)
2030	-
Thereafter	-

**Pension Plan Data**

Information about the VRS Political Subdivision Retirement Plans is also available in the separately issued VRS 2024 Annual Report. A copy of the 2024 VRS Annual Report may be downloaded from the VRS website at [varetire.org/media/shared/pdf/publications/2024-annual-report.pdf](http://varetire.org/media/shared/pdf/publications/2024-annual-report.pdf), or by writing to the System’s Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

**Payables to the Pension Plan**

At June 30, 2025, \$110,118 was payable to the Virginia Retirement System for the legally required contributions related to June 2025 payroll.

**Note 9. Other Postemployment Benefits Liability – Virginia Retirement System Plans**

In addition to their participation in the pension plans offered through the VRS, the Town also participates in a cost-sharing multi-employer other postemployment benefit plan, described as follows:

**Plan Descriptions**

Group Life Insurance Program

All full-time employees of political subdivisions are automatically covered by the VRS Group Life Insurance (GLI) Program upon employment.

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 9. Other Postemployment Benefits Liability – Virginia Retirement System Plans (Continued)**

**Plan Descriptions (Continued)**

Group Life Insurance Program (Continued)

In addition to the Basic Group Life Insurance Benefit, members are also eligible to elect additional coverage for themselves as well as a spouse or dependent children through the Optional Group Life Insurance Program. For members who elect the optional group life insurance coverage, the insurer bills employers directly for the premiums. Employers deduct these premiums from members’ paychecks and pay the premiums to the insurer. Since this is a separate and fully insured program, it is not included as part of the GLI Program OPEB.

Specific information for the GLI is available at <https://www.varetire.org/benefits-and-programs/benefits/life-insurance/>.

The GLI is administered by the VRS along with pensions and other OPEB plans, for public employer groups in the Commonwealth of Virginia. This Plan is considered a multiple-employer, cost-sharing plan.

**Contributions**

Contributions to the VRS OPEB programs were based on actuarially determined rates from actuarial valuations as of June 30, 2023. The actuarially determined rates were expected to finance the cost of benefits earned by employees during the year, with an additional amount to fund any unfunded accrued liability, with the exception of GLI which was also combined with employee contributions. Specific details related to the contributions for the VRS OPEB programs are as follows:

Group Life Insurance Program

Governed by:	<i>Code of Virginia</i> 51.1-506 and 51.1-508 and may be impacted as a result of funding provided to school divisions and governmental agencies by the Virginia General Assembly.
Total rate:	1.18% of covered employee compensation. Rate allocated 60/40; 0.71% employee and 0.47% employer. Employers may elect to pay all or part of the employee contribution.
June 30, 2025 Contribution	\$45,424
June 30, 2024 Contribution	\$42,097

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 9. Other Postemployment Benefits Liability – Virginia Retirement System Plans (Continued)**

**OPEB Liability, OPEB Expense, and Deferred Inflows and Outflows of Resources Related to OPEB**

The net OPEB liability was measured as of June 30, 2024 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation performed as of June 30, 2023 and rolled forward to the measurement date of June 30, 2024. The covered employer's proportion of the net OPEB liability was based on the covered employer's actuarially determined employer contributions for the year ended June 30, 2024 relative to the total of the actuarially determined employer contributions for all participating employers.

Group Life Insurance Program

June 30, 2025 proportionate share of liability	\$	394,813
June 30, 2024 proportion		0.0354 %
June 30, 2023 proportion		0.0331 %
June 30, 2025 expense	\$	18,876

Since there was a change in proportionate share between measurement dates, a portion of the OPEB expense above was related to deferred amount from changes in proportion.

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

Group Life Insurance Program

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 62,271	\$ 9,644
Change in assumptions	2,250	19,566
Net difference between projected and actual earnings on OPEB plan investments	-	33,279
Changes in proportion	39,306	1,467
Employer contributions subsequent to the measurement date	45,424	-
Total	<u>\$ 149,251</u>	<u>\$ 63,956</u>

The deferred outflows of resources related to OPEB resulting from the Town's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB Liability in the fiscal year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense in future reporting periods as follows:

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 9. Other Postemployment Benefits Liability – Virginia Retirement System Plans (Continued)**

**OPEB Liability, OPEB Expense and Deferred Inflows and Outflows of Resources Related to OPEB (Continued)**

Group Life Insurance Program

Year Ending June 30,	Effect on OPEB Expense
2026	\$ (6,404)
2027	16,819
2028	8,388
2029	10,809
2030	10,259
Thereafter	-

**Actuarial Assumptions and Other Inputs**

The total OPEB liability was determined using the following assumptions based on an actuarial valuation date of June 30, 2023, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024:

Inflation	2.5%
Salary increases, including inflation:	
• Locality – general employees	3.50 – 5.35%
• Locality – hazardous duty employees	3.50 – 4.75%
Healthcare cost trend rates:	
• Under age 65	7.25 – 4.25%
• Ages 65 and older	6.50 – 4.25%
Investment rate of return, net of expenses, including inflation	GLI: 6.75%

Mortality rates used for the various VRS OPEB plans are the same as those used for the actuarial valuations of the VRS pension plans. The mortality rates are discussed in detail at Note 8.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 9. Other Postemployment Benefits Liability – Virginia Retirement System Plans (Continued)**

**Net OPEB Liability**

The net OPEB liability represents each program’s total OPEB liability determined in accordance with GASB Statement No. 74, less the associated fiduciary net position. As of the measurement date of June 30, 2024, net OPEB liability amounts for the various VRS OPEB programs are as follows (amounts expressed in thousands):

	<b>Group Life Insurance Program</b>
Total OPEB liability	\$ 4,196,055
Plan fiduciary net position	3,080,133
Employers’ net OPEB liability	1,115,922
Plan fiduciary net position as a percentage of total OPEB liability	73.41 %

The total liability is calculated by the VRS actuary and each plan’s fiduciary net position is reported in the VRS financial statements. The net OPEB liability is disclosed in accordance with the requirements of GASB Statement No. 74 in the VRS notes to the financial statements and required supplementary information.

**Long-Term Expected Rate of Return**

**Group Life Insurance Program**

The long-term expected rate of return on VRS investments was determined using the method described in Note 8.

**Discount Rate**

The discount rate used to measure the GLI OPEB liabilities was 6.75%. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made in accordance with the VRS funding policy at rates equal to the actuarially determined contribution rates adopted by the VRS Board of Trustees. Through the fiscal year ending June 30, 2024, the rate contributed by the employer for the OPEB liabilities will be subject to the portion of the VRS Board-certified rates that are funded by the Virginia General Assembly which was 113% of the actuarially determined contribution rate for GLI and 100% of the actuarially determined contribution rate for all other OPEB plans. From July 1, 2024 on, participating employers are assumed to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the OPEB plans’ fiduciary net position was projected to be available to make all projected future benefit payments of eligible employees. Therefore the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total OPEB liability.

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 9. Other Postemployment Benefits Liability – Virginia Retirement System Plans (Continued)**

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

The following presents the net OPEB liability of the Town, as well as what the Town’s net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current discount rate:

	<b>1.00% Decrease (5.75%)</b>	<b>Current Discount Rate (6.75%)</b>	<b>1.00% Increase (7.75%)</b>
GLI Net OPEB liability	\$ 613,986	\$ 394,813	\$ 217,751

**OPEB Plan Fiduciary Net Position**

Information about the various VRS OPEB plan fiduciary net position is available in the separately issued VRS 2024 Annual Comprehensive Financial Report (Annual Report). A copy of the 2024 VRS Annual Report may be downloaded from the VRS website at <https://www.varetire.org/media/shared/pdf/publications/2024-annual-report.pdf>, or by writing to the System’s Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

**Payables to the OPEB Plan**

At June 30, 2025, \$9,250 was payable to the Virginia Retirement System for the legally required contributions related to June 2025 payroll.

**Note 10. Property Taxes**

The town collects real property taxes semi-annually and personal property taxes annually. Assessments are the responsibility of Fauquier County, while billing and collection are the Town’s responsibilities. Town Council adopts tax rates in April of each year as part of the budget process. Real property taxes are levied as of January 1<sup>st</sup> and July 1<sup>st</sup> and are due on June 15<sup>th</sup> and December 15<sup>th</sup> each year. Penalties accrue on unpaid balances at this date. Interest is charged on unpaid balances beginning December 16<sup>th</sup> and June 16<sup>th</sup>. Unpaid real property taxes constitute a lien against the property.

The effective tax rates per \$100 of assessed value for the year ended June 30, 2025 were as follows:

Real estate	\$	0.0550
Personal property		1.00

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 11. Risk Management**

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the Town carries commercial insurance. The Town also provides a risk management program for workers' compensation. Premiums are paid by the general fund and all other funds and are available to pay claims, claim reserves, and administrative costs of the program.

The Town is a member of the Virginia Risk Sharing Association ("Association" or "VRSA") for workers' compensation. This program is administered by a servicing contractor, which furnishes claims review and processing.

Each Association member jointly and severally agrees to assume, pay, and discharge any liability. The Town pays VRSA contributions and assessments based upon classification and rates into a designated cash reserve fund out of which expenses of the Association and claims and awards are to be paid. In the event of a loss deficit and depletion of all available excess insurance, the Association may assess all members in the proportion which the premium of each bears to the total premiums of all members in the year in which such deficit occurs. Settled claims resulting from these risks have not exceeded commercial insurance in any of the past three fiscal years.

The Town has a contingent liability to pay for two acres of donated land. The Town is currently in discussions with that entity to determine an acceptable price and has engaged the services of a land appraiser. As the value is not yet known, the asset and related liability has not been recorded. This amount would presumably be paid from utility department funds.

**Note 12. Fund Balance**

Fund balance is classified as nonspendable, restricted, committed, assigned, and/or unassigned based primarily on the extent to which the Town is bound to observe constraints imposed upon the use of the resources in the governmental funds. The constraints placed on fund balances are presented below:

	<b>General Fund</b>	<b>Perpetual Care Fund</b>
Nonspendable:		
Inventories	\$ 202,603	\$ -
Prepays	270,670	-
Permanent fund principal	-	724,249
Total nonspendable	473,273	724,249
Restricted for:		
Public safety	99,092	-
Public works	118,847	-
Parks, recreation, and cultural	131,559	-
Total restricted	349,498	-

(Continued)

**TOWN OF WARRENTON**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2025**

**Note 12. Fund Balance (Continued)**

	<b>General Fund</b>	<b>Perpetual Care Fund</b>
Committed to:		
General government administration	\$ 1,611,068	\$ -
Public safety	40,000	-
Public works	454	-
Community development	502,473	-
Total committed	2,153,995	-
Assigned for:		
General government administration	871,429	-
Public safety	7,593	-
Public works	2,803,273	-
Parks, recreation, and cultural	447,779	-
Community development	42,557	-
Total assigned	4,172,631	-
Unassigned	10,124,877	-
Total fund balance	\$ 17,274,234	\$ 724,249

**Note 13. Interfund Transfers**

Interfund transfers totaling \$3,267,832 from the general fund to water and sewer were to allocate ARPA funds to pay for a deed of release of a restrictive covenant on the wastewater treatment plant property.

**Note 14. New Accounting Standards**

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*. This statement improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability as well as addresses certain application issues. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. This statement requires certain information regarding capital assets to be presented by major class. Certain types of capital assets are to be disclosed separately in the capital assets note disclosures required by Statement No. 34. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

Management has not determined the effects these new GASB Statements may have on prospective financial statements.

# **REQUIRED SUPPLEMENTARY INFORMATION**

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TOWN OF WARRENTON, VIRGINIA

REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS  
 June 30, 2025

	Plan Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
<b>Total Pension Liability</b>										
Service cost	\$ 922,225	\$ 771,729	\$ 703,886	\$ 667,621	\$ 602,517	\$ 597,882	\$ 609,378	\$ 626,535	\$ 549,156	\$ 554,234
Interest on total pension liability	2,366,326	2,260,268	2,235,562	2,072,646	2,035,384	1,988,551	1,928,572	1,867,389	1,757,379	1,735,822
Changes in benefit terms	-	184,607	-	-	-	-	-	-	-	-
Difference between expected and actual experience	889,553	228,854	(667,626)	(256,376)	(343,660)	(197,736)	(257,353)	(115,353)	546,204	(714,305)
Changes in assumptions	-	-	-	1,239,023	-	831,502	-	(242,841)	-	-
Benefit payments, including refunds of employee contributions	(2,121,099)	(1,928,346)	(2,018,975)	(2,007,467)	(1,476,964)	(1,471,488)	(1,376,036)	(1,147,327)	(1,415,015)	(1,120,580)
Net change in total pension liability	2,057,005	1,517,112	252,847	1,715,447	817,277	1,748,711	904,561	988,403	1,437,724	455,171
<b>Total pension liability – beginning</b>	<b>35,195,003</b>	<b>33,677,891</b>	<b>33,425,044</b>	<b>31,709,597</b>	<b>30,892,320</b>	<b>29,143,609</b>	<b>28,239,048</b>	<b>27,250,645</b>	<b>25,812,921</b>	<b>25,357,750</b>
<b>Total pension liability – ending</b>	<b>37,252,008</b>	<b>35,195,003</b>	<b>33,677,891</b>	<b>33,425,044</b>	<b>31,709,597</b>	<b>30,892,320</b>	<b>29,143,609</b>	<b>28,239,048</b>	<b>27,250,645</b>	<b>25,812,921</b>
<b>Plan Fiduciary Net Position</b>										
Contributions – employer	848,599	743,226	573,545	543,391	595,698	548,360	624,250	599,222	674,647	626,449
Contributions – employee	421,150	352,304	330,374	363,817	303,368	276,647	288,459	287,136	272,659	244,243
Net investment income (loss)	3,250,752	2,077,690	(17,340)	7,401,000	525,712	1,746,991	1,846,307	2,751,413	387,291	1,004,740
Benefit payments, including refunds of employee contributions	(2,121,099)	(1,928,346)	(2,018,975)	(2,007,467)	(1,476,964)	(1,471,488)	(1,376,036)	(1,147,327)	(1,415,015)	(1,120,580)
Administrative expenses	(21,917)	(20,946)	(21,207)	(18,952)	(17,954)	(17,517)	(16,001)	(15,827)	(14,267)	(13,787)
Other	659	837	766	693	(619)	(1,099)	(1,642)	(2,452)	(166)	(211)
Net change in plan fiduciary net position	2,378,144	1,224,765	(1,152,837)	6,282,482	(70,759)	1,081,894	1,365,337	2,472,165	(94,851)	740,854
<b>Plan fiduciary net position – beginning</b>	<b>33,821,185</b>	<b>32,596,420</b>	<b>33,749,257</b>	<b>27,466,775</b>	<b>27,537,534</b>	<b>26,455,640</b>	<b>25,090,303</b>	<b>22,618,138</b>	<b>22,712,989</b>	<b>21,972,135</b>
<b>Plan fiduciary net position – ending</b>	<b>36,199,329</b>	<b>33,821,185</b>	<b>32,596,420</b>	<b>33,749,257</b>	<b>27,466,775</b>	<b>27,537,534</b>	<b>26,455,640</b>	<b>25,090,303</b>	<b>22,618,138</b>	<b>22,712,989</b>
<b>Net pension liability (asset) – ending</b>	<b>\$ 1,052,679</b>	<b>\$ 1,373,818</b>	<b>\$ 1,081,471</b>	<b>\$ (324,213)</b>	<b>\$ 4,242,822</b>	<b>\$ 3,354,786</b>	<b>\$ 2,687,969</b>	<b>\$ 3,148,745</b>	<b>\$ 4,632,507</b>	<b>\$ 3,099,932</b>
Plan fiduciary net position as a percentage of total pension liability	97.17%	96.10%	96.79%	100.97%	86.62%	89.14%	90.78%	88.85%	83.00%	87.99%
Covered payroll	\$ 9,070,964	\$ 7,787,056	\$ 7,024,502	\$ 6,575,385	\$ 6,450,476	\$ 5,882,031	\$ 5,992,800	\$ 5,666,307	\$ 5,278,343	\$ 4,878,431
Net pension liability as a percentage of covered payroll	11.60%	17.64%	15.40%	-4.93%	65.78%	57.03%	44.85%	55.57%	87.76%	63.54%

The plan years above are reported in the entity’s financial statements in the fiscal year following the plan year – i.e., plan year 2015 information was presented in the entity’s fiscal year 2016 financial report.

The Notes to Required Supplementary Information are an integral part of this statement.

## TOWN OF WARRENTON, VIRGINIA

**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF EMPLOYER PENSION CONTRIBUTIONS**  
**June 30, 2025**

<b>Entity Fiscal Year Ended June 30,</b>	<b>Contractually Required Contribution</b>	<b>Contributions in Relation to Contractually Required Contribution</b>	<b>Contribution Deficiency (Excess)</b>	<b>Covered Payroll</b>	<b>Contributions as a Percentage of Covered Payroll</b>
2025	\$ 931,690	\$ 931,690	\$ -	\$ 9,664,732	9.64 %
2024	848,599	848,599	-	9,070,964	9.36
2023	743,226	743,226	-	7,787,056	9.54
2022	636,584	636,584	-	7,024,502	9.06
2021	595,096	595,096	-	6,575,385	9.05
2020	595,698	595,698	-	6,450,476	9.23
2019	548,360	548,360	-	5,882,031	9.32
2018	624,250	624,250	-	5,992,800	10.42
2017	599,222	599,222	-	5,666,307	10.58
2016	679,851	679,851	-	5,278,343	12.88

The covered payroll amounts above are for the Town's fiscal year – i.e., the covered payroll on which required contributions were based for the same year.

## TOWN OF WARRENTON, VIRGINIA

**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF EMPLOYER'S SHARE OF NET OPEB LIABILITY – VRS GLI**  
**June 30, 2025**

<b>Entity Plan Year Ended June 30,</b>	<b>Employer's Proportion of the Net OPEB Liability</b>	<b>Employer's Proportionate Share of the Net OPEB Liability</b>	<b>Employer's Covered Payroll</b>	<b>Employer's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll</b>	<b>Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability</b>
<b>Virginia Retirement System – Group Life Insurance – General Employees</b>					
2024	0.04 %	\$ 394,813	\$ 9,070,964	4.35 %	73.41 %
2023	0.03	396,973	7,787,056	5.10	69.30
2022	0.03	388,803	7,024,502	5.53	67.21
2021	0.03	371,985	6,575,385	5.66	67.45
2020	0.03	523,681	6,450,476	8.12	52.64
2019	0.03	488,994	5,882,031	8.31	52.00
2018	0.03	478,000	5,992,800	7.98	51.22
2017	0.03	463,000	5,666,307	8.17	48.86

Schedule is intended to show information for 10 years. Since 2017 was the first year for this presentation, no earlier data is available. However, additional years will be included as they become available.

The covered payroll amounts above are for the measurement period, which is the twelve months prior to the entity's fiscal year.

## TOWN OF WARRENTON, VIRGINIA

**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF EMPLOYER OPEB CONTRIBUTIONS – VRS GLI**  
**June 30, 2025**

<b>Entity Fiscal Year Ended June 30,</b>	<b>Contractually Required Contribution</b>	<b>Contributions in Relation to Contractually Required Contribution</b>	<b>Contribution Deficiency (Excess)</b>	<b>Employer's Covered Payroll</b>	<b>Contributions as a Percentage of Covered Payroll</b>
<b>Virginia Retirement System – Group Life Insurance – General Employees</b>					
2025	\$ 45,424	\$ 45,424	\$ -	\$ 9,664,732	0.47 %
2024	42,097	42,097	-	9,070,964	0.46
2023	37,932	37,932	-	7,787,056	0.49
2022	35,624	35,624	-	7,024,502	0.51
2021	33,582	33,582	-	6,575,385	0.51
2020	30,628	30,628	-	6,450,476	0.47
2019	30,000	30,000	-	5,882,031	0.51
2018	31,120	31,120	-	5,992,800	0.52

Schedule is intended to show information for 10 years. Since 2018 is the first year for this presentation, no earlier data is available. However, additional years will be included as they become available.

The covered payroll amounts above are for the entity's fiscal year — i.e., the covered payroll on which required contributions were based for the same year.

## TOWN OF WARRENTON, VIRGINIA

### NOTES TO REQUIRED SUPPLEMENTARY INFORMATION June 30, 2025

#### Note 1. Changes of Benefit Terms

##### Pension

There have been no actuarially material changes to the Virginia Retirement System (the “System”) benefit provisions since the prior actuarial valuation.

##### Other Postemployment Benefits (OPEB)

There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

#### Note 2. Changes of Assumptions

The actuarial assumptions used in the June 30, 2022, valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

##### Largest 10 – Non-Hazardous Duty:

- Update mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020.
- Adjusted retirement rates to better fit experience for Plan 1; set separate rates based on experience for Plan2/Hybrid; changed final retirement age from 75 to 80 for all.
- Adjusted withdrawal rates to better fit experience at each age and service through 9 years of service.
- No change to disability rates.
- No change to salary scale.
- No change to line of duty rates.
- No change to discount rate.

##### Largest 10 – Hazardous Duty/Public Safety Employees:

- Update mortality table to PUB2010 public sector mortality tables. Increase disability life expectancy. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020.
- Adjusted retirement rates to better fit experience and changed final retirement age from 65 to 70.
- Decreased withdrawal rates.
- No change to disability rates.
- No change to salary scale.
- No change to line of duty rates.
- No change to discount rate.

(Continued)

**TOWN OF WARRENTON, VIRGINIA**

**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**  
**June 30, 2025**

**Note 2. Changes of Assumptions (Continued)**

All Others (Non 10 Largest) – Non-Hazardous Duty:

- Update mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020.
- Adjusted retirement rates to better fit experience for Plan 1; set separate rates based on experience for Plan2/Hybrid; changed final retirement age from 75 to 80 for all.
- Adjusted withdrawal rates to better fit experience at each age and service through 9 years of service.
- No change to disability rates.
- No changes to salary scale.
- No change to line of duty rates.
- No change to discount rate.

All Others (Non 10 Largest) – Hazardous Duty/Public Safety Employees:

- Update mortality table to PUB2010 public sector mortality tables. Increased disability life expectancy. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020.
- Adjusted retirement rates to better fit experience and changed final retirement age from 65 to 70.
- Decreased withdrawal rates and changed from rates based on age and service to rates based on service only to better fit experience and to be more consistent with Locals Largest 10 Hazardous Duty.
- No change to disability rates.
- No change to salary scale.
- No change to line of duty rates.
- No change to discount rate.

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**OTHER  
SUPPLEMENTARY INFORMATION**

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## TOWN OF WARRENTON, VIRGINIA

**SCHEDULE OF REVENUES – BUDGET AND ACTUAL –  
GENERAL FUND  
Year Ended June 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenue from local sources:				
General property taxes:				
Real property taxes	\$ 824,266	\$ 824,266	\$ 1,023,669	\$ 199,403
Real and personal public service corporation taxes	8,417	8,417	24,413	15,996
Personal property taxes	730,000	730,000	756,442	26,442
Penalties	27,000	27,000	27,767	767
Interest	8,000	8,000	13,671	5,671
Total general property taxes	<u>1,597,683</u>	<u>1,597,683</u>	<u>1,845,962</u>	<u>248,279</u>
Other local taxes:				
Local sales and use taxes	1,050,000	1,050,000	1,126,910	76,910
Consumers' utility taxes	480,330	480,330	455,034	(25,296)
Business license taxes	2,300,000	2,300,000	2,461,073	161,073
Consumption taxes	53,276	53,276	86,151	32,875
Motor vehicle licenses	220,000	220,000	214,248	(5,752)
Bank stock taxes	1,200,000	1,200,000	914,685	(285,315)
Hotel and motel room taxes	280,000	280,000	301,079	21,079
Restaurant food tax	5,500,000	5,500,000	5,662,681	162,681
Cigarette tax	319,000	319,000	270,151	(48,849)
Total other local taxes	<u>11,402,606</u>	<u>11,402,606</u>	<u>11,492,012</u>	<u>89,406</u>
Permits, privilege fees, and regulatory licenses:				
Permits and other licenses	185,132	185,132	274,778	89,646
Fines and forfeitures:				
Court fines and forfeitures	77,500	77,500	88,541	11,041
Revenue from use of money: and property:				
Revenue from use of money	800,000	800,000	836,764	36,764
Total revenue from use of money and property	<u>800,000</u>	<u>800,000</u>	<u>836,764</u>	<u>36,764</u>
Charges for services:				
Warf – recreation	1,085,018	1,085,018	1,111,345	26,327
Miscellaneous revenue:				
Miscellaneous	186,845	244,814	350,553	105,739
Total revenue from local sources	<u>15,334,784</u>	<u>15,392,753</u>	<u>15,999,955</u>	<u>607,202</u>

(Continued)

## TOWN OF WARRENTON, VIRGINIA

**SCHEDULE OF REVENUES – BUDGET AND ACTUAL –  
GENERAL FUND  
Year Ended June 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenue from the Commonwealth:				
Non-categorical aid:				
Motor vehicle rental tax	\$ 130,000	\$ 130,000	\$ 147,668	\$ 17,668
Rolling stock tax	77	77	85	8
Communications tax	400,000	400,000	349,544	(50,456)
Personal property tax relief funds	718,492	718,492	718,492	-
Total non-categorical aid	<u>1,248,569</u>	<u>1,248,569</u>	<u>1,215,789</u>	<u>(32,780)</u>
Categorical aid:				
Other categorical aid:				
Litter control grant	6,589	6,589	4,313	(2,276)
DCJS grants for law enforcement	254,012	254,012	263,107	9,095
Bluemont series grant	4,500	4,500	-	(4,500)
Street and highway maintenance	1,859,564	2,488,223	1,910,956	(577,267)
State forfeiture proceeds	3,468	3,468	13,038	9,570
Police department	-	-	7,952	7,952
VDOT revenue sharing	-	73,002	-	(73,002)
Fire program	45,281	45,281	51,541	6,260
Total categorical aid	<u>2,173,414</u>	<u>2,875,075</u>	<u>2,250,907</u>	<u>(624,168)</u>
Total revenue from the Commonwealth	<u>3,421,983</u>	<u>4,123,644</u>	<u>3,466,696</u>	<u>(656,948)</u>
Revenue from the Federal Government:				
Categorical aid:				
Department of justice grant	-	912,390	115,424	(796,966)
CSLFRF funding	164,467	164,467	4,000,335	3,835,868
Total revenue from the Federal Government	<u>164,467</u>	<u>1,076,857</u>	<u>4,115,759</u>	<u>3,038,902</u>
Other financing sources:				
Issuance of lease and subscription liabilities	-	-	340,877	340,877
Total other financing sources	<u>-</u>	<u>-</u>	<u>340,877</u>	<u>340,877</u>
Total general fund	<u>\$ 18,921,234</u>	<u>\$ 20,593,254</u>	<u>\$ 23,923,287</u>	<u>\$ 3,330,033</u>

## TOWN OF WARRENTON, VIRGINIA

**SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL –  
GENERAL FUND  
Year Ended June 30, 2025**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
General government administration:				
Legislative	\$ 250,554	\$ 308,056	\$ 303,508	\$ 4,548
Executive	239,651	234,201	228,669	5,532
Legal services	350,000	350,000	328,767	21,233
Finance	932,083	988,273	917,131	71,142
Memberships and dues	9,472	9,472	8,259	1,213
Health and welfare	2,307,701	2,392,634	1,795,565	597,069
Electoral board	15,000	58,167	58,167	-
Data processing	-	-	1,508	(1,508)
<b>Total general government administration</b>	<b>4,104,461</b>	<b>4,340,803</b>	<b>3,641,574</b>	<b>699,229</b>
Public safety:				
Department of police	3,600,885	3,628,285	3,512,238	116,047
Fire and rescue services	45,281	-	-	-
Bureau of building inspections	741,044	923,478	842,788	80,690
Emergency services	75,151	92,530	42,026	50,504
<b>Total public safety</b>	<b>4,462,361</b>	<b>4,644,293</b>	<b>4,397,052</b>	<b>247,241</b>
Public works:				
Public works administration	523,853	525,853	508,780	17,073
Bureau of street maintenance	1,568,021	1,582,791	1,221,730	361,061
Arterial street maintenance	430,300	317,915	231,441	86,474
Collector street maintenance	366,900	674,796	598,452	76,344
Refuse collection	491,304	491,304	534,185	(42,881)
Cemetery maintenance	158,826	183,863	173,812	10,051
Recycling program	116,187	116,187	105,394	10,793
Maintenance, buildings, and grounds	1,696,562	1,835,707	1,586,922	248,785
<b>Total public works</b>	<b>5,351,953</b>	<b>5,728,416</b>	<b>4,960,716</b>	<b>767,700</b>
Health and welfare:				
Welfare/social services	369,575	414,856	421,116	(6,260)
Parks, recreation, and cultural:				
Aquatic center	1,938,633	2,077,369	2,111,818	(34,449)
Parks	264,014	266,850	249,535	17,315
Parks and recreation – administration	483,658	483,170	477,068	6,102
Cultural enrichment	87,388	87,388	87,388	-
<b>Total parks, recreation, and cultural</b>	<b>2,773,693</b>	<b>2,914,777</b>	<b>2,925,809</b>	<b>(11,032)</b>

(Continued)

## TOWN OF WARRENTON, VIRGINIA

**SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL –  
GENERAL FUND  
Year Ended June 30, 2025**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Community development:				
Planning and zoning	\$ 505,072	\$ 1,567,506	\$ 518,441	\$ 1,049,065
Visitor's center	73,319	73,319	38,314	35,005
Zoning appeals board	2,750	17,750	3,242	14,508
Economic development	189,519	189,519	170,301	19,218
Architectural review board	6,595	6,595	5,512	1,083
Total community development	<u>777,255</u>	<u>1,854,689</u>	<u>735,810</u>	<u>1,118,879</u>
Capital outlay:				
Capital outlay	<u>3,499,002</u>	<u>15,308,824</u>	<u>4,511,867</u>	<u>10,796,957</u>
Debt service:				
Principal	557,088	557,088	611,716	(54,628)
Interest	<u>297,972</u>	<u>297,972</u>	<u>299,687</u>	<u>(1,715)</u>
Total debt service	<u>855,060</u>	<u>855,060</u>	<u>911,403</u>	<u>(56,343)</u>
Other financing uses:				
Transfers out	<u>-</u>	<u>-</u>	<u>3,267,832</u>	<u>(3,267,832)</u>
Total general fund	<u>\$ 22,193,360</u>	<u>\$ 36,061,718</u>	<u>\$ 25,773,179</u>	<u>\$ 10,288,539</u>

# STATISTICAL SECTION

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This part of the Town of Warrenton’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.

<b><u>Contents</u></b>	<b><u>Table</u></b>
<b>Financial Trends</b> These tables contain trend information to help the reader understand how the Town’s financial performance and well-being have changed over time.	<b>1-4</b>
<b>Revenue Capacity</b> These tables contain information to help the reader assess the factors affecting the Town’s ability to generate its property and sales taxes.	<b>5-12</b>
<b>Debt Capacity</b> These tables 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.	<b>13-16</b>
<b>Demographic and Economic Information</b> These tables offer demographic and economic indicators to help the reader understand the environment within which the Town’s financial activities take place and to help make comparisons over time and with other governments.	<b>17-18</b>
<b>Operating Information</b> These schedules contain information about the Town’s operations and resources to help the reader understand how the Town’s financial information relates to the services it provides and the activities it performs.	<b>19-21</b>

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

**TABLE 1**

**TOWN OF WARRENTON, VIRGINIA**

**NET POSITION BY COMPONENT  
LAST TEN FISCAL YEARS  
(Accrual Basis of Accounting)**

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	\$ 40,859,457	\$ 39,510,889	\$ 38,788,308	\$ 38,111,853	\$ 37,683,553	\$ 35,719,844	\$ 34,401,208	\$ 33,258,007	\$ 33,552,157	\$ 35,071,065
Restricted	594,800	1,159,023	1,154,623	910,053	920,523	879,148	1,123,916	929,200	1,040,379	1,073,747
Unrestricted	9,737,204	9,348,761	9,197,065	9,902,354	9,920,549	11,139,602	12,123,997	15,244,819	16,856,619	15,956,011
Total governmental activities net position	<u>\$ 51,191,461</u>	<u>\$ 50,018,673</u>	<u>\$ 49,139,996</u>	<u>\$ 48,924,260</u>	<u>\$ 48,524,625</u>	<u>\$ 47,738,594</u>	<u>\$ 47,649,121</u>	<u>\$ 49,432,026</u>	<u>\$ 51,449,155</u>	<u>\$ 52,100,823</u>
Business-type activities										
Net investment in capital assets	\$ 18,957,111	\$ 18,022,962	\$ 17,336,839	\$ 18,259,451	\$ 17,364,417	\$ 19,595,398	\$ 19,194,441	\$ 20,282,634	\$ 23,085,133	\$ 26,651,622
Restricted	-	157,747	174,636	205,247	222,456	234,421	331,724	270,411	298,161	333,501
Unrestricted	4,097,907	5,958,671	6,664,583	6,163,356	7,248,156	5,771,160	6,278,560	5,138,767	4,156,650	5,336,498
Total business-type activities net position	<u>\$ 23,055,018</u>	<u>\$ 24,139,380</u>	<u>\$ 24,176,058</u>	<u>\$ 24,628,054</u>	<u>\$ 24,835,029</u>	<u>\$ 25,600,979</u>	<u>\$ 25,804,725</u>	<u>\$ 25,691,812</u>	<u>\$ 27,539,944</u>	<u>\$ 32,321,621</u>
Primary government										
Net investment in capital assets	\$ 59,816,568	\$ 57,533,851	\$ 56,125,147	\$ 56,371,304	\$ 55,047,970	\$ 55,315,242	\$ 53,595,649	\$ 53,540,641	\$ 56,637,290	\$ 61,722,687
Restricted	594,800	1,316,770	1,329,259	1,115,300	1,142,979	1,113,569	1,455,640	1,199,611	1,338,540	1,407,248
Unrestricted	13,835,111	15,307,432	15,861,648	16,065,710	17,168,705	16,910,762	18,402,557	20,383,586	21,013,269	21,292,509
Total primary government net position	<u>\$ 74,246,479</u>	<u>\$ 74,158,053</u>	<u>\$ 73,316,054</u>	<u>\$ 73,552,314</u>	<u>\$ 73,359,654</u>	<u>\$ 73,339,573</u>	<u>\$ 73,453,846</u>	<u>\$ 75,123,838</u>	<u>\$ 78,989,099</u>	<u>\$ 84,422,444</u>

Note: GASB Statements No. 68 and 75 were adopted in fiscal year 2015 and 2018, respectively. Prior years were not restated for the impact of these statements.

**TABLE 2**

**TOWN OF WARRENTON, VIRGINIA**

**CHANGES IN NET POSITION  
LAST TEN FISCAL YEARS  
(Accrual Basis of Accounting)**

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Expenses</b>										
Governmental activities:										
General government	\$ 1,753,257	\$ 1,065,479	\$ 1,245,681	\$ 1,373,604	\$ 1,597,253	\$ 1,860,468	\$ 2,186,451	\$ 2,208,282	\$ 3,310,650	\$ 3,700,780
Public safety	3,612,887	4,118,389	4,070,378	3,754,801	4,116,850	4,683,874	4,715,140	4,945,463	4,463,997	4,584,697
Public works	4,727,802	5,062,855	4,890,072	5,925,684	5,351,067	5,058,972	4,779,200	6,589,800	6,457,419	6,459,937
Health and welfare	120,505	117,164	133,891	161,934	177,910	183,565	173,245	259,011	611,232	421,116
Parks, recreation, and cultural	2,366,743	3,155,724	2,719,536	2,782,463	2,569,659	2,502,658	2,871,147	3,138,550	3,317,490	3,651,465
Community development	638,788	803,021	935,243	995,959	1,062,002	923,715	713,617	622,434	589,062	701,339
Interest on long-term debt	286,949	269,932	269,121	264,935	391,806	337,397	452,079	169,128	155,954	144,205
<b>Total governmental activities expenses</b>	<b>13,506,931</b>	<b>14,592,564</b>	<b>14,263,922</b>	<b>15,259,380</b>	<b>15,266,547</b>	<b>15,550,649</b>	<b>15,890,879</b>	<b>17,932,668</b>	<b>18,905,804</b>	<b>19,663,539</b>
Business-type activities:										
Water and sewer	5,492,546	5,211,692	5,625,153	5,826,426	6,027,732	5,980,736	6,369,617	7,273,756	7,623,281	8,420,468
Stormwater	-	-	-	-	-	-	462,033	390,701	526,205	584,638
<b>Total business-type activities expenses</b>	<b>5,492,546</b>	<b>5,211,692</b>	<b>5,625,153</b>	<b>5,826,426</b>	<b>6,027,732</b>	<b>5,980,736</b>	<b>6,831,650</b>	<b>7,664,457</b>	<b>8,149,486</b>	<b>9,005,106</b>
<b>Total primary government expenses</b>	<b>\$ 18,999,477</b>	<b>\$ 19,804,256</b>	<b>\$ 19,889,075</b>	<b>\$ 21,085,806</b>	<b>\$ 21,294,279</b>	<b>\$ 21,531,385</b>	<b>\$ 22,722,529</b>	<b>\$ 25,597,125</b>	<b>\$ 27,055,290</b>	<b>\$ 28,668,645</b>
<b>Program Revenues</b>										
Governmental activities:										
Charges for services:										
General government	\$ 292,415	\$ 166,562	\$ 170,336	\$ 257,969	\$ 226,685	\$ 294,301	\$ 207,878	\$ 219,987	\$ 254,298	\$ 274,778
Public safety	128,499	125,169	166,622	188,749	155,478	112,113	76,229	72,505	76,662	88,541
Parks, recreation, and cultural	1,137,892	1,187,054	1,229,165	1,203,731	871,183	468,599	1,075,663	1,019,342	1,019,479	1,111,345
Operating grants and contributions	1,693,950	2,034,936	1,649,969	1,738,537	2,024,402	1,740,112	1,759,873	2,021,815	4,423,996	6,251,243
Capital grants and contributions	136,235	7,882	109,830	469,948	42,637	-	285,212	4,500	86,000	115,424
<b>Total governmental activities program revenues</b>	<b>3,388,991</b>	<b>3,521,603</b>	<b>3,325,922</b>	<b>3,858,934</b>	<b>3,320,385</b>	<b>2,615,125</b>	<b>3,404,855</b>	<b>3,338,149</b>	<b>5,860,435</b>	<b>7,841,331</b>
Business-type activities:										
Charges for services:										
Water and sewer	3,948,790	5,652,278	5,485,203	5,785,979	5,887,602	6,512,552	5,970,588	6,236,259	7,570,126	8,972,753
Stormwater	-	-	-	-	-	-	774,127	654,290	756,817	741,894
Capital grants and contributions	363,519	-	-	-	-	-	-	-	-	-
<b>Total business-type activities program revenues</b>	<b>4,312,309</b>	<b>5,652,278</b>	<b>5,485,203</b>	<b>5,785,979</b>	<b>5,887,602</b>	<b>6,512,552</b>	<b>6,744,715</b>	<b>6,890,549</b>	<b>8,326,943</b>	<b>9,714,647</b>
<b>Total primary government program revenues</b>	<b>\$ 7,701,300</b>	<b>\$ 9,173,881</b>	<b>\$ 8,811,125</b>	<b>\$ 9,644,913</b>	<b>\$ 9,207,987</b>	<b>\$ 9,127,677</b>	<b>\$ 10,149,570</b>	<b>\$ 10,228,698</b>	<b>\$ 14,187,378</b>	<b>\$ 17,555,978</b>

(Continued)

TABLE 2

TOWN OF WARRENTON, VIRGINIA

CHANGES IN NET POSITION  
LAST TEN FISCAL YEARS  
(Accrual Basis of Accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (expense)/revenue										
Governmental activities	\$ (10,117,940)	\$ (11,070,961)	\$ (10,938,000)	\$ (11,400,446)	\$ (11,946,162)	\$ (12,935,524)	\$ (12,486,024)	\$ (14,594,519)	\$ (13,045,369)	\$ (11,822,208)
Business-type activities	(1,180,237)	440,586	(139,950)	(40,447)	(140,130)	531,816	(86,935)	(773,908)	177,457	709,541
Total primary government net expense	<u>\$ (11,298,177)</u>	<u>\$ (10,630,375)</u>	<u>\$ (11,077,950)</u>	<u>\$ (11,440,893)</u>	<u>\$ (12,086,292)</u>	<u>\$ (12,403,708)</u>	<u>\$ (12,572,959)</u>	<u>\$ (15,368,427)</u>	<u>\$ (12,867,912)</u>	<u>\$ (11,112,667)</u>
<b>General Revenues and Other Changes in Net Position</b>										
Governmental activities:										
Taxes										
Property taxes	\$ 670,016	\$ 1,234,762	\$ 1,267,738	\$ 1,302,786	\$ 1,340,665	\$ 1,373,058	\$ 1,497,352	\$ 1,746,616	\$ 1,716,671	\$ 1,814,527
Sales and use taxes	673,700	732,197	709,036	709,173	781,649	925,159	978,837	1,018,823	1,024,393	1,126,910
Consumer's utility taxes	512,780	503,001	510,053	498,267	501,059	495,402	499,103	578,030	534,889	455,034
Business license taxes	1,851,067	1,918,233	2,026,990	1,998,815	2,103,568	2,438,043	1,964,786	2,511,960	2,433,166	2,461,073
Meals taxes	2,383,067	2,621,782	2,550,799	2,659,254	2,515,018	2,828,431	3,296,859	5,346,726	5,594,342	5,662,681
Bank stock taxes	521,997	690,566	849,887	932,498	830,298	1,292,086	1,330,962	1,248,013	1,284,121	914,685
Other local taxes	571,268	465,684	667,790	692,749	690,228	679,268	715,322	878,329	885,724	871,629
Intergovernmental revenue, unrestricted	-	-	-	-	602,073	594,955	547,734	1,038,391	1,219,511	1,215,788
Unrestricted revenues (loss) from use of money and property	46,417	96,515	137,843	348,274	329,960	25,995	(95,166)	488,121	905,093	868,828
Gain on sale of assets	-	-	-	105,508	-	-	175,275	-	-	-
Miscellaneous	207,646	346,308	367,596	635,866	574,273	264,835	238,715	283,266	429,751	350,553
Unrestricted grants and contributions	1,342,941	1,344,815	1,332,320	1,301,520	1,277,736	1,232,261	1,246,772	1,239,149	-	-
Transfers	-	(55,690)	-	-	-	-	-	-	(965,163)	(3,267,832)
Total governmental activities	<u>8,780,899</u>	<u>9,898,173</u>	<u>10,420,052</u>	<u>11,184,710</u>	<u>11,546,527</u>	<u>12,149,493</u>	<u>12,396,551</u>	<u>16,377,424</u>	<u>15,062,498</u>	<u>12,473,876</u>
Business-type activities:										
Intergovernmental revenue, unrestricted	-	-	-	-	-	69,249	34,757	99,318	2,531	211,576
Unrestricted revenues from use of money and property	165,515	214,130	303,371	492,443	347,105	164,885	255,914	561,677	702,981	592,728
Miscellaneous	-	8,500	-	-	-	-	-	-	-	-
Transfers	-	55,690	-	-	-	-	-	-	965,163	3,267,832
Total business-type activities	<u>165,515</u>	<u>278,320</u>	<u>303,371</u>	<u>492,443</u>	<u>347,105</u>	<u>234,134</u>	<u>290,671</u>	<u>660,995</u>	<u>1,670,675</u>	<u>4,072,136</u>
Total primary government	<u>\$ 8,946,414</u>	<u>\$ 10,176,493</u>	<u>\$ 10,723,423</u>	<u>\$ 11,677,153</u>	<u>\$ 11,893,632</u>	<u>\$ 12,383,627</u>	<u>\$ 12,687,222</u>	<u>\$ 17,038,419</u>	<u>\$ 16,733,173</u>	<u>\$ 16,546,012</u>
<b>Change in Net Position</b>										
Governmental activities	\$ (1,337,041)	\$ (1,172,788)	\$ (517,948)	\$ (215,736)	\$ (399,635)	\$ (786,031)	\$ (89,473)	\$ 1,782,905	\$ 2,017,129	\$ 651,668
Business-type activities	(1,014,722)	718,906	163,421	451,996	206,975	765,950	203,736	(112,913)	1,848,132	4,781,677
Total primary government	<u>\$ (2,351,763)</u>	<u>\$ (453,882)</u>	<u>\$ (354,527)</u>	<u>\$ 236,260</u>	<u>\$ (192,660)</u>	<u>\$ (20,081)</u>	<u>\$ 114,263</u>	<u>\$ 1,669,992</u>	<u>\$ 3,865,261</u>	<u>\$ 5,433,345</u>

**TABLE 3**

**TOWN OF WARRENTON, VIRGINIA**

**FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS  
(Modified Accrual Basis of Accounting)**

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	\$ 204,273	\$ 152,391	\$ 255,897	\$ 308,386	\$ 251,130	\$ 259,787	\$ 324,730	\$ 297,332	\$ 256,081	\$ 473,273
Restricted	-	559,987	547,191	288,726	2,168,746	1,123,502	699,326	389,915	472,788	349,498
Committed	976,809	370,451	1,139,682	770,262	93,287	28,035	2,528,550	2,532,750	2,846,778	2,153,955
Assigned	-	-	-	113,000	2,391,574	2,478,187	2,488,498	2,895,028	5,903,762	4,172,631
Unassigned	11,521,316	11,871,309	10,894,756	11,611,907	10,178,740	11,575,773	9,542,190	11,537,274	9,644,717	10,124,877
<b>Total general fund</b>	<b>\$ 12,702,398</b>	<b>\$ 12,954,138</b>	<b>\$ 12,837,526</b>	<b>\$ 13,092,281</b>	<b>\$ 15,083,477</b>	<b>\$ 15,465,284</b>	<b>\$ 15,583,294</b>	<b>\$ 17,652,299</b>	<b>\$ 19,124,126</b>	<b>\$ 17,274,234</b>
All other governmental funds										
Nonspendable, reported in:										
Permanent funds	\$ 592,995	\$ 599,036	\$ 607,432	\$ 621,327	\$ 630,894	\$ 631,809	\$ 633,360	\$ 657,179	\$ 692,185	\$ 724,249
<b>Total all other governmental funds</b>	<b>\$ 592,995</b>	<b>\$ 599,036</b>	<b>\$ 607,432</b>	<b>\$ 621,327</b>	<b>\$ 630,894</b>	<b>\$ 631,809</b>	<b>\$ 633,360</b>	<b>\$ 657,179</b>	<b>\$ 692,185</b>	<b>\$ 724,249</b>

TABLE 4

TOWN OF WARRENTON, VIRGINIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS  
(Modified Accrual Basis of Accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Revenues</b>										
General property taxes	\$ 677,081	\$ 1,248,466	\$ 1,261,220	\$ 1,312,429	\$ 1,342,789	\$ 1,379,006	\$ 1,461,261	\$ 1,739,907	\$ 1,692,738	\$ 1,845,962
Other local taxes	6,513,879	6,931,463	7,314,555	7,490,756	7,421,820	8,658,389	8,785,869	11,581,881	11,756,635	11,492,012
Permits, privilege fees, and regulatory licenses	177,739	166,562	170,336	257,969	226,685	294,301	207,878	219,987	254,298	274,778
Fines and forfeitures	128,499	125,169	166,622	188,749	155,478	112,113	76,229	72,505	76,662	88,541
Revenue (loss) from use of money and property	46,417	96,515	137,843	348,274	329,960	25,995	(95,166)	488,121	905,093	868,828
Charges for services	1,252,568	1,187,054	1,229,165	1,203,731	871,183	468,599	1,075,663	1,019,342	1,019,479	1,111,345
Miscellaneous	207,646	346,308	367,596	1,060,766	887,871	264,835	238,715	283,266	429,751	350,553
Intergovernmental										
Commonwealth	3,081,912	2,993,657	3,087,912	3,243,275	3,004,887	2,970,530	2,999,607	3,258,781	3,435,418	3,466,696
Federal	91,214	393,976	4,207	266,730	628,363	596,798	839,985	1,045,074	2,294,089	4,115,759
Total revenues	12,176,955	13,489,170	13,739,456	15,372,679	14,869,036	14,770,566	15,590,041	19,708,864	21,864,163	23,614,474
<b>Expenditures</b>										
General government administration	1,782,114	957,937	1,242,131	1,292,870	1,346,561	1,543,266	1,716,121	2,168,979	3,346,907	3,641,574
Public safety	3,485,482	3,647,869	3,912,693	3,536,374	3,731,363	4,316,166	4,488,739	4,856,095	4,272,891	4,397,052
Public works	3,296,769	3,991,747	3,370,708	3,796,095	3,443,271	3,498,257	3,466,980	5,144,171	5,438,503	4,960,716
Health and welfare	120,505	117,164	133,891	161,934	177,910	183,554	173,361	259,011	611,232	421,116
Parks, recreation, and cultural	1,899,681	2,068,860	2,042,098	2,040,281	1,855,164	1,851,122	2,216,458	2,454,818	2,671,545	2,925,809
Community development	656,908	806,044	941,537	998,655	956,701	893,149	714,724	616,632	584,524	735,810
Capital outlay	606,109	951,293	1,862,979	2,560,188	4,639,737	1,134,734	2,124,098	1,231,327	1,612,338	4,511,867
Debt service										
Principal	521,158	448,000	489,537	527,040	541,350	692,349	623,050	535,434	529,989	611,716
Interest and other fiscal charges	203,958	188,590	178,807	190,592	198,125	275,247	606,120	349,573	324,238	299,687
Bond issuance costs	-	-	-	-	78,091	-	-	-	-	-
Total expenditures	12,572,684	13,177,504	14,174,381	15,104,029	16,968,273	14,387,844	16,129,651	17,616,040	19,392,167	22,505,347
<b>Excess (deficit) of revenues over (under) expenditures</b>	(395,729)	311,666	(434,925)	268,650	(2,099,237)	382,722	(539,610)	2,092,824	2,471,996	1,109,127
<b>Other financing sources (uses)</b>										
Transfers in	-	-	-	-	-	-	-	-	539,913	-
Transfers out	-	(55,690)	-	-	-	-	-	-	(1,505,076)	(3,267,832)
Proceeds from issuance of debt	-	-	326,709	-	4,100,000	-	8,720,000	-	-	-
Issuance of lease and subscription liabilities	-	-	-	-	-	-	141,227	-	-	340,877
Payments to escrow agent	-	-	-	-	-	-	(10,097,000)	-	-	-
Premium on debt issuance	-	-	-	-	-	-	1,706,469	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-	188,475	-	-	-
Total other financing sources (uses)	-	(55,690)	326,709	-	4,100,000	-	659,171	-	(965,163)	(2,926,955)
<b>Net change in fund balances</b>	\$ (395,729)	\$ 255,976	\$ (108,216)	\$ 268,650	\$ 2,000,763	\$ 382,722	\$ 119,561	\$ 2,092,824	\$ 1,506,833	\$ (1,817,828)
<b>Debt service as a percentage of noncapital expenditures</b>	6.04%	4.83%	5.38%	5.37%	5.72%	7.35%	8.41%	5.35%	4.99%	5.04%

TOWN OF WARRENTON, VIRGINIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY  
LAST TEN FISCAL YEARS

<b>Calendar Year</b>	<b>Real Estate</b>	<b>Personal Property</b>	<b>Machinery and Tools</b>	<b>Public Service</b>	<b>Total Taxable Assessed Value</b>	<b>Direct Tax Rate (1)</b>
2025	\$ 2,156,966,841	\$ 170,125,459	\$ 224,899	\$ 30,039,175	\$ 2,357,356,374	\$ 0.123
2024	2,143,413,771	172,933,877	433,187	37,591,034	2,354,371,869	0.111
2023	2,142,329,566	189,785,413	533,190	31,026,875	2,363,675,044	0.117
2022	2,146,350,500	141,771,009	452,805	30,915,674	2,319,489,988	0.099
2021	1,735,031,400	119,184,134	511,075	30,341,699	1,885,068,308	0.110
2020	1,711,588,500	121,035,613	314,281	32,388,996	1,865,327,390	0.112
2019	1,704,181,500	112,782,292	358,690	30,080,458	1,847,402,940	0.108
2018	1,707,497,200	111,426,844	381,478	26,933,972	1,846,239,494	0.108
2017	1,555,378,500	111,836,351	350,166	26,222,252	1,693,787,269	0.114
2016	1,559,784,700	110,382,101	362,252	26,233,712	1,696,762,765	0.079

(1) The total direct tax rate is calculated using the weighted-average method. Assessed value is 100% of actual value for all tax types.

Source: Commissioner of the Revenue.

TOWN OF WARRENTON, VIRGINIA

PROPERTY TAX RATES (1)  
DIRECT AND OVERLAPPING GOVERNMENTS  
LAST TEN FISCAL YEARS

Calendar Year	Direct Rates			Direct Tax Rate	Overlapping Rates County of Fauquier	
	Real Estate	Personal Property	Machinery and Tools		Real Estate	Personal Property
2025	\$ 0.0550	\$ 1.00	\$ 1.00	\$ 0.123	\$ 0.097	\$ 3.45
2024	0.0401	1.00	1.00	0.111	0.943	3.45
2023	0.0401	1.00	1.00	0.117	0.903	3.45
2022	0.0401	1.00	1.00	0.099	0.903	3.45
2021	0.0500	1.00	1.00	0.110	0.994	4.65
2020	0.0500	1.00	1.00	0.112	0.994	4.65
2019	0.0500	1.00	1.00	0.108	0.994	4.65
2018	0.0500	1.00	1.00	0.108	0.982	4.65
2017	0.0500	1.00	1.00	0.114	1.039	4.65
2016	0.0150	1.00	1.00	0.079	0.999	4.65

(1) Per \$100 of assessed value.

**TABLE 7**

**TOWN OF WARRENTON, VIRGINIA**

**GENERAL GOVERNMENT TAX REVENUES BY SOURCE  
LAST TEN FISCAL YEARS**

<b>Fiscal Year</b>	<b>Property Taxes</b>	<b>Sales Taxes</b>	<b>Utility Taxes</b>	<b>Franchise Taxes</b>	<b>Meals Taxes</b>	<b>Transient Occupancy Taxes</b>	<b>Business Licenses</b>	<b>Motor Vehicle Licenses</b>	<b>Other Taxes</b>	<b>Cigarette Taxes</b>	<b>Total</b>
2025	\$ 1,845,962	\$ 1,126,910	\$ 455,034	\$ 914,685	\$ 5,662,681	\$ 301,079	\$ 2,461,073	\$ 214,248	\$ 86,151	\$ 270,151	\$ 13,337,974
2024	1,716,671	1,024,393	534,889	1,284,121	5,594,342	229,420	2,433,166	225,927	127,973	302,404	13,473,306
2023	1,746,616	1,018,823	578,030	1,248,013	5,346,726	270,943	2,511,960	224,882	67,514	314,990	13,328,497
2022	1,497,352	978,837	499,103	1,330,962	3,296,859	261,215	1,964,786	219,887	24,263	173,866	10,247,130
2021	1,379,006	925,159	495,402	1,292,086	2,828,431	197,050	2,438,043	239,788	61,994	180,436	10,037,395
2020	1,342,789	781,649	501,059	830,298	2,515,018	182,606	2,103,568	237,353	68,131	202,138	8,764,609
2019	1,312,429	709,173	498,267	932,498	2,659,254	220,994	1,998,815	216,600	70,212	184,943	8,803,185
2018	1,261,220	709,036	510,053	849,887	2,550,799	232,628	2,026,990	195,750	67,713	171,699	8,575,775
2017	1,248,466	732,197	503,001	690,566	2,621,782	232,629	1,918,233	4,479	69,787	158,789	8,179,929
2016	677,081	673,700	512,780	521,997	2,383,067	238,418	1,851,067	95,652	72,938	164,260	7,190,960

(1) Includes general fund and special revenue funds.

**TOWN OF WARRENTON, VIRGINIA**

**MEALS TAX REVENUES  
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Tax Rate</u>	<u>Gross Receipts</u>	<u>Meals Tax Revenue</u>
2025	\$ 0.06	\$ 94,378,017	\$ 5,662,681
2024	0.06	93,239,033	5,594,342
2023	0.06	89,112,100	5,346,726
2022	0.04	82,421,475	3,296,859
2021	0.04	70,710,775	2,828,431
2020	0.04	62,875,450	2,515,018
2019	0.04	68,860,412	2,754,416
2018	0.04	63,769,475	2,550,779
2017	0.04	65,544,550	2,621,782
2016	0.04	59,576,675	2,383,067

Source: Town of Warrenton Department of Finance and Human Resources.

**TABLE 9**

**TOWN OF WARRENTON, VIRGINIA  
PRINCIPAL PROPERTY TAXPAYERS  
CURRENT YEAR AND NINE YEARS AGO**

<b>Taxpayer</b>	<b>Type Business</b>	<b>2025</b>			<b>2016</b>		
		<b>Total Assessed Value</b>	<b>Rank</b>	<b>Percentage of Total Assessed Value</b>	<b>Total Assessed Value</b>	<b>Rank</b>	<b>Percentage of Total Assessed Value</b>
Fauquier Medical Center LLC	Medical Center	\$ 53,924,900	1	2.50 %	\$ 75,693,300	1	4.85 %
Warrenton Center LLC	Shopping Center	33,606,000	2	1.56	34,170,600	2	2.19
Amazon Data Services Inc	Data Services	31,282,500	3	1.45	-	-	-
Wal-Mart Real Estate Business Trust	Retail Store	16,220,200	4	0.75	16,309,000	5	1.05
Sreit Highland Warrenton LLC	Developer	15,708,700	5	0.73	-	-	-
Warrenton Development Company	Developer	14,991,400	6	0.70	16,580,300	4	1.06
Northrock Center LLC	Shopping Center	14,967,700	7	0.69	19,118,800	3	1.23
HD Development of Maryland Inc	Retail Store	12,349,600	8	0.57	-	-	-
White Springs VA Landlord LLC	Senior Living Center	12,004,100	9	0.56	-	-	-
LBX Warrenton LLC (Prev. Seritage/Sears)	Shopping Center	11,051,200	10	0.51	10,421,400	7	0.67
Warrenton Village LLC	Shopping Center	10,367,500	11	0.48	13,053,400	6	0.84
TI-Warrenton Crossing LLC	Developer	10,125,000	12	0.47	-	-	-
UVA Community Health Medical Group	Medical Center	9,853,400	13	0.46	-	-	-
360 Hospital Drive Propco LLC (prev. Fauquier Long Term Care)	Senior Living Center	9,311,700	14	0.43	9,834,500	8	0.63
Gateway Warrenton Hi LLC	Developer	8,792,600	15	0.41	-	-	-
Warrenton Manor Elderly Limited	Senior Living Center	8,660,000	16	0.40	-	-	-
		<u>\$ 273,216,500</u>		<u>12.67 %</u>	<u>\$ 195,181,300</u>		<u>12.52 %</u>

Source: Fauquier County Commissioner of the Revenue.

**TABLE 10**

**TOWN OF WARRENTON, VIRGINIA  
PROPERTY TAX LEVIES AND COLLECTIONS  
LAST TEN FISCAL YEARS**

<b>Fiscal Year</b>	<b>Total Tax Levy for Fiscal Year</b>	<b>Collected within the Year of Levy</b>	<b>Percentage of Levy Collected in Year of Levy</b>	<b>Collections in Subsequent Years</b>	<b>Total Collections to Date</b>	<b>Percentage of Total Collection to Date of Levy</b>
2025	\$ 2,594,514	\$ 2,483,344	95.72 %	\$ -	\$ 2,483,344	95.72 %
2024	2,476,338	2,293,631	92.62	130,608	2,424,239	97.90
2023	2,618,372	2,374,441	90.68	59,542	2,433,983	92.96
2022	2,164,750	2,138,535	98.79	26,215	2,164,750	100.00
2021	2,052,174	2,014,603	98.17	16,742	2,031,345	98.99
2020	2,047,706	2,019,070	98.60	20,210	2,039,280	99.59
2019	1,890,241	1,862,971	98.56	27,108	1,890,079	99.99
2018	1,873,452	1,843,214	98.39	3,959	1,847,173	98.60
2017	1,896,053	1,865,815	98.41	28,220	1,894,035	99.89
2016	1,277,669	1,126,746	88.19	3,359	1,130,105	88.45

Source: Town of Warrenton Department of Finance and Human Resources.

**TOWN OF WARRENTON, VIRGINIA**  
**MEALS TAX RATES**  
**DIRECT AND OVERLAPPING GOVERNMENTS**  
**LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Direct Rates</u>	<u>Overlapping Rates</u>
	<u>Meals Tax</u>	<u>County of Fauquier (1)</u>
	<u>Percent of Gross</u>	<u>Meals Tax</u>
		<u>Percent of Gross</u>
2025	6.00 %	6.00 %
2024	6.00	6.00
2023	6.00	6.00
2022	4.00	0.00
2021	4.00	0.00
2020	4.00	0.00
2019	4.00	0.00
2018	4.00	0.00
2017	4.00	0.00
2016	4.00	0.00

Source: Town of Warrenton Department of Finance and Human Resources.

(1) Fauquier County does not have a meals tax.

TABLE 12

**TOWN OF WARRENTON, VIRGINIA**  
**PRINCIPAL MEALS TAXPAYERS**  
**CURRENT YEAR AND NINE YEARS AGO**

<u>Type of Establishment</u>	<u>2025</u>		<u>2016</u>	
	<u>Total Assessed Value</u>	<u>Percentage of Total Assessed Value</u>	<u>Total Assessed Value</u>	<u>Percentage of Total Assessed Value</u>
Fast Food Restaurants	\$ 42,592,802	45.13 %	\$ 22,807,500	38.28 %
Sit-Down Restaurants	38,553,423	40.85	32,090,713	53.87
Convenience Stores	13,231,792	14.02	4,678,462	7.85
	<u>\$ 94,378,017</u>	<u>100.00 %</u>	<u>\$ 59,576,675</u>	<u>100.00 %</u>

Source: Town of Warrenton Department of Finance and Human Resources.

**TABLE 13**

**TOWN OF WARRENTON, VIRGINIA**

**RATIOS OF OUTSTANDING DEBT BY TYPE  
LAST TEN FISCAL YEARS**

Fiscal Year	Governmental Activities				Business-Type Activities		Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	Financed Purchases	General Obligation Bonds	Premium on Bond Refunding	Lease and Subscription Liabilities	General Obligation Bonds	Premium on Bond Refunding			
2025	\$ -	\$ 6,665,000	\$ 908,126	\$ 336,348	\$ 13,794,000	\$ 362,622	\$ 22,066,096	5.21 %	2,141
2024	-	7,190,000	1,099,762	82,187	14,561,000	419,341	23,352,290	5.26	2,287
2023	-	7,690,000	1,308,290	112,176	15,301,000	479,728	24,891,194	5.90	2,441
2022	31,383	8,165,000	1,532,885	141,227	10,583,000	543,546	20,997,041	5.39	2,077
2021	99,433	10,097,000	-	-	11,353,000	-	21,549,433	5.79	2,143
2020	165,782	10,723,000	-	-	11,686,000	-	22,574,782	5.68	2,243
2019	231,132	7,099,000	-	-	12,007,000	-	19,337,132	5.03	1,946
2018	295,172	7,562,000	-	-	12,180,000	-	20,037,172	5.39	2,029
2017	-	8,020,000	-	-	5,020,000	-	13,040,000	3.31	1,322
2016	-	8,468,000	-	-	5,020,000	-	13,488,000	3.34	1,363

Note: Details regarding the Town’s outstanding debt can be found in the Notes to Financial Statements.

(1) See the Schedule of Demographic and Economic Statistics – Table 17.

TOWN OF WARRENTON, VIRGINIA

RATIO OF NET GENERAL BONDED DEBT TO ASSESSED VALUE AND NET BONDED DEBT PER CAPITA  
LAST TEN FISCAL YEARS

<b>Fiscal Year Ended June 30,</b>	<b>Gross Bonded Debt</b>	<b>Premium on Bond Refunding</b>	<b>Net Bonded Debt (3)</b>	<b>Ratio of Net General Obligation Debt to Assessed Value (2)</b>	<b>Net Bonded Debt Per Capita (1)</b>
2025	\$ 20,459,000	\$ 1,270,748	\$ 21,729,748	0.92 %	2,125
2024	21,751,000	1,519,103	23,270,103	0.99	2,279
2023	22,991,000	1,788,018	24,779,018	1.05	2,430
2022	18,748,000	2,076,431	20,824,431	0.90	2,060
2021	21,450,000	-	21,450,000	1.14	2,133
2020	22,409,000	-	22,409,000	1.20	2,226
2019	19,106,000	-	19,106,000	1.03	1,923
2018	19,742,000	-	19,742,000	1.07	1,999
2017	13,040,000	-	13,040,000	0.77	1,322
2016	13,488,000	-	13,488,000	0.79	1,363

(1) Population data can be found in the Schedule of Demographic and Economic Statistics – Table 17.

(2) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property – Table 5.

(3) Includes all long-term general obligation bonded debt, excludes leases and compensated absences.

TOWN OF WARRENTON, VIRGINIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT  
Year Ended June 30, 2025

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (1)</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes: Town of Warrenton	\$ 104,211,496	12.9 %	\$ 13,418,700
Subtotal, overlapping debt			
Town of Warrenton, direct debt			<u>22,066,096</u>
Total direct and overlapping debt			<u><u>\$ 35,484,796</u></u>

Source: County of Fauquier June 30, 2024 Annual Comprehensive Financial Report.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the Town. This table estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the Town. This process recognized that, when considering the Town’s ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying the debt of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the Town’s taxable assessed value that is within the County government’s boundaries and dividing it by the County’s total taxable assessed value.

Total real and personal property assessed value, Fauquier County Table 5-A	\$ 18,307,558,688
Total Taxable Assessed Value Table 5	2,357,356,374
	12.9%

**TABLE 16**

**TOWN OF WARRENTON, VIRGINIA**  
**LEGAL DEBT MARGIN INFORMATION**  
**LAST TEN FISCAL YEARS**  
**(Unaudited)**

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Debt limit	\$ 170,785,097	\$ 169,871,947	\$ 185,103,909	\$ 185,220,254	\$ 187,004,889	\$ 188,973,071	\$ 232,384,949	\$ 236,803,454	\$ 235,437,187	\$ 235,735,637
Total net debt applicable to limit	13,488,000	13,040,000	20,037,172	19,337,132	22,574,782	21,549,433	20,997,041	24,891,194	23,352,290	22,066,096
Legal debt margin	<u>\$ 157,297,097</u>	<u>\$ 156,831,947</u>	<u>\$ 165,066,737</u>	<u>\$ 165,883,122</u>	<u>\$ 164,430,107</u>	<u>\$ 167,423,638</u>	<u>\$ 211,387,908</u>	<u>\$ 211,912,260</u>	<u>\$ 212,084,897</u>	<u>\$ 213,669,541</u>
Total net debt applicable to the limit as a percentage of debt limit	7.90%	7.68%	10.82%	10.44%	12.07%	11.40%	9.04%	10.51%	9.92%	9.36%

Legal debt margin calculation for fiscal year 2025

Assessed value	<u>\$ 2,357,356,374</u>
Debt limit (10% of total assessed value)	\$ 235,735,637
Net debt applicable to limit	<u>22,066,096</u>
Legal debt margin	<u>\$ 213,669,541</u>

**TABLE 17**

**TOWN OF WARRENTON, VIRGINIA**  
**DEMOGRAPHIC AND ECONOMIC STATISTICS**  
**LAST TEN FISCAL YEARS**

<b>Year</b>	<b>Population</b>	<b>Personal Income</b>	<b>Per Capita Personal Income</b>	<b>Median Age</b>	<b>School Enrollment</b>	<b>Unemployment Rate</b>
2025	10,224	\$423,345,168	\$ 41,407	39	1,955	3.2 %
2024	10,210	443,716,390	43,459	39	1,938	2.7
2023	10,197	422,002,845	41,385	40	1,938	2.5
2022	10,109	389,631,187	38,543	39	1,950	2.8
2021	10,057	372,420,767	37,031	39	1,950	3.5
2020	10,065	397,134,705	39,457	39	1,960	6.4
2019	9,937	384,472,467	38,691	39	1,939	2.6
2018	9,875	371,882,625	37,659	40	2,053	2.8
2017	9,861	394,026,784	39,958	43	1,633	3.4
2016	9,897	403,781,098	40,798	41	1,560	3.4

Source: Weldon Cooper Center, Virginia Employment Commission, US Census Bureau.

TABLE 18

**TOWN OF WARRENTON, VIRGINIA**  
**PRINCIPAL EMPLOYERS**  
**CURRENT YEAR AND NINE YEARS AGO**

<b>Employer</b>	<b>Fiscal Year 2025</b>		<b>Fiscal Year 2016</b>	
	<b>Rank</b>	<b>Employees</b>	<b>Rank</b>	<b>Employees</b>
Fauquier County School Board	1	1,000 and over	1	1,000 and over
County of Fauquier	2	1,000 and over	3	500 to 999
Fauquier Health System	3	1,000 and over	2	1,000 and over
Wal-mart	4	250 to 499	4	250 to 499
Town of Warrenton	5	250 to 499	6	100 to 249
Blue Ridge Orthopaedic	6	100 to 249	8	99 and under
Home Depot	7	100 to 249		
Appleton Campbell	8	100 to 249		
Highland School	9	100 to 249		
Harris Teeter	10	100 to 249		
Food Lion			5	100 to 249
Country Chevrolet			7	99 and under
The Fauquier Bank			10	99 and under
Oak Springs Nursing Home			9	99 and under

(1) The Town is prohibited from publishing the actual number of employees per the *Confidential Information Protection and Statistical Efficiency Act of 2002* – Title V of Public Law 107-347.

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages.

TOWN OF WARRENTON, VIRGINIA

FULL-TIME EQUIVALENT TOWN GOVERNMENT EMPLOYEES BY FUNCTION  
LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022 <sup>(1)</sup>	2023	2024	2025
General and financial administration	6	6	7	8	8	8	11	10	11	11
Legislative	1	1	2	2	2	1	1	1	1	1
Public safety										
Police department	26	28	23	23	27	28	29	29	29	26
Fire and rescue	2	2	2	2	2	2	-*	-*	-*	-*
Building inspections	2	3	3	4	4	5	6	6	7	7
Emergency services	-	-	-	-	-	-	1	1	1	-
Public works										
General maintenance	23	22	20	21	21	25	28	25	30	29
Administration	5	5	6	5	4	3	4	7	4	3
Culture and recreation	4	6	7	7	7	5	23	32	33	32
Planning and community development	5	6	6	9	9	6	3	4	4	4
Public Utilities										
Water	14	14	12	12	13	15	14	14	14	16
Wastewater	7	7	7	7	7	9	12	12	12	12
Administration	6	6	6	5	5	5	8	5	8	9
Stormwater	-	-	-	-	-	-	4	4	4	3
Motor pool	3	3	3	3	3	3	2	2	2	2
Information technology	1	1	1	1	2	4	5	5	6	6
	<u>105</u>	<u>110</u>	<u>105</u>	<u>109</u>	<u>114</u>	<u>119</u>	<u>151</u>	<u>157</u>	<u>166</u>	<u>161</u>

Source: Department of Finance and Human Resources.

\*During fiscal year 2022, the Fire and Rescue Function was transferred to the County. As such, the employee count related to the function is no longer reported herein.

(1) Beginning with fiscal year 2022, this table reflects full-time equivalents. Prior years reflect only full-time employees.

**TABLE 20**

**TOWN OF WARRENTON, VIRGINIA  
OPERATING INDICATORS BY FUNCTION  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public safety:										
Police department:										
Physical arrests	194	164	320	307	232	239	218	252	201	200
Traffic violations	3,375	2,022	2,290	3,725	2,668	1,757	933	1,480	1,589	2,314
Fire and rescue:										
Number of calls answered	2,811	2,982	3,028	3,785	1,834	4,399	-*	-*	-*	-*
Building inspections:										
Permits issued	745	622	641	641	609	273	414	357	456	509
Public works:										
Refuse collected (tons/year)	361	3,709	3,616	3,754	3,796	3,895	3,973	3,653	3,602	3,678
Recycling (tons/year)	963	994	1,298	889	1,021	814	499	610	257	372
Community development:										
Planning:										
Zoning permits issued	174	202	187	241	263	127	233	269	286	270

Source: Individual Town departments.

\*During fiscal year 2022, the Fire and Rescue Function was transferred to the County. As such, the operating indicator related to the function is no longer reported herein.

**TABLE 21**

**TOWN OF WARRENTON, VIRGINIA  
CAPITAL ASSET STATISTICS BY FUNCTION  
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General government:										
Administration buildings	1	1	1	1	1	1	1	1	1	1
Public safety:										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	21	21	21	21	22	24	29	22	21	23
Fire stations	1	1	1	1	1	1	_*	_*	_*	_*
Sanitation:										
Collection trucks	3	4	4	4	4	4	4	4	4	4
Highway and streets:										
Streets (miles)	93.47	93.47	93.47	93.47	93.47	93.47	91.87	91.87	91.87	91.87
Streetlights	810	810	810	824	824	823	823	823	823	823
Traffic signals	12	12	12	12	12	11	10	10	10	11
Culture and recreation:										
Parks acreage	88.69	88.69	88.69	88.94	88.94	88.94	88.94	88.94	88.94	88.94
Parks	5	5	5	7	7	7	7	7	7	7
Water:										
Water mains (miles)	86.00	86.00	88.00	89.00	89.00	89.00	89.00	89.80	89.88	91.08
Fire hydrants	731	731	743.00	749.00	751.00	751	751	756	773.00	796.00
Sewer:										
Sanitary sewers	68.00	68.00	69.00	69.00	69.00	69.00	69.00	69.81	69.36	70.56
Storm sewers (miles)	38.00	39.70	40.00	40.00	40.00	40.00	40.00	40.70	41.30	41.45

Source: Individual Town departments.

\*During fiscal year 2022, the Fire and Rescue Function was transferred to the County. As such, the capital asset statistic related to the function is no longer reported herein.

# **COMPLIANCE SECTION**

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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Honorable Members of Town Council  
Town of Warrenton, Virginia  
Warrenton, Virginia

We have audited, in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *Specifications for Audits of Counties, Cities, and Towns* issued by the Auditor of Public Accounts of the Commonwealth of Virginia, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Warrenton, Virginia (the “Town”), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Town’s basic financial statements, and have issued our report thereon dated December 3, 2025.

**Report on Internal Control over Financial Reporting**

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

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

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

## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. **The results of our tests disclosed instances of noncompliance that are required to be reported under *Governmental Auditing Standards* which are described in the accompanying schedule of findings and responses, as items 2025-001 and 2025-002.**

## Town's Response to Findings

*Government Auditing Standards* requires the auditor to perform limited procedures on the Town's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Town's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## Purpose of this Report

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

*Brown, Edwards & Company, L.L.P.*

CERTIFIED PUBLIC ACCOUNTANTS

Roanoke, Virginia  
December 3, 2025

**TOWN OF WARRENTON, VIRGINIA**  
**SUMMARY OF COMPLIANCE MATTERS**  
**June 30, 2025**

As more fully described in the Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, we performed tests of the Town’s compliance with certain provisions of the laws, regulations, contracts, and grants shown below.

**STATE COMPLIANCE MATTERS**

*Code of Virginia*

Budget and Appropriation Laws

Cash and Investment Laws

Conflicts of Interest Act

Local Retirement Systems

Debt Provisions

Procurement Laws

Uniform Disposition of Unclaimed Property Act

Highway Maintenance

Fire Program Aid

**LOCAL COMPLIANCE MATTERS**

Town Charter

**TOWN OF WARRENTON, VIRGINIA**

**SCHEDULE OF FINDINGS AND RESPONSES**

**June 30, 2025**

**A. FINDINGS – FINANCIAL STATEMENT AUDIT**

None.

**B. FINDINGS – COMMONWEALTH OF VIRGINIA**

*2025-001: General Government Budget Appropriation*

Condition Health and welfare, parks, recreation and cultural, principal retirement and interest and other fiscal charges expenditures exceeded budget appropriations. The Town did not exceed their budget at the fund level in total.

Criteria The Town is required to keep expenditures within budgeted amounts.

Cause Parks, recreation, and cultural and principal retirement budget was overspent due to a lease issuance.

Effect Actual expenditures for health and welfare, parks, recreation, principal retirement and interest debt service expenditures exceeded amounts approved by Town Council.

Recommendation Steps be taken to ensure that excess expenditures over budgeted appropriations be approved by Town Council and budget amended, accordingly.

Management's Response Expenditures did not exceed the budget at the fund level. These items were over budget at the function level due to either year-end accounting entries or pass-through grants that came in higher than estimated. Authority to transfer budget amounts between departments of the same fund is delegated to the Town Manager. We will review the budget-to-actual spending at year-end to verify that all functions are within their budgeted appropriation. If any have exceeded the available appropriation, we will process a transfer under the Town Manager's authority to correct the deficiency.

(Unaudited)

*2025-002: Highway Maintenance Testing*

Condition For all three highway maintenance expenses tested, discrepancies were noted between the supporting timesheets and allocation of those costs.

Criteria The Town is required to maintain records supporting the allocation of highway maintenance costs.

Cause Inconsistent coding when highway maintenance work is performed.

Effect Improper allocation of costs can result in inaccurate reporting on the Welden Cooper report.

Recommendation Steps be taken to ensure allocation of costs are supported by proper documentation.

Management's Response Work orders are currently handwritten by the Crew Supervisors each day. They are provided to the Administrative Assistant, who will then enter the work order data into the Manager Plus software each week. Employees enter their time in the Paylocity time reporting and payroll software on a daily basis. They charge different payroll departments based on the hours that they worked in each area.

(Unaudited)

The work order process is manual and tedious and lags the entry and approval for payroll so there is no opportunity to verify the time reporting for each employee

**TOWN OF WARRENTON, VIRGINIA**  
**SCHEDULE OF FINDINGS AND RESPONSES**  
**June 30, 2025**

against the work order. Additionally, the Manager Plus software has reached end of life.

The Town is in the process of implementing Tyler Enterprise ERP (“ERP”) software. The ERP will provide one platform for the entire process, with time reporting, payroll, general ledger and enterprise asset management (including work orders) all housed within one system. Crew supervisors will use iPads in the field to complete their work order entry, which should streamline the process and provide easier access to data for verification of proper reporting.

In the meantime, we will ask the crew supervisors to retain copies of the work orders submitted for data entry so that they may verify the accuracy of time and payroll departments entered by their employees.