

POPULAR ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT



Government Finance Officers Association

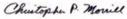
Certificate of Achievement for Excellence in Financial Reporting

Presented to

Lexington-Fayette Urban County Kentucky

For its Annual Comprehensive Financial Report For the Fiscal Year Ended

June 30, 2021



Executive Director/CEO



Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

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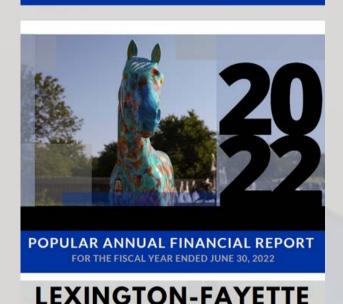
Christopher P. Morrill

Executive Director/CEO

Lexington-Fayette County Government received the GFOA Certificate of Achievement for Excellence in Financial Reporting Award for the FY2021 Annual Comprehensive Financial Report for the thirtieth year.

The Government has received an Award for Outstanding Achievement in Popular Annual Financial Reporting from the Government Finance Officers Association (GFOA). The most recent award is for the fiscal year ended June 30, 2021. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

2022 Popular Annual Financial Report



URBAN COUNTY GOVERNMENT

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The Lexington-Fayette Urban County Government is proud to present this Popular Annual Financial Report (PAFR). This is a short form report that provides summarized information about the Government's financial activities. It is intended to give readers an overview of the Government and its finances, and does not provide all the detailed information required by accounting standards. It does not include information on all of the Government's Funds or Component Units. Detailed financial information, including audited financial statements, are available in the Government's Comprehensive Annual Financial Report, commonly called the Annual Report. The Annual Report provides full disclosure of all material events in the notes to the financial statements as well as required supplementary information and historical statistical information.

The Annual Report and PAFR are available online at: https://www.lexingtonky.gov/departments/accounting



ABOUT THIS REPORT

What is the Popular Annual Financial Report



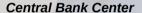
The Governmental Accounting Standards Board (GASB) provides lots of rules and guidelines that tell local governments what must be reported to the public. These rules ensure we're accountable to our residents and stakeholders, and provide uniformity in financial practices. LFUCG provides all required information in the Annual Comprehensive Financial Report (ACFR)- a 192 page report that outlines the financial health of the organization. The ACFR serves as LFUCG's audit and contains current year and historical financial information.

The Popular Annual Financial Report (PAFR) summarizes that information for our residents and stakeholders in a way that is more accessible and less technical. You'll find information about our government and finances together in this document, as well as useful information about the City of Lexington.

Please visit our website at www.lexingtonky.gov to see complete financial reporting for LFUCG.

ABOUT LEXINGTON

RUPP ARENA Outre Bas Cate





Raven Run Nature Sanctuary

HISTORY

Lexington was founded in 1775, seventeen years before Kentucky became a state. William McConnell and a group of frontier explorers were camping at a natural spring when they received word that the first battle of the American Revolution had just been fought in Lexington, Massachusetts. In honor of that event, they named their site "Lexington." Lexington grew quickly, and by the 1820s it had become one of the largest and wealthiest cities west of the Allegheny Mountains. Because of its rich culture, Lexington garnered the nickname, "Athens of the West." Lexington has continued to grow and prosper in the two centuries since. In 1974 Lexington and Fayette County became one of the first cities in America to merge the city and county governments. This became highly beneficial for both development and the preservation of the natural beauty of the area. Now, Lexington has a population of 321,793 and over 500,000 people call its metropolitan statistical area home. Lexingtonians enjoy low unemployment, low cost of living, and a rare combination of urban vibrancy and beautiful horse farms. Lexington, now "The Horse Capital of the World," is one of the most livable cities in the country.

LEXINGTON IN NUMBERS

321,793

Population



59th

23rd

Largest City by Population

In the United States

Largest City by
Land Area
In the United States

Source: U.S. Census Bureau

LETTER FROM THE MAYOR



Lexington-Fayette Urban County Government OFFICE OF THE MAYOR

Linda Gorton Mayor

November 22, 2022



MAYOR LINDA GORTON

Lexington-Fayette Urban County Government

Dear Community Members,

Thanks to careful financial management, our city budget has successfully emerged from the pandemic, as reflected in the fiscal year ended June 30, 2022.

The pandemic slowed economic activity throughout our city in 2020, and pushed unemployment to unprecedented levels. In 2021, the recovery began. Now, economic measures have reached, and in some cases surpassed, pre-pandemic levels.

Our FY22 budget reflected our strong economic performance, with significant growth in new revenue. In addition, we had significant sources of one-time revenue.

Our budget made careful investments to address pent-up needs and plan for future obligations. We made significant progress in public safety and affordable housing.

In addition, by taking full advantage of \$120 million in federal American Rescue Plan funding, we were able to make investments that will benefit the City for many years. These investments in one-time expenses address important community needs, while also reducing pressures on our budget, long-term.

This budget and our strong financial management have allowed our community to emerge from the pandemic stronger. Lexington is moving forward and making progress.

FOLLOW MAYOR GORTON: www.facebook.com/MayorGorton www.twitter.com/MayorGorton

Lexington, KY 40507 HORSE CAPITAL OF THE WORLD www.lexingtonky.gov



(859) 425-2255

THE URBAN COUNTY COUNCIL

URBAN COUNTY COUNCIL

The Urban County Council consists of one Councilmember from each of the twelve districts and three At-Large Councilmembers, for a total of fifteen members. The District Councilmembers are elected for two-year terms and may serve up to six consecutive terms. At-Large Councilmembers are elected for four-year terms and may serve up to three consecutive terms. The At-Large member who receives the most votes in the general election becomes the Vice Mayor. In the Mayor's absence, the Vice Mayor is the presiding officer.

All Council Work Sessions/Meetings are held in the Council Chamber on the second floor of the Government Center and are open to the public. There is a time for public comment at both of these meetings. Work Sessions are held every Tuesday at 3:00 pm when the Council is in session and Council Meetings are held on two Thursdays of each month at 6:00 pm. Please visit www.lexingtonky.gov for up-to-date information on scheduled meetings of the Urban County Council.

The photos below represent the Urban County Council as of January 1, 2023. For a list of Council Members seated during the financial reporting period (July 1, 2021 - June 30, 2022) please reference the ACFR.



Dan Wu Vice Mayor



Tayna Fogle
District 1



Shayla Lynch, J.D. District 2



Hannah LeGris
District 3



Brenda Monarrez
District 4



James Brown At-Large



Liz Sheehan District 5



Denise Gray District 6



Preston Worley
District 7



Fred Brown
District 8



Chuck Ellinger II
At-Large



Whitney Baxter
District 9



Dave Sevigny
District 10



Jennifer Reynolds
District 11



Kathy Plomin
District 12



RECENT AWARDS

Best Run Cities in America, #5

"Wallet Hub compared the operating efficiency of 150 of the largest US cities to reveal which among them are managed best."

Using a scoring metric that includes a "Quality of Services" score made up of 38 metrics and measured against each City's per-capita budget, it was determined that Lexington, Kentucky is the **fifth** best run City in America as of June 2022.

WalletHub, wallethub.com



Best Cities for New College Grads, #6

Smart Asset looked at factors centered around jobs, affordability, and fun to determine the Best Cities for New College Grads, scoring Lexington at #6 overall.

Lexington ranks 12th for the fun score of our study. This city has the third-highest average restaurant Yelp score (4.13) and 24th-largest population between the ages of 20 and 29 (18.11%). Lexington also finishes 17th for our affordability score, buoyed by the 9th-lowest cost of living (\$19,526).

Smart Asset, smartasset.com

Mid-Sized Metro with Best Business Climate, #8

Business Faciliities

Best Cities for First-Time Homebuyers, #11

SmartAsset

Best Cheap Vacations in the US, #11

Travel + Leisure Magazine

<u>Cities with the Best Work-</u> <u>Life Balance, #10</u>

SmartAsset

Best Places to Live, #34 Best Places to Retire, #49

US News & World Report



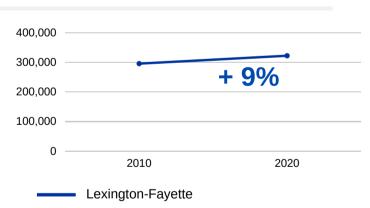
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ECONOMIC OVERVIEW

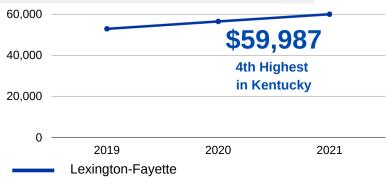
The Lexington-Fayette Urban County area remains in a period of recovery following the 2020 Coronavirus outbreak. Lexington's diverse economy and strong ties to resilient industries have driven arowth in wages and pushed unemployment below pre-pandemic levels. Lexington continues to outperform the state and national averages in employment, and continues to attract and retain a highly educated workforce. The population of Lexington is one of the most educated cities in the country when compared to other similar sized cities.

Sources: Bureau of Labor Statistics, U.S. Census Bureau, Bureau of Economic Analysis

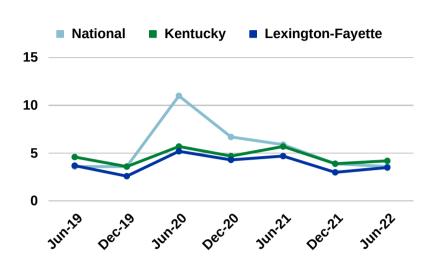
Population Growth



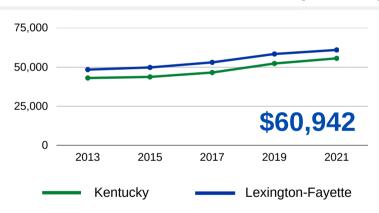
Per Capita Personal Income



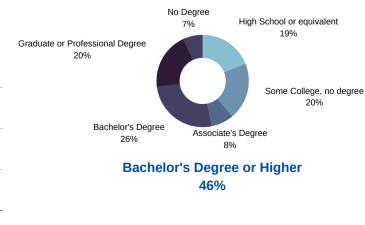
Comparative Unemployment Rates



Median Household Income (dollars)



Educational Attainment



ECONOMIC OVERVIEW





EDUCATED WORKFORCE



Anchored by the state's flagship university, the University of Kentucky, the Bluegrass boasts 10 colleges and universities within 40 miles of Lexington. In addition, Lexington has four other professional and technical colleges. In total, nearly 70,000 students are enrolled in institutions of higher learning in the Bluegrass, awarding more than 18,000 degrees and credentials annually. Among cities over 300,000 in population, the U.S. Census Bureau ranks Lexington as the 11th most highly educated in the nation (based on 46% of the population 25 years or older holding at least a bachelor's degree). Even more impressive, 19.8% of the population has a graduate or professional degree.

INNOVATION LEADER



According to StatsAmerica's Innovation Index 2.0, the Lexington-Fayette Metropolitan Statistical Area (MSA) is the **state leader** in innovation and entrepreneurship. StatsAmerica's Innovation Index 2.0 quantifies a county, MSA, or Economic Development District's capacity for innovation and the amount of innovation already produced. The Lexington-Fayette MSA has the highest overall index score in the state with 111.1, compared to Louisville/Jefferson County KY-IN MSA's 103.8 and Cincinnati OH-KY-IN MSA's 110.5.

CENTRAL LOCATION



Lexington is far from the middle of nowhere, in fact, it is in the middle of everything! Lexington is located within 600 miles from over two-thirds of the US population and is ideally situated at the crossroads of two major interstates, I-75 and I-64, giving companies here direct access to both north-south and east-west routes.

AFFORDABILITY (3)



Equally important to the economic growth of a region is the cost of living for its citizens. According to the C2ER Cost of Living Index, which compares participating cities in the country on six different categories, as well as a composite score, Lexington is a relatively inexpensive place to live. Lexington's composite cost of living is consistently below the national average, as are most of its individual scores.

OMAHA

CHICAGO

DETROIT

OMAHA

INDIANAPOLIS
CINCINNATI

LEXINGTON

ST. LOUIS

MEMPHIS

DOD miles

DALLAS

HOUSTON

NEW ORLEANS

ORLANDO

PHILADELPHIA

NEW
YORK

WASHINGTON D.C.

PARLOTTE

OKLAHOMA CITY

600 miles

DALLAS

ORLANDO

NEW ORLEANS

ORLANDO

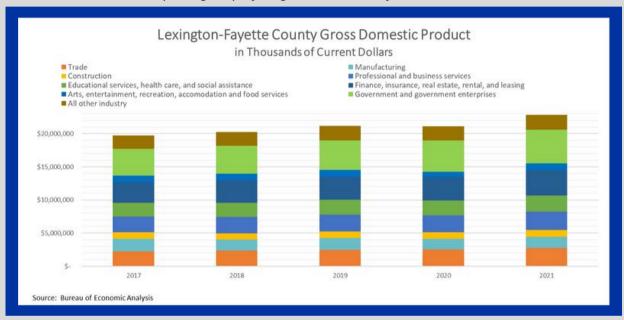
C2ER Cost of Living Index 2019 Annual Average							
Location	Composite Index	Grocery Items	Housing	Utilities	Transpor- tation	Health Care	Misc. Goods
Brooklyn	180.4	128.1	335.3	121.5	113.5	107	123
Chicago	120.0	101.6	154	92.4	125.6	100	109.3
Dallas	107.7	100	117.5	106.9	96.6	105.4	106.6
Lexington	92.4	89.7	82.8	95.7	96.5	78.9	100.6
Los Angeles	145.9	116	228.1	106.3	134.5	110.7	111.8
Philadelphia	110.5	118.4	115.2	105.7	115.9	101.7	104.6
San Diego	141.3	115.8	213.9	123.3	128.9	107.2	107.1
Seattle	156.7	128.8	225	108.1	137.6	128.6	136

Source: Commerce Lexington, Why Lexington?



FAYETTE COUNTY - BUSINESSES

Lexington has a diverse economy with major employers in manufacturing, finance, healthcare, government, and other industries. The diversity of the economy is one of our strengths with more than 46,000 companies doing business in a multitude of sectors. Lexington-Fayette County is a \$20+ billion economy marked by consistent and sustainable growth. Between 2017 and 2021, the Lexington-Fayette County economy (GDP) grew 16% overall with an average annual growth of 3%. The 2020 COVID-19 pandemic created noticeable declines in Lexington's highest GDP sectors, including education and health care; however, both are showing signs of overall recovery with 4 of the 6 top employers in these two industries reporting employee growth or stability from 2021 to 2022.



Top 10 Employers in Fayette County

	24,849	Catholic Health Initiatives	2,754
amazon	5,727	CONDUENT	2,500
FAYETTE COUNTY PUBLIC SCHOOLS	5,057	U.S. Department of Veterans Affairs	2,000
BAPTIST HEALTH	3,108	LOCKHEED MARTIN	1,500
LEXINGTON	2,784	Lexmark	1,433

Source: Lexington Chamber of Commerce

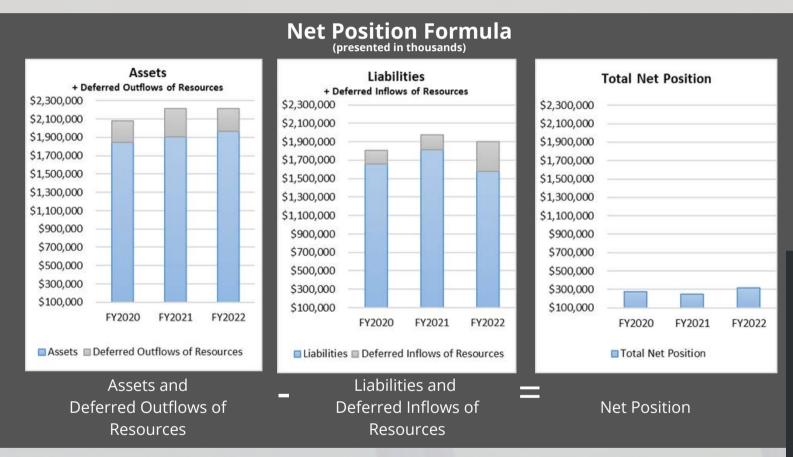


FINANCIAL OVERVIEW

NET POSITION

Inside the Government-Wide Statement of Net Position

- **Net Position:** Net position is the difference between assets and liabilities. Any portion of this total may be restricted and unavailable for spending, but it continues to contribute to the Government's overall health.
- Assets: The listed assets represent anything of value (equipment, land, buildings, cash) that the Government owns.
- Liabilities: The liabilities represent all debts and future obligations that the Government has to pay, like ongoing contracted expenses or debt service.
- Deferred Outflows and Inflows of Resources: The outflow (consumption) or inflow (acquisition) of resources in the
 current period that will affect future reporting periods.



What does it mean? The Government-Wide Statement of Net Position presents information on all of the Government's assets and liabilities, deferred outflows, and deferred inflows with the difference reported as Net Position. Net Position is the difference between what the government owns and what the government owes. Positive net position balances indicate a measure of financial stability. The Government maintained a positive net position in 2022, following long-term trends for LFUCG. Net position increased from \$244.6 million in 2021 to \$312.8 million in 2022. Historically, the 2022 net position is in line with the Government's position pre-pandemic, showing a trend of stability and growth. The largest portion of the Government's net position is invested in capital assets (building, land, infrastructure, etc.) that the government uses to provide services to its citizens.

The government-wide financial activities also include Component Units that are legally separate organizations for which the Government is financially accountable. Financial information for these component units is reported separately from the financial information presented for the primary government, but is available in the Annual Report.



FINANCIAL OVERVIEW

FUND SUMMARY

LFUCG REVENUES AND EXPENDITURES **GOVERNMENTAL AND ENTERPRISE FUNDS** \$700,000,000 \$600,000,000 \$500,000,000 \$400,000,000 \$300,000,000 \$200,000,000 \$100,000,000 Expenditures/Expenses Revenues Urban Services **■** Grants Sewer General Fund ■ Landfill ■ Water Quality/ Stormwater Other Funds Capital (Other Funds)

Revenues and Expenditures

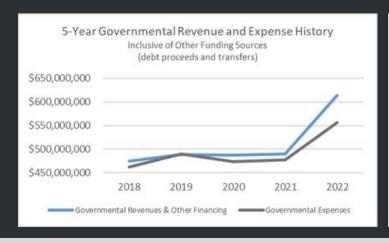
LFUCG budgets, records, and monitors revenues and expenditures by fund.
Governmental Funds and Enterprise Funds provide for the primary operations of LFUCG.

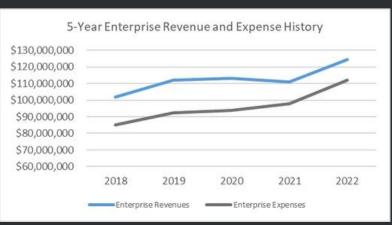
Governmental Funds account for the basic services of Government like police, fire, and public works. The General Fund is a type of Governmental Fund

Enterprise Funds are used to account for business-like operations that generate revenues to pay for expenses. These include services like the sanitary sewer, landfill, water quality/stormwater and others.

A Look Back...

A five-year review of Revenues and Expenses within the Governmental and Enterprise Funds provides a longer-term view of LFUCG's financial health. LFUCG has been able to maintain higher revenues than expenses over the prior 5-year period. Within the governmental revenues, this is primarily due to the higher than expected business-related license and fee collection in 2022 as well as renewal of outside funding sources (bonding) that had been intentionally reduced as part of conservative pandemic spending protocols. Additionally, the government experienced a decrease in expenses during 2020 through 2022 due to carrying a higher level of position vacancies paired with enhanced controls on operating expenses in 2020 and 2021. The Enterprise Funds, which represent the business-type activities of the City, have experienced less volatility related to the pandemic and show a moderate increase in both revenues and expenses. When Enterprise Funds collect greater revenues than expenses, they are reserved for future maintenance and repairs to ensure these vital services continue.







GENERAL FUND GOVERNMENTAL REVENUES WHERE THE MONEY COMES FROM

General Fund Revenues

\$367,593,935

\$386,027,133

\$433,183,872

Trend

2020

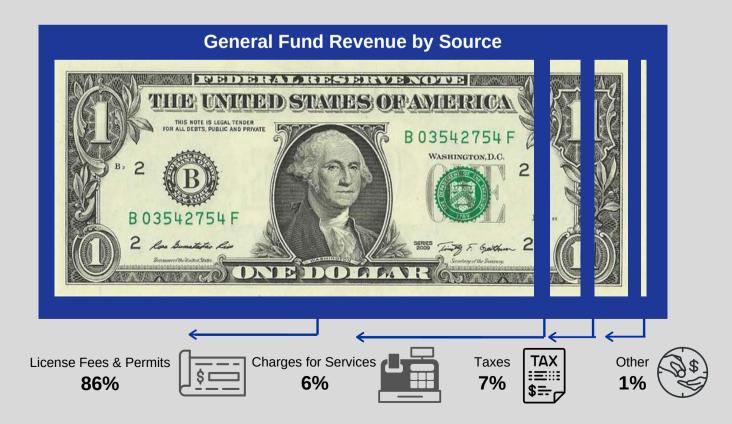
2021

2022

LFUCG's General Fund experienced greater than average growth in 2022, leading to a 12% revenue increase over 2021. This growth is reflective of LFUCG's rebounding economy as local businesses show signs of recovery and expansion, and is exemplified by the 14% growth in License Fees and Permits.

The majority of the General Fund revenues that fund the Government's activities come from License Fees & Permits as reported in the chart below. The major categories within License Fees and Permits are Occupational Fees (Employee Withholding Fee and Net Profit Fee on business net profits), Insurance Premium Tax, and Franchise Fees. Employee Withholding Fee is an assessment of 2.25% on the total wages received by individuals who work in the Lexington-Fayette County area, and Net Profits Fee is an assessment of 2.25% on net profits of businesses operating in the Lexington-Fayette County area. Insurance Premium Tax is an assessment of 5% on insurance premiums sold by insurance agencies. Franchise Fees are an assessment on utility bills. The rate of the assessment is based on the type of utility. The rate for gas and electric billing is 4% and the rate on water billing is 3%.

Other major revenue categories for the Government are Property Taxes and Charges for Services. Charges for Services include charges collected by the Detention Center, EMS charges, fees for building permits, and fees associated with Parks and Recreation programs.



GENERAL FUND GOVERNMENTAL EXPENDITURES WHERE THE MONEY GOES

General Fund Expenditures

\$348,227,011 \$362,784,544 \$394,672,461 2020 2021 2022 Trend

rrenu

General Fund Governmental Expenditures by Category



General Fund Governmental Expenditures by Source

62%
Personnel

26%
Operations

12%
Debt Service

LFUCG's General Fund expenditures increased by 9% from 2021 to 2022. Significant drivers of these increases include an \$8.6 million or 12% increase in Police expenditures and a \$7.9 million or 10% increase in Fire and Emergency Services expenditures. Both of these increases were principally driven by personnel costs like salaries, overtime pay, and rising pension costs. Additional cost drivers include a \$3.8 million or 22% increase in Parks and Recreation expenditures, also driven primarily by personnel cost increases.

Notably, 2022 expenditures first included the newly formed Housing Advocacy and Community Development Department, a reorganization and colocation of Divisions working congruently to address issues related to housing access and community success. Expenses in this Department are largely relocated from pre-existing Departments, and total \$8.6 million in 2022.



Governmental

S&P Global MOODY'S

GOVERNMENT DEBT

Total Primary Government

Summary of Outstanding Debt - For Years As Stated (in thousands)

Business-Type Activities

•	2021	2022	2021	2022	2	021	2022	
TOTAL	\$363,851	\$357,609	\$243,449	\$229,953	\$60	07,300	\$587,562	
AA	Aa2		\$587,562 Total Primary	2.65° Average Inter		e Ave	8 yrs	Life

Government 2022

Both Moody's and S&P rate our bonds in a category referred to as "High Grade", which means the Government has strong financial management and is trusted to repay the city's commitments

The Government issues Municipal Bonds annually to fund various Capital Projects. Most of these municipal bonds are "tax-exempt," which means that a person or entity who buys a municipal bond doesn't have to pay federal taxes on the interest they earn, while the government gets to borrow money at a cheaper interest rate. The government repays the amount of the bonds plus interest over a period of time, which is usually between ten and twenty years. Our high bond rating allows us to obtain the best rates when we issue debt, which means we pay less interest over the life of our payments. Bonds have previously been issued for projects such as fire stations, infrastructure improvements, and large construction projects like the Lexington Senior Center. Without bonding, large capital investments in the community might not be possible. A list of capital projects funded through a bond issue during FY2022 is included on Page 15.



CAPITAL ASSETS





Capital assets are the largest asset of the local government

Capital assets are tangible and intangible assets acquired for use in operations that will benefit the local government for more than a single fiscal period. Typical examples of capital assets include land, land improvements, construction-in-progress, infrastructure/improvements, buildings, furniture, motor vehicles, and software.

Capital Project Highlight: Town Branch Trail

Town Branch Commons is a transformative public-private park and trail system that traces the historic Town Branch Creek through downtown Lexington. This winding park and trail system, designed to be a strip of Bluegrass running through downtown, roughly follows the path of Town Branch, Lexington's first water source, which is located in a culvert under modern-day Vine Street. The Lexington-Fayette Urban County Government has overseen the \$22 million construction of the Town Branch Commons Corridor and the project officially opened to the public on October 1, 2022. The project was funded through multiple sources, including federal grant funds. The corridor system includes continuous bike and walking paths, a lush green band through downtown, connecting new and existing parks, and improved water quality. It links our city's two major trails, Town Branch Trail and the Legacy Trail, giving us 22 miles of uninterrupted trail, connecting downtown to our world-famous rural landscape.









Summary of Capital Assets - For Years As Stated (in thousands)

	Gover	nmental	Business-Type Activities		Total Primary Government		
	2021	2022	2021	2022	2021	2022	
TOTAL	\$888,308	\$876,088	\$531,655	\$548,261	\$1,419,963	\$1,424,349	



CAPITAL INVENTORY & PROJECTS



A **capital project** is a project that helps maintain, improve, or replace a government **asset**. Some examples of capital projects regularly undertaken by LFUCG include building repairs, major equipment purchases, and the purchase of vehicles. The work to complete capital projects often stretches over several fiscal years. Because of this, capital project funds are used to account for the acquisition and construction of major facilities and equipment, and budgets are adopted as project-length budgets as opposed to annual budgets.

Lexington-Fayette Urban County Government typically funds large capital projects through the issuance of General Obligation bonds. In 2022, LFUCG developed a robust bond package in response to the low interest rate lending environment. LFUCG was able to address several deferred needs within this package without a large impact to ongoing debt service. A list of projects funded through bonding in 2022 is included below:

2022 General Obligation Bond Funded Capital Projects

Roadway Paving and Maintenance	\$9,500,000	Fire Mobile Data Computers	\$ 360,000
Police East Sector Project	\$4,500,000	Fire Light Fleet	\$ 325,000
Fire Heavy Fleet Purchase	\$3,062,000	Corrections Sallyport Doors	\$ 200,500
Police Vehicle Purchase	\$2,330,000	Catch Basins and Sidewalks	\$ 150,000
General Vehicles and Equipment	\$2,000,000	Federal Tax Information Software	\$ 150,000
PDR Ag Land Easement Acquisition	\$2,000,000	Corrections Refrigerator Repair	\$ 120,000
Police West Sector Envelope Project	\$1,791,000	Bleacher Replacement	\$ 110,000
Detention Center Roof	\$1,331,564	Outdoor Warning Siren Equipment	\$ 90,000
Family Care Center Roof	\$1,133,936	Fleet Lot Concrete Replacement	\$ 82,500
Police Mobile Command Post	\$ 750,000	Lex TV Equipment Update	\$ 79,800
Critical Phone Upgrades	\$ 374,996	Coroner Vehicle Purchase	\$ 50,000

Source: Lexington-Fayette Urban County Government FY2022 Adopted Budget, R061-2021, R029-2022, R041-2022, R140-2022



CONTACT LIST

GOVERNMENT SERVICES

Aging & Disability Services

859-278-6072

Building Inspection

859-258-3770

Central Purchasing

859-258-3320

Citizens' Advocate Office

859-280-8271

Code Enforcement 859-425-2255

Community Corrections 859-425-2700

Community & Resident Services 859-300-5300

Environmental Quality

& Public Works

859-425-2255

Family Services

859-288-4040

Fire & Emergency Services

859-231-5600

911 for emergencies

Parks & Recreation

859-288-2900

Planning

859-258-3160

Police

859-258-3600 911 for emergencies Revenue

859-280-8300

Social Services

859-258-3804

Youth Services

859-246-4393

LexCall 311

LexCall 311 can assist you with resident needs including garbage collection, potholes, trash and debris, street signs and other LFUCG services.

They can also connect you to any LFUCG employee or Division.

MAYOR AND COUNCIL

Mayor Linda Gorton

mayor@lexingtonky.gov 859-258-3100

Dan Wu Vice Mayor

dwu@lexingtonky.gov 859-280-8250

James Brown

At-Large jbrown2@lexingtonky.gov 859-280-8251

Chuck Ellinger II
At-Large

cellinger@lexingtonky.gov 859-280-8237 Tayna Fogle
District 1

tfogle@lexingtonky.gov 859-280-8238

Liz Sheehan
District 5

Isheehan@lexingtonky.gov 859-280-8242

Whitney Baxter
District 9

wbaxter@lexingtonky.gov 859-280-8246 Shayla Lynch, J.D. District 2

slynch@lexingtonky.gov 859-280-8255

Denise Gray
District 6

dgray@lexingtonky.gov 859-280-8243

Dave Sevigny
District 10

dsevigny@lexingtonky.gov 859-280-8247 Hannah LeGris
District 3

hlegris@lexingtonky.gov 859-280-8240

Preston Worley
District 7

pworley@lexingtonky.gov 859-280-8244

Jennifer Reynolds
District 11

jreynolds@lexingtonky.gov 859-280-8248 Brenda Monarrez
District 4

bmonarrez@lexingtonky.gov 859-280-8241

Fred Brown District 8

fbrown@lexingtonky.gov 859-280-8245

Kathy Plomin
District 12

kplomin@lexingtonky.gov 859-280-8265

Requests for Information

The information contained in the PAFR is a general overview of the Government's finances.

Questions or requests for additional information may be addressed to

Commissioner of Finance at

financeadministration@lexingtonky.gov

LFUCG

200 East Main Street Lexington, KY 40507

The PAFR and Annual Report for Lexington-Fayette Urban County Government can be found online at

www.lexingtonky.gov/departments/accounting

