

Town of Vienna

Fiscal Year 2024

POPULAR ANNUAL

FINANCIAL REPORT



FOR FISCAL YEAR
ENDED JUNE 30, 2024

Mercury Payton,
Town Manager

FINANCIAL REPORT

The Town of Vienna is proud to present our Popular Annual Financial Report (PAFR) for Fiscal Year (FY) 2024. The PAFR provides residents, businesses, and readers with a high-level overview of the Town’s financial affairs and a snapshot of how the Town serves its community, highlighting successes and challenges.

This report is a simplified and condensed version of the Town’s Annual Comprehensive Financial Report (ACFR). The PAFR, unlike the ACFR, is unaudited and provides summary information on primary government funds, with references to other activities. Therefore, this report does not conform to generally accepted accounting principles (GAAP). The PAFR is meant to be more concise and in a user-friendly format.

The 2024 ACFR can be found here:
<https://www.viennava.gov/home/showpublisheddocument/4457/638058383468900000>

Established 1890

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Welcome

THE TOWN OF

VIENNA

Established 1890

VIENNA TOWN COUNCIL



Mayor
Linda Colbert



Sandra
Allen



Chuck
Anderson



Roy
Baldwin



Ray
Brill



Jessica
Ramakis



Howard
Springsteen



Town Manager
Mercury Payton



TOWN OF VIENNA COUNCIL

Under the council-manager form of government, the elected governing body (i.e., Mayor and Town Council) is responsible for establishing policy, passing local ordinances, adopting the annual budget, and developing the overall vision for The Town. Vienna has a mayor and six council members elected at large (without districts or precincts). Elections are held every two years for all elected officials. These elected officials then appoint a Town Manager to oversee the daily operations of the government and implement the policies established by the governing body. The Manager has sole authority for hiring, firing, and managing Town employees.

VIENNA QUICK FACTS



★ Designed by TownMapsUSA.co

Geography

76

Miles of
Sidewalk

4.4

Square
Miles

Demographics

17,279

No. of
Residents

\$215,556

Mean Household
Income

Race & Ethnicity



White	Asian	Hispanic	Other
66.1%	13.3%	8.4%	7.1%

Household Information

5,762

No. of
Households

3.03

Avg. Household
Size

Sources:

<https://www.fairfaxcounty.gov/demographics/sites/demographics/files/assets/demographic-reports/fullrpt.pdf>

<https://worldpopulationreview.com/us-cities/vienna-va-population>

<https://www.census.gov/quickfacts/fact/table/viennatownvirginia/>

<https://data.census.gov/>

<https://worldpopulationreview.com/us-cities/vienna-va-population>



VIENNA STATISTICS

Recognition:



**Distinguished Budget
Presentation Award**
for Fiscal Year 2025
from GFOA



**Successfully recertified
as a BEE CITY USA and
participated in the
Monarch Challenge.**



Top Vienna Employers

Navy Federal Credit Union
Fairfax County Public Schools
Giant Foods
Town of Vienna
Whole Foods Market Group
Westwood Country Club
Wheat's Lawn and Custom Land, Inc.
Hope Advanced Veterinary Clinic
U.S. Postal Service
The Fresh Market



Local Economy



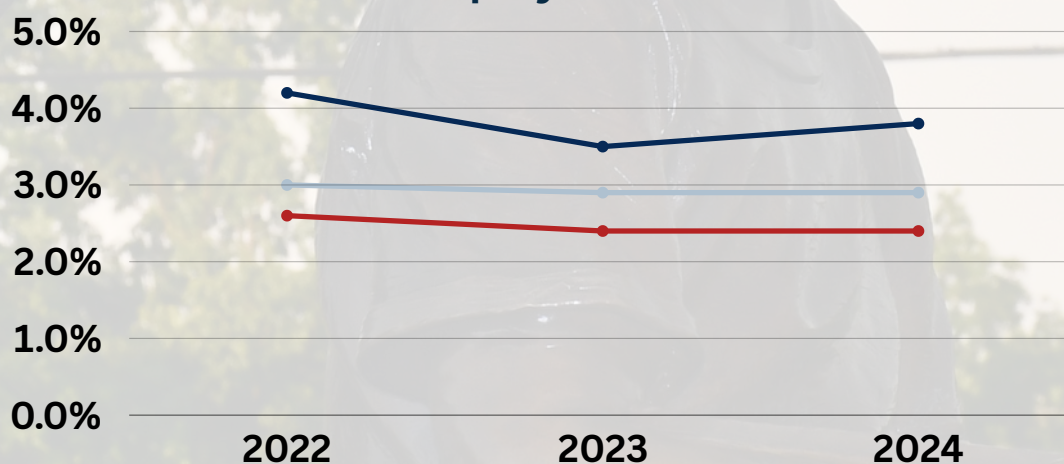
Vienna has a diverse and growing economy benefiting from its well-developed infrastructure, real estate redevelopment, and strong community-focused environment.

During FY 2024 the Federal Reserve has decreased interest rates slightly to 4.75 percent - 5.0 percent range. During the Fiscal Year inflation dropped by 0.3 percentage points, to 3.0. However, average inflation during this time period was 3.3 percent. The continued decrease in the inflation rate, from its 2022 high of 9.1%, is primarily due to supply chain improvements. Despite the uncertainty in the economy, residential redevelopment continues strong in Vienna. However, at least one major commercial development remains to be on hold citing high construction and borrowing costs.

Unemployment rates remained unchanged during the Fiscal Year compared with the previous years. In June 2024, the area's unemployment rate of 2.4 percent was slightly lower than the state's rate of 2.9 percent, and favorable to the national rate of 3.8 percent.

Overall, Vienna's economy is robust and diversified, with strong ties to the government, technology, and service industries, Vienna offers a high quality of life that attracts residents and businesses.

Unemployment Rates



Financial Review of Fiscal Year 2024

The Financial Review section is designed to provide details on the financial health and stability of the Town of Vienna. Included within this section are discussions of major revenue sources and major expenditure allocations, analysis of fund balances, analysis of net position, and financial trends.

The tables below depict the sources of revenues and expenditures for the Town on a fund-level basis of accounting, highlighting how the Town received its funding and where the funds were spent.

During FY 2024, the Town's governmental funds reported a combined ending fund balance of \$51.3 million which represents an increase of \$ 3.5 million over the prior year. The Town's proprietary (water and sewer) fund, labeled business-type activities, reported an ending fund balance of \$29.7 million which represents an increase of \$2.7 million over the prior year.



Net Position

Statement of Net Position:

Broadly, the Statement of Net Position presents what the Town of Vienna owns (assets, including deferred outflows of resources) and what the Town of Vienna owes (liabilities, including deferred inflows of resources). The difference between the two is termed "Net Position". Positive net position balances indicate a measure of financial stability.

Schedule of Assets, Deferred Inflows and Net Position

	Governmental Activities		Business-type Activities	
	2024	2023	2024	2023
<u>Assets:</u>				
Current and other assets	\$ 62,386,387	\$ 55,986,673	\$ 10,215,779	\$ 3,686,642
Capital assets	89,403,271	98,437,280	34,764,992	29,872,641
Total assets	<u>\$ 151,789,658</u>	<u>\$ 154,423,953</u>	<u>\$ 44,980,771</u>	<u>\$ 33,559,283</u>
Deferred Outflows of Resources	<u>\$ 4,459,148</u>	<u>\$ 4,883,603</u>	<u>\$ 315,491</u>	<u>\$ 436,657</u>
<u>Liabilities:</u>				
Long-term liabilities outstanding	\$ 77,589,631	\$ 79,193,876	\$ 12,592,598	\$ 4,355,175
Other liabilities	22,886,791	26,600,568	2,699,210	2,294,859
Total liabilities	<u>\$ 100,476,422</u>	<u>\$ 105,794,444</u>	<u>\$ 15,291,808</u>	<u>\$ 6,650,034</u>
Deferred Inflows of Resources	<u>\$ 4,486,660</u>	<u>\$ 5,757,949</u>	<u>\$ 329,846</u>	<u>\$ 403,834</u>
<u>Net Position:</u>				
Net investment in capital assets	\$ 59,606,814	\$ 58,701,481	\$ 30,068,391	\$ 26,951,290
Restricted	1,325,587	1,412,160	-	-
Unrestricted	(9,646,677)	(12,358,478)	(393,783)	(9,218)
Total net position	<u>\$ 51,285,724</u>	<u>\$ 47,755,163</u>	<u>\$ 29,674,608</u>	<u>\$ 26,942,072</u>

Changes in Net Position



Changes in Net Position:

Governmental activities reflect an increase in net position of \$3.5M and business-type activities reflect an increase of \$2.7M. The following table provides an overview of revenues, expenses, and changes in net position for the Fiscal Year.

Change in Net Position

	Governmental Activities		Business-type Activities	
	2024	2023	2024	2023
Revenues:				
Program revenues:				
Charges for services	\$ 2,358,645	\$ 2,175,048	\$ 11,153,298	\$ 10,401,465
Operating grants and contributions	8,569,307	7,601,959	651	1,904
Capital grants and contributions	1,027,796	2,275,161	523,161	8,870
General revenues:				
Property taxes	13,395,515	12,844,193	-	-
Other local taxes	11,255,566	10,792,467	-	-
Grants & contributions - unrestricted	696,508	740,928	-	-
Unrestricted revenues from the use of money and property	2,261,994	1,843,277	294,376	33,829
Miscellaneous	3,486,597	2,133,783	323,061	359,222
Total revenues	\$ 43,051,928	\$ 40,406,816	\$ 12,294,547	\$ 10,805,290
Expenses:				
General government administration	\$ 7,691,017	\$ 6,791,896	\$ -	\$ -
Public safety	8,862,473	7,972,360	-	-
Public works	11,670,357	11,859,759	-	-
Health and welfare	285,175	268,882	-	-
Parks, recreation and cultural	7,423,989	5,956,903	-	-
Community development	1,771,388	1,576,547	-	-
Interest on long-term debt	1,862,839	1,304,421	-	-
Water and sewer	-	-	9,516,140	8,626,708
Total Expenses	\$ 39,567,238	\$ 35,730,768	\$ 9,516,140	\$ 8,626,708
Net Position:				
Income before capital contributions and transfers	\$ 3,484,690	\$ 4,676,048	\$ 2,778,407	\$ 2,178,582
Transfers	45,871	70,683	(45,871)	(70,683)
Increase (Decrease) in net position	\$ 3,530,561	\$ 4,746,731	\$ 2,732,536	\$ 2,107,899
Net position, beginning of year	47,755,163	43,008,432	26,942,072	24,834,173
Net position, end of year	\$ 51,285,724	\$ 47,755,163	\$ 29,674,608	\$ 26,942,072



Governmental Funds Revenues for FY 24

Percentage of Total FY 24 Revenues



Property Taxes: 31.1% of Total

Taxes collected from property owners upon assessed valuation and tax rate. The dollar amount received is used to fund governmental services (captured in the general fund).



Intergovernmental: 19.9%

Revenue from other governments, mainly the Commonwealth of Virginia, in the form of grants, contributions, and shared revenue.



Other Taxes: 18.0%

Represents various other taxes such as franchise fees, sales, and tobacco tax.



Other Sources: 17.4%

This category includes sources of licenses and permits, fines and forfeitures, contributions and donations, and investment earnings.



Meals Taxes: 8.1%

Taxes imposed on ready-to-serve food. The dollar amount received is used to fund capital projects approved by Vienna's Town Council.

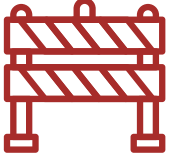


Charges for Services: 5.5%

Fees collected for general government services. This includes recreation activity fees, and inspection fees.

Governmental Funds Expenditures for FY 24

Percentage of Total FY 24 Expenditures



Public Works: 29.5%



Expenditures incurred in providing engineering, transportation, sanitation, and public works services as well as capital investment.



Public Safety: 23.1% of Total



Expenditures incurred for public safety activities including police and fire services.



Parks, Recreation & Culture: 18.8%



Expenditures incurred in providing cultural and recreational services, maintaining Town parks and landscaping as well as capital investment.



Community Development: 4.5%



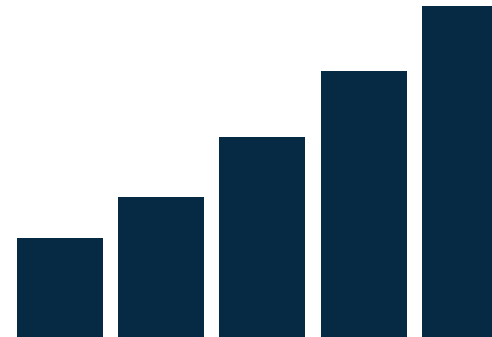
Expenditures incurred in providing community and economic development, permitting, and inspection services.



Other Services: 24.1%



This category includes the functions of General Government, Intergovernmental, and Debt Service. The largest component, General Government, represents expenditures incurred for general administrative offices including the Mayor and Town Council, Town Administration, Finance, Human Resources, and Information Technology.





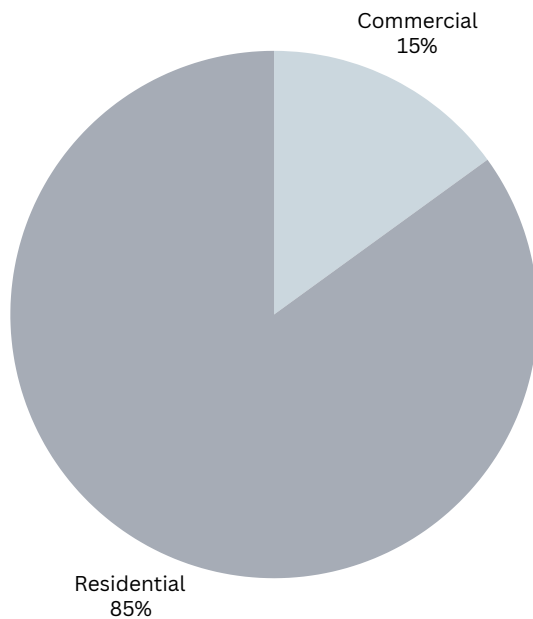
Governmental Funds for FY 24

The Governmental Fund accounts for monetary resources of the Town that are used in financing Town operations and expenditures.

The Real Estate tax is the main revenue driver for the General Fund, which funds the Town's day to day services.

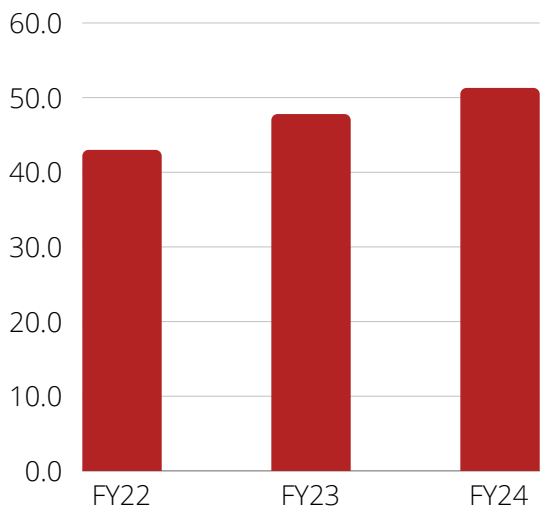
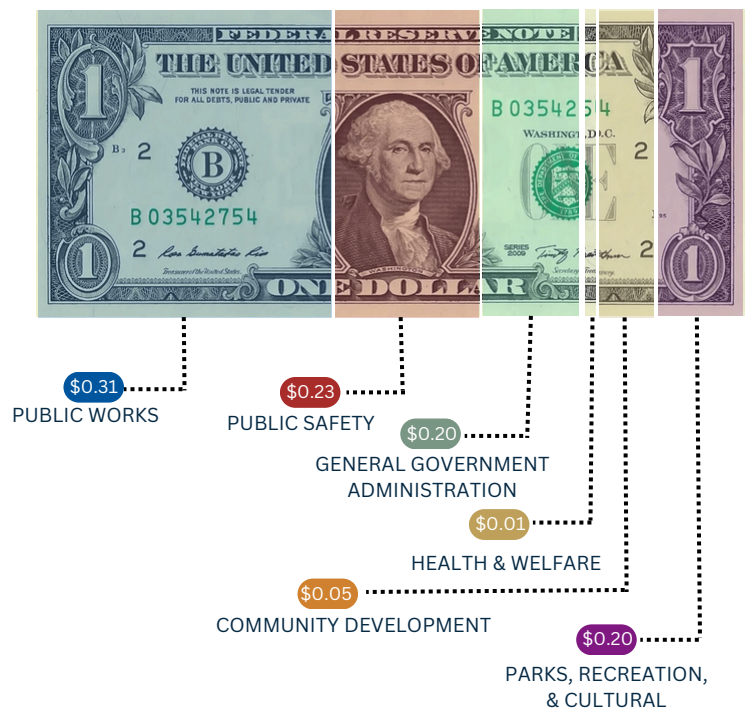
WHERE THE MONEY COMES FROM

(PERCENTAGE OF FUNDING FROM RESIDENTIAL VS COMMERCIAL FOR PROPERTY TAXES)



WHERE THE MONEY GOES

(WHAT YOUR PROPERTY TAX DOLLARS FUND)



GOVERNMENTAL FUNDS -
FUND BALANCES (IN MILLIONS)



Proprietary Fund Revenues for FY 24

Percentage of Total FY 24 Revenues



Sewer Charges: 38.7% of Total



Monies collected for sanitary sewer services provided.



Water Charges: 38.0% of Total



Monies collected for water provided.



Account Service Charges: 14.8%



A quarterly fee collected for meter maintenance, replacement, and other fixed system charges.



Miscellaneous Revenues 6.5%



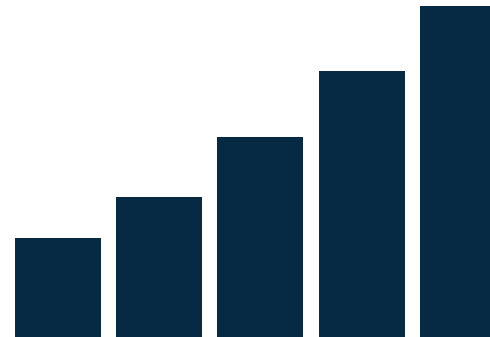
Monies collected for late fees, new build availability fees, tap inspections fees, along with other miscellaneous billings for water or sewer use.



Sale of Water Meters: 2.0%



Revenue from customers, commercial or residential, that purchase a water meter for a new service.



Proprietary Fund Expenses for FY 24

Percentage of Total FY 24 Expenses



Sewer Treatment Cost: 29.4%

Expense incurred for cost of sewer treatment provided by D.C. Water And Sewer Authority and Fairfax County's Public Works Wastewater Treatment.



Personnel: 26.2% of Total

Expense of salaries and benefits for water and sewer employees. These employees ensure proper function of the water and sewer infrastructure, assist residents, provide customer service, conduct billing, and perform meter reads, among other duties.



Wholesale Water Purchase: 22.9%

Expense incurred for cost of water provided by Fairfax County Water Authority.



Capital Outlay & Interest Costs: 12.1%

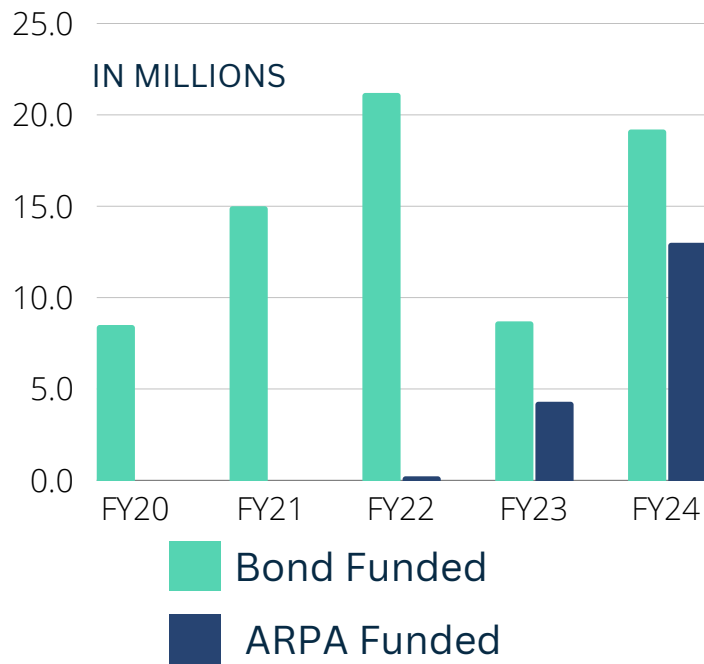
Expenses incurred to purchase and repay bond costs associated with capital assets such as infrastructure to line or repair sewer lines, replace water lines, and to fund replacement vehicles for the water and sewer department.



Maintenance Supplies & Services: 9.9%

Expenses incurred for maintaining and repairing the Towns water and sewer lines.

Capital Improvement Projects Including ARPA Projects



Substantial investments in community and capital improvements are made each year. The chart on the left depicts a 5-year history of expenditures to purchase, construct, and renovate the capital assets and infrastructure of the Town. For Fiscal Year 2024, the Town of Vienna's investment in capital outlay (parks, roadways, buildings) totaled \$31 million, demonstrating our on-going commitment to provide a quality of life that ensures the success and vitality of the Town for the present and the future. With the American Rescue Plan Act (ARPA) funding, the Town was able to support the safety and economic goals, as well as having the ability to invest in water & sewer, and infrastructure more timely.

Capital Improvements Completed During FY 24

Road Improvements:

- Asphalt & Mill Overlay (various locations)
- Church Street / Mill Street Improvements

Building Improvements:

- Freeman Store Bridge Replacement
- Town Hall Brick Planters
- Northside Property Yard Heavy Vehicle Lifts Upgrade
- Building Demolition - 301 Center Street S

Sidewalk Improvements:

- Robinson Trust Sidewalk Program - Sidewalk Design and Installation (various locations)
- Sidewalk, Curb & Gutter Design and installation (various locations)

Miscellaneous Improvements:

- Long-Term Use Study of the Annex Property
- Maple Avenue & Park Street Signal Reconstruction
- Maple Avenue & Church Street Landscaping
- Town wide Parking Demand / Feasibility Study
- Scoreboard replacement at Waters Field
- Meadow Lane Merry-Go-Round
- Phase 1 of Bear Branch Stream Restoration
- Drainage Improvements (various locations)
- Water Main Improvements (various locations)
- Sanitary Sewer Pipe Rehabilitation (various locations)



VIENNA'S CAPITAL INITIATIVES

The current capital initiatives are:



1 Sidewalk, curb and gutter, street repaving and storm drainage projects, several of which were financed with grants from the Virginia Department of Transportation, Northern Virginia Transportation Authority, and State stormwater grants.

2

Review feasibility study and recommendations for the long-term use of the Annex Property, that includes seniors, aquatics, fitness, meeting/gathering areas.



3 Southside Park: Ballfields 1& 2 refurbishment, Playground Equipment and Surfacing to make the space safe and more comfortable, and Southside Park Court upgrades.

4

Redevelopment of the Patrick Henry Library in downtown Vienna, in coordination with Fairfax County.



VIENNA BY THE NUMBERS

		2022	2023	2024	
	Public Works	Linear Feet of Sidewalk Replace / Installed	3,150	8,780	10,000
		Tons of Asphalt Installed	12,550	16,140	12,860
		Tons of Recycled Materials Collected	1,470	1,750	1,320
	Parks & Recreation	Numbers of Parks	13	13	13
		Number of Trees Planted	250	350	250
		Number of Camps Held	140	150	156
	Police	Number of Dispatched Events	8,210	11,840	12,090
		Number of Patrol Units	23	23	23
		Number of Crime Prevention Presentations	28	30	60
	Planning & Zoning	Permit Applications	773	694	713
		New Single-Family Dwellings	100	60	70
		New Zoning Violation Cases Closed	149	118	147
	Water & Sewer	Repair Water Main Breaks	53	52	35
		Linear Feet of Sewer Lines Repaired	67	4,254	4,454
		Footage of Sewer Mains Cleaned	153.7 K	136K	144K



DEFINITIONS & KEY TERMS

ASSETS: What the Town owns that has current or future value.

EXPENSES: Money spent by the Town to continue operation and provide necessary services to it's residents.

GOVERNMENTAL FUND: Used to account for activities primarily supported by taxes, grants, and similar revenue sources.

PROPRIETARY FUND: Used to account for business type activities, the water and sewer fund.

LIABILITIES: What the Town owes.

NET POSITION: Difference between assets and liabilities.

REVENUES: How the Town intakes money.



2024



TOWN OF VIENNA AT A GLANCE