

2022

Annual Comprehensive Financial Report



City of Warrenton, Missouri
200 West Booneslick Rd.
Warrenton, MO 63383

For the year ended June 30, 2022

www.warrenton-mo.org

CITY OF WARRENTON, MISSOURI

***ANNUAL COMPREHENSIVE
FINANCIAL REPORT
YEAR ENDED JUNE 30, 2022***

Prepared By: Finance Department

CITY OF WARRENTON, MISSOURI

CONTENTS

	PAGE
INTRODUCTORY SECTION:	
Principal City Officials	i
Organization Chart	ii
Certificate	iii
Letter Of Transmittal	iv
FINANCIAL SECTION:	
INDEPENDENT AUDITORS' REPORT	1
MANAGEMENT'S DISCUSSION AND ANALYSIS	4
BASIC FINANCIAL STATEMENTS:	
Government - Wide Financial Statements:	
Statement Of Net Position	15
Statement Of Activities	16
Fund Financial Statements:	
Balance Sheet - Governmental Funds	17
Reconciliation Of The Governmental Funds	
Balance Sheet To The Statement Of Net Position	18
Statement Of Revenues, Expenditures And	
Changes In Fund Balances - Governmental Funds	19
Reconciliation Of The Statement Of Revenues, Expenditures And	
Changes In Fund Balances Of Governmental Funds To The	
Statement Of Activities	20
Statement Of Net Position - Proprietary Fund	21
Statement Of Revenues, Expenses And	
Changes In Net Position - Proprietary Fund	22
Statement Of Cash Flows - Proprietary Fund	23
Notes To Financial Statements	25
REQUIRED SUPPLEMENTARY INFORMATION:	
Budgetary Comparison Schedule - General Fund	47
Note To Required Supplementary Information	48
Schedule Of Changes In Net Pension Liability And Related Ratios - LAGERS	49
Schedule Of Employer Contributions - LAGERS	50

CITY OF WARRENTON, MISSOURI

CONTENTS

-continued-

	PAGE
SUPPLEMENTARY INFORMATION:	
Combining Balance Sheet - Nonmajor Funds	51
Combining Statement Of Revenues, Expenditures And Changes In Fund Balances - Nonmajor Funds	52
Budgetary Comparison Schedule - Capital Improvement Fund	53
Budgetary Comparison Schedule - Interchange Fund	54
Budgetary Comparison Schedule - Cemetery Fund	55
Budgetary Comparison Schedule - Parks And Tourism Fund	56
Budgetary Comparison Schedule - TIF RPA1 Fund	57
Budgetary Comparison Schedule - Neighborhood Improvement District Fund	58
 STATISTICAL SECTION:	
Net Position By Component	59
Changes In Net Position	60
Fund Balances, Governmental Funds	62
Changes In Fund Balances, Governmental Funds	63
Assessed And Estimated Actual Value Of Taxable Property	64
Property Tax Rates - Direct And All Overlapping Governments	65
Principal Property Tax Payers	66
Property Tax Levies And Collections	67
Legal Debt Margin Information	68
Ratios Of Outstanding Debt By Type	69
Direct And Overlapping Governmental Activities Debt	70
Pledged Revenue Coverage	71
Demographics And Economic Statistics	72
Principal Employers	73
Full-time Equivalent City Government Employees By Functions/Program	74
Operating Indicators by Function/Program	75

INTRODUCTORY SECTION

CITY OF WARRENTON, MISSOURI
LIST OF PRINCIPAL OFFICIALS
JUNE 30, 2022

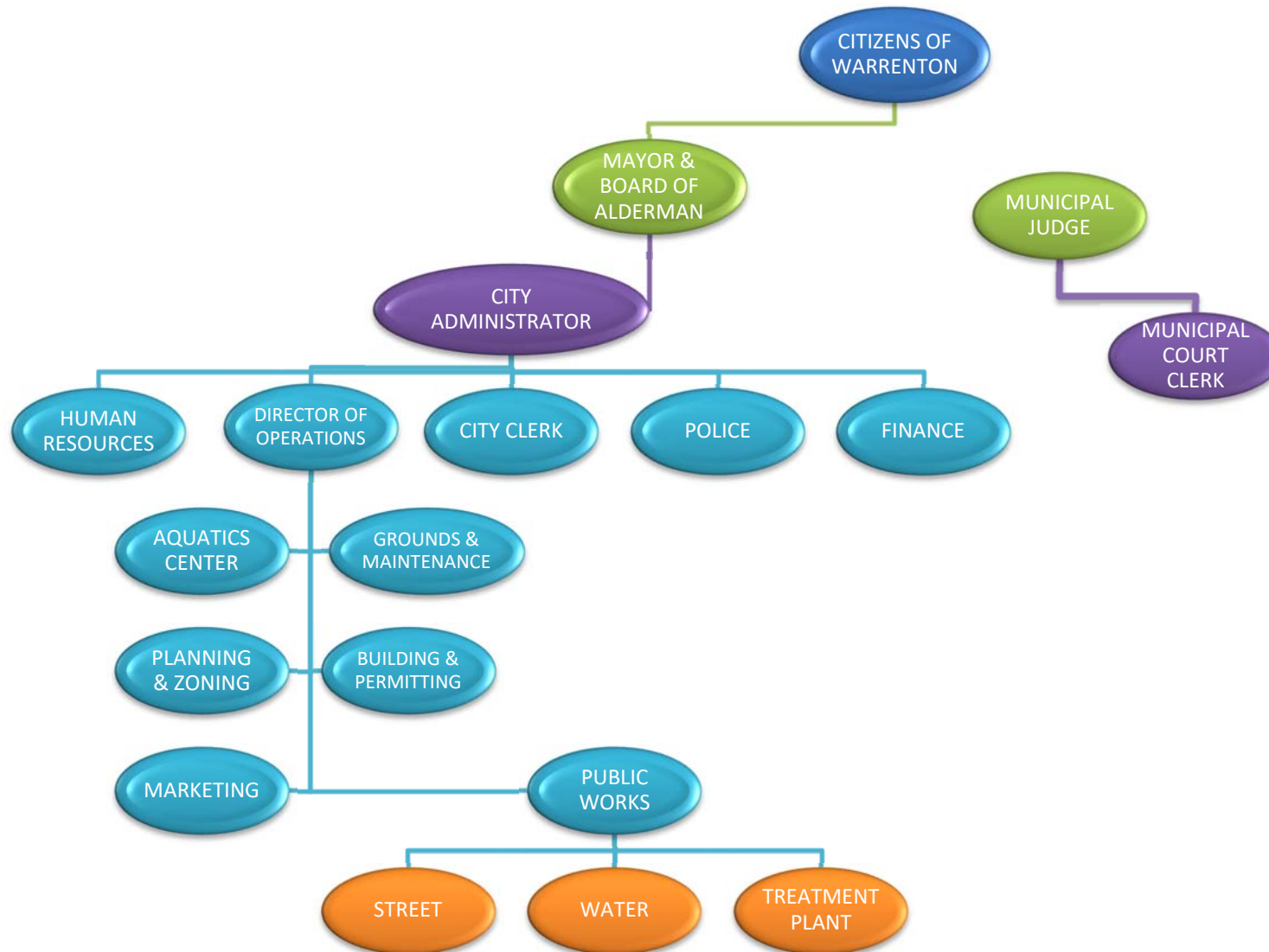
MAYOR
Eric Schleuter

ALDERMAN
Larry Corder
Jack Crump
Steven Cullom
Scott Schulze
Jeff Jaspering
Gary Miller

CITY ADMINISTRATOR
Brandie Walters

FINANCE OFFICER
Dana Belaska

ORGANIZATION CHART





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Warrenton
Missouri**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morill

Executive Director/CEO

December 28, 2022

Mayor and Members of the Board of Aldermen:

The Annual Comprehensive Financial Report (ACFR) of the City of Warrenton, Missouri (the City) for the fiscal year ended June 30, 2022, is hereby submitted. Responsibility for both the accuracy and the completeness rests with the City. To the best knowledge and belief of management, the data is accurate in all material respects and is reported in a manner designed to fairly present the financial position and results of operations of the various funds and account groups of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included. An independent audit has been completed on the financial statements and disclosures; the auditor's report on the financial statements has also been included.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

The City defines its financial reporting entity in accordance with the provisions established by the Government Accounting Standards Board (GASB). GASB requirements for inclusion of component units are primarily based on whether the City's governing body has any significant amount of financial accountability for legally separate entities. The City includes the Industrial Development Authority of the City of Warrenton, Missouri (IDA) in its reporting entity. The IDA is a legally separate entity from the City. However, the City has significant influence over the activities of the IDA and is, therefore, reported in the City's financial statements. All funds, agencies, boards, commissions, and authorities for which the City is financially accountable have been included.

PROFILE OF THE CITY

Warrenton had its start in the 1830s as a planned community which was to hold the county seat. The community took its name from Warren County. Warrenton is established on a strong agricultural foundation with a light industrial sub-base. Warrenton is located off Interstate 70 within an hour drive of downtown St. Louis to the east, and the university town of Columbia, MO to the west. This central location makes it logistically ideal for transportation of goods. It also makes Warrenton a central refueling point for travelers headed to the large variety of area tourist attractions like the Lake of the Ozarks, the Missouri wine trails, and historical sites such as the Booneslick Trail and Daniel Boone home.

Established in 1864, Warrenton was named for Joseph Warren, who served as President of the Revolutionary Massachusetts Provincial Congress. Warrenton, a fourth class City, operates under a Mayor-Board of Aldermen form of government.

The area's natural beauty and westward expansion has brought many families and businesses to Warrenton. Today, over 8,000 people call Warrenton home. Warrenton has several parks open for the enjoyment of residents. An athletic complex is home to little league soccer, baseball, softball, and tee ball. Binkley Woods Park and Spectator Lake offer walking trails, fishing accessibility, a small playground and barbecue grills. Dyer Park offers playgrounds, basketball hoops, and tennis courts, as well as an outdoor stage for concerts and other events. Khoury Park has two baseball fields, basketball hoops, and a playground. Morgan Park offers a tennis court. The city Pool Park features an indoor/outdoor pool, dog-friendly trails, walking trails, a dog park, and a Frisbee golf course.

Warrenton is proud to be a city that provides law enforcement, planning and development, code enforcement, parks and recreation, general administration, infrastructure construction and maintenance (roadways, sidewalks, stormwater systems, snow removal, etc.), street lighting, water, sewer services and contracted solid waste collection.

Additional information is available on the City's website at www.Warrenton-mo.org.

FACTORS AFFECTING FINANCIAL CONDITION

Local Economy. The City of Warrenton was impacted by the global pandemic. Despite changes in daily lives, the finances of the City remain stable. Sales taxes are increasing and continue to represent a large portion of City revenue. Meanwhile property taxes have maintained slow, steady growth. Parks and recreation along with court activities decreased in recent years but are starting to return to normal.

Residential growth includes two 200-unit multifamily developments along with new single family, improvements and rebuilds. The commercial landscape in the City remains positive as well. There is continued growth in the TIF incentivized redevelopment at the Shoppes at Warrenton, including the new Rural King farm and home store. Scooters Coffee shop opened in September 2022. Other newly constructed commercial in the next year will include a new 39,000 square foot Orschlen, 4,500 square foot Farm & Home insurance office, SSM medical building 15,000 square feet, and a 2.81-acre site for The Fueler gas station with restaurant and car wash.

Long-Term Financial Planning. Long term financial planning by the board and staff is reviewed annually as a part of the budget process. The City issued debt of \$5.3 million to expand a sewer interceptor to the north quadrant of the City and improvements to the wastewater treatment plant. This will allow for development in this quadrant.

Additional dedicated sales tax, approved by the voters, funded a second interchange on highway I-70. Completion of this project in 2018 and TIF incentives has spurred development in the area. Rural King is a key anchor store to the area and the retail center has increased occupied spaces. Sales tax above the planned amount has allowed the City to pay down the debt by \$3.5 million above scheduled payments in the first four years and anticipates another \$2 million pay down in the next fiscal year.

Relevant Financial Policies. The City has both investment and purchasing policies. The investment and purchasing policies have been established to protect city funds and ensure a fair vendor environment in addition to complying with statutory requirements.

SIGNIFICANT EVENTS AND ACCOMPLISHMENTS

During the 2022 fiscal year, the City continued several significant projects that reflect many years of work and continue to look forward toward the next set of projects. Continued work on the redevelopment efforts at the Shoppes at Warrenton including the sale of TIF bonds in the next year.

Construction is due to be completed in the fall of 2022 on the \$2.8 million cost sharing project with MODOT for sidewalks on North Hwy 47. This will allow for safe pedestrian traffic along a dangerous roadway, with residential developments, to stores and restaurants.

Construction is underway and due to be completed by December of 2022 on the interceptor to the north and improvements to the UV system at the wastewater treatment plant. \$5.3 million in bonds were issued in July 2021 for construction of these projects.

The Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2021, was the City's first awarded Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting. This prestigious award recognizes conformance with the highest standards for preparation of state and local government financial reports. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized ACFR in addition to satisfying both generally accepted accounting principles and applicable legal requirements.

FINANCIAL INFORMATION

The City's accounting system is designed around the following basic principles:

1. The City finances are comprised of "funds" which in many ways act as subsidiaries would in the private sector. A fund is an accounting entity with a complete set of self-balancing accounting records which are established to accomplish a specific purpose.
2. Internal controls exist within the accounting system to maintain the accuracy of financial reporting. These internal controls are established to be consistent with sound management practices based on the cost/benefit of the controls imposed.
3. In addition, the City maintains budgetary controls. The objective of these controls is to ensure compliance with legal provisions. The annual appropriation ordinance includes all reported funds and gives the City its legal authority to spend the adopted amount for the City's governmental funds. Management requires that each Department Director stay within their individual departmental budgets. The Finance Department continually strives to provide accurate and timely financial information, as well as maintain an adequate system of controls in order to meet its responsibility of sound financial management.

ACKNOWLEDGMENTS

Completion of documents of this magnitude requires assistance from every level of employee from all departments. Therefore, thanks are in order to the members of City staff who compile information, perform day-to-day operations, and provide assistance with statistical information contained within this report.

In addition, none of this could be accomplished without the leadership of the Mayor, Board of Aldermen and City Administrator who remain committed to a just, transparent, and responsible City government for the citizens of Warrenton who have made this document a priority toward fulfilling these goals.

Respectfully submitted,

A handwritten signature in blue ink that reads "Dana Belaska". The signature is fluid and cursive, with the first name "Dana" and last name "Belaska" clearly distinguishable.

Dana Belaska
Finance Officer

FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT



The Honorable Mayor and Members of
the Board of Aldermen
CITY OF WARRENTON, MISSOURI

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Warrenton, Missouri, as of and for the year ended June 30, 2022 and the related notes to the financial statements, which collectively comprise the City'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, business-type activities, each major fund, and the aggregate remaining fund information of the City of Warrenton, Missouri, as of June 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and standards applicable to financial audits in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Warrenton, Missouri, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirement related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibility 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 City of Warrenton, Missouri'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.

Auditors' 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 auditors' 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 internal controls. 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 risk 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 combined financial statements.
- Obtain and 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 City of Warrenton, Missouri'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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Warrenton, Missouri'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, budgetary comparison information, schedule of changes in net pension liability and related ratios and schedule of employer contributions be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of Warrenton, Missouri's basic financial statements. The combining balance sheet - nonmajor funds, combining statement of revenue, expenditures and changes in fund balances - nonmajor funds, budgetary comparison schedules and presented for purposes of additional analysis and are 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 information is fairly stated in all material respects in relation to the financial statements as a whole.

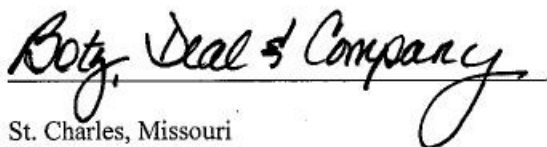
Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical section but does not include the basic financial statements and our auditors' 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 basis 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 28, 2022, on our consideration of the City of Warrenton, Missouri's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Warrenton, Missouri's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Warrenton, Missouri's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Botz Deal & Company". The signature is written in dark ink and is positioned above a horizontal line.

St. Charles, Missouri

December 28, 2022

**CITY OF WARRENTON, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

The discussion and analysis of the City of Warrenton's financial performance provides an overview and analysis of the City's financial activities for the fiscal year ended June 30, 2022. It should be read in conjunction with the accompanying basic financial statement.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the City of Warrenton exceeded its liabilities and deferred inflows at the close of the fiscal year ending June 30, 2022 by \$29,129,242 (net position), a decrease of \$1,499,739 in comparison with the prior year.
- At the close of the fiscal year, the City of Warrenton's governmental activities reported ending net position of \$7,687,808, a decrease of \$2,144,833 in comparison with the prior year. The decrease in net position includes a \$6,000,000 one time payment to the developer in the RPA1 TIF District, which was funded by TIF Bonds, and can only be paid back by special taxes assessed in the TIF District.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$3,581,797, an decrease of \$198,242.

OVERVIEW OF THE FINANCIAL STATEMENTS

The basic financial statements are comprised of three components: government-wide financial statements, fund financial statements, and notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the City of Warrenton's finances, in a manner similar to a private-sector business. The Statement of Net Position presents information on all of the City of Warrenton's assets, deferred outflows, liabilities, and deferred inflows with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position is improving or deteriorating. The Statement of Net Position combines and consolidates governmental funds' current financial resources (short-term spendable resources) with capital assets and long-term obligations. Other nonfinancial factors should also be taken into consideration to assess the overall health or financial condition of the City, such as changes in the City's property tax base and the condition of the City's infrastructure (i.e. roads, drainage improvements, etc.). The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future periods (e.g., uncollected taxes and earned but not used vacation and sick leave). Both the Statement of Net Position and the Statement of Activities are prepared utilizing the accrual basis of accounting as opposed to the modified accrual basis used in the fund financial statements.

In the Statement of Net Position and the Statement of Activities, the City is divided into three kinds of activities:

- **Governmental Activities** - Most of the City's basic services are reported here, including the police and court, planning and zoning, economic development, transportation, grounds maintenance, recreation, pool, and general administration departments. Property taxes, sales taxes, franchise fees, trash collections, and licenses and permit fees finance most of these activities.
- **Business-type Activities** - The City charges a fee to customers to help it cover all or most of the cost of certain services provided. The City's water and sewer system and wastewater treatment plant are reported here.
- **Component Units** - The City includes the Industrial Development Authority of the City of Warrenton, Missouri (IDA) in its reporting entity. The IDA is a legally separate entity from the City. However, the City has significant influence over the activities of the IDA and is, therefore, reported in the City's financial statements.

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by state law or by bond covenants. However, the City establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money. The City's two kinds of funds, governmental and proprietary, utilize different accounting approaches.

- **Governmental Funds** - The majority of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method identified as the modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted into cash.

The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. By comparing information presented for governmental funds with similar information presented for governmental activities in the government-wide statements, readers may better understand the long-term effect of the government's near-term financing decisions. The relationships or differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds are detailed in a reconciliation following the fund financial statements.

The City of Warrenton maintains eight individual governmental funds. Information is presented separately in the Governmental Funds Balance Sheet and in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Capital Improvements Fund, Interchange Fund, and TIF RPA1 Fund which are considered to be major funds. Data from the other four governmental funds are combined into a single, aggregated non-major fund presentation.

- **Proprietary Fund** - The City charges customers for the utility services it provides, whether to outside customers or customers within the City. These services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The City's proprietary fund is identical to the business-type activities that are reported in the government-wide statements but provide more detail and additional information, such as cash flows, for proprietary funds.

Notes to the Financial Statements and Other Information

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

In addition to the basic financial statements and accompanying notes, this report presents budgetary comparative information for the General Fund.

THE CITY AS A WHOLE

Government-wide Financial Analysis

The City's combined net position was \$29,129,242 as of June 30, 2022. This analysis focuses on the net position and changes in revenues and significant expenses of the City's governmental and business-type activities.

The largest portion of the City's net position is reflected in its net investment in capital assets (e.g., land, buildings, and equipment), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its 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.

Governmental Activities

	2022	2021	Variance
Current and other assets	\$ 10,347,290	\$ 8,730,635	\$ 1,616,655
Capital assets	20,030,854	19,114,916	915,938
Total assets	<u>30,378,144</u>	<u>27,845,551</u>	<u>2,532,593</u>
Total deferred outflows of resources	280,337	320,816	(40,479)
Current and other liabilities	1,593,789	966,085	627,704
Long-term liabilities	21,044,084	17,244,920	3,799,164
Total liabilities	<u>22,637,873</u>	<u>18,211,005</u>	<u>4,426,868</u>
Total deferred inflows of resources	<u>332,800</u>	<u>122,721</u>	<u>210,079</u>
Net position:			
Net investment in capital assets	13,972,283	12,660,484	1,311,799
Restricted	4,085,828	2,536,364	1,549,464
Unrestricted	(10,370,303)	(5,364,207)	(5,006,096)
Total net position	<u>\$ 7,687,808</u>	<u>\$ 9,832,641</u>	<u>\$ (2,144,833)</u>

Business-type Activities

	2022	2021	Variance
Current and other assets	\$ 9,371,201	\$ 6,429,202	\$ 2,941,999
Capital assets	27,437,169	23,791,961	3,645,208
Total assets	<u>36,808,370</u>	<u>30,221,163</u>	<u>6,587,207</u>
Total deferred outflows of resources	<u>66,421</u>	<u>73,988</u>	<u>(7,567)</u>
Current and other liabilities	1,518,388	702,360	816,028
Long-term liabilities	13,832,983	8,789,511	5,043,472
Total liabilities	<u>15,351,371</u>	<u>9,491,871</u>	<u>5,859,500</u>
Total deferred inflows of resources	<u>81,986</u>	<u>6,940</u>	<u>75,046</u>
Net position:			
Net investment in capital assets	14,641,938	15,349,620	(707,682)
Restricted	1,005,564	1,001,954	3,610
Unrestricted	5,793,932	4,444,766	1,349,166
Total net position	<u>\$ 21,441,434</u>	<u>\$ 20,796,340</u>	<u>\$ 645,094</u>

Total Governmental and Business-type Activities

	2022	2021	Variance
Current and other assets	\$ 19,718,491	\$ 15,159,837	\$ 4,558,654
Capital assets	47,468,023	42,906,877	4,561,146
Total assets	<u>67,186,514</u>	<u>58,066,714</u>	<u>9,119,800</u>
Total deferred outflows of resources	<u>346,758</u>	<u>394,804</u>	<u>(48,046)</u>
Current and other liabilities	3,112,177	1,668,445	1,443,732
Long-term liabilities	34,877,067	26,034,431	8,842,636
Total liabilities	<u>37,989,244</u>	<u>27,702,876</u>	<u>10,286,368</u>
Total deferred inflows of resources	<u>414,786</u>	<u>129,661</u>	<u>285,125</u>
Net position:			
Net investment in capital assets	28,614,221	28,010,104	604,117
Restricted	5,091,392	3,538,318	1,553,074
Unrestricted	(4,576,371)	(919,441)	(3,656,930)
Total net position	<u>\$ 29,129,242</u>	<u>\$ 30,628,981</u>	<u>\$ (1,499,739)</u>

Governmental and business-type activities decreased the City's net position by \$1,499,739. The key elements of this decrease are as follows:

Governmental Activities

	<u>2022</u>	<u>2021</u>	<u>Variance</u>
Revenues:			
Program revenues:			
Charges for service	\$ 1,027,538	\$ 922,999	\$ 104,539
Grants and contributions	1,346,024	533,299	812,725
General revenues:			
Taxes	8,176,488	7,066,913	1,109,575
Interest income	19,714	18,373	1,341
Miscellaneous	285,399	232,253	53,146
Total revenues	<u>10,855,163</u>	<u>8,773,837</u>	<u>2,081,326</u>
Expenses:			
Administration	1,369,251	1,448,619	(79,368)
Police and Court	2,576,485	2,254,616	321,869
Street department	893,353	898,344	(4,991)
Culture and recreation	1,581,938	1,404,621	177,317
Planning and development	6,435,171	422,683	6,012,488
Interest and fiscal charges	673,798	446,132	227,666
Total expenses	<u>13,529,996</u>	<u>6,875,015</u>	<u>6,654,981</u>
Increase (decrease) in net position			
before transfers	(2,674,833)	1,898,822	(4,573,655)
Transfers	530,000	(505,997)	1,035,997
Change in net position	(2,144,833)	1,392,825	(3,537,658)
Net position, beginning of year	9,832,641	8,439,816	1,392,825
Net position, end of year	<u>\$ 7,687,808</u>	<u>\$ 9,832,641</u>	<u>\$ (2,144,833)</u>

Charges for services increased \$104,539 in 2022 compared to 2021. A majority of the increase was due to increase in the costs for trash services, which is passed on to the users. Grants increased \$812,725 due to a MODOT cost share project for sidewalks along Hwy 47. Taxes were up significantly in 2022 compared to 2021. Specifically, sales tax increased over \$1 million compared to the amount collected in 2021. Approximately \$500,000 of this was due the sale of TIF bonds requiring the City to now record all CID sales tax received. These funds are restricted for payment towards the TIF bonds. The remaining increase in sales tax is attributable to the largest tax collectors in the City being considered essential businesses, which saw an increase in sales.

Generally, the most significant governmental expense for the City is the police and court function. Of the total police and court expense, approximately \$2 million was incurred for salary and benefits. The increase in culture and recreation is mainly due to the reinstatement of the Fall Fest in FY22 after it was cancelled in FY21 due to Covid-19. Planning and development expenses increased \$6,012,488 due to a \$6 million payment to the developer in the RPA1 TIF District. The payment was funded by TIF Bonds issued by the City, which can only be paid back by special taxes assessed within the TIF District.

Business-type Activities

	<u>2022</u>	<u>2021</u>	<u>Variance</u>
Revenues:			
Program revenues:			
Charges for service	\$ 4,547,445	\$ 4,229,939	\$ 317,506
Capital contributions	-	122,701	(122,701)
General revenues:			
Interest income	13,871	56,810	(42,939)
Miscellaneous	<u>17,690</u>	<u>46,240</u>	<u>(28,550)</u>
Total revenues	<u>4,579,006</u>	<u>4,455,690</u>	<u>123,316</u>
Expenses:			
Water and sewer operations	<u>3,403,912</u>	<u>2,930,340</u>	<u>473,572</u>
Increase (decrease) in net position before transfers	1,175,094	1,525,350	(350,256)
Transfers/Capital Contributions	<u>(530,000)</u>	<u>505,997</u>	<u>(1,035,997)</u>
Change in net position	645,094	2,031,347	(1,386,253)
Net position, beginning of year	<u>20,796,340</u>	<u>18,764,993</u>	<u>2,031,347</u>
Net position, end of year	<u>\$ 21,441,434</u>	<u>\$ 20,796,340</u>	<u>\$ 645,094</u>

Charges for service of the City's business-type activities increased \$317,506 or 7.5%. There was an increase in rates from 2021 to 2022. Expenses for the City's business-type activities increased \$473,572 or 16.2%. The increase was due to several factors: 1) additional depreciation as a result of large projects being completed and going into service during the year; 2) costs related to the issuances of bonds; 3) increase in interest due to the issuance of new bonds; and 4) higher utility costs due to inflation.

Total Governmental and Business-type Activities

	<u>2022</u>	<u>2021</u>	<u>Variance</u>
Revenues:			
Program revenues:			
Charges for service	\$ 5,574,983	\$ 5,152,938	\$ 422,045
Grants and contributions	1,346,024	656,000	690,024
General revenues:			
Taxes	8,176,488	7,066,913	1,109,575
Interest income	33,585	75,183	(41,598)
Miscellaneous	303,089	278,493	24,596
Total revenues	<u>15,434,169</u>	<u>13,229,527</u>	<u>2,204,642</u>
Expenses:			
Administration	1,369,251	1,448,619	(79,368)
Police and Court	2,576,485	2,254,616	321,869
Street department	893,353	898,344	(4,991)
Culture and recreation	1,581,938	1,404,621	177,317
Planning and development	6,435,171	422,683	6,012,488
Water and sewer service	3,403,912	2,930,340	473,572
Interest and fiscal charges	673,798	446,132	227,666
Total expenses	<u>16,933,908</u>	<u>9,805,355</u>	<u>7,128,553</u>
Change in net position	(1,499,739)	3,424,172	(4,923,911)
Net position, beginning of year	<u>30,628,981</u>	<u>27,204,809</u>	<u>3,424,172</u>
Net position, end of year	<u>\$ 29,129,242</u>	<u>\$ 30,628,981</u>	<u>\$ (1,499,739)</u>

The following table presents the amount of governmental funds revenue from various sources on the modified accrual basis of accounting.

Governmental Funds

	<u>2022</u>	<u>2021</u>	<u>Variance</u>
Taxes	\$ 8,426,310	\$ 7,247,554	\$ 1,178,756
Intergovernmental	1,346,024	533,299	812,725
Charges for services	773,005	604,085	168,920
Licenses and permits	100,820	185,637	(84,817)
Fines and forfeitures	153,713	133,277	20,436
Investment income	19,714	18,373	1,341
Lot sales	18,881	15,860	3,021
Miscellaneous	30,717	57,998	(27,281)
Total revenues	<u>\$ 10,869,184</u>	<u>\$ 8,796,083</u>	<u>\$ 2,073,101</u>

Charges for services increased \$168,920 in 2022 compared to 2021. Charges were up approximately \$115,000 due to an increase in trash service costs that were passed on to customers and an increase of \$65,000 in recreation fees in fiscal 2022 after some recreation activities were closed in fiscal 2021 due to Covid-19. Additionally, there was an decrease of approximately \$83,000 in building permits. Taxes were up significantly in 2022 compared to 2021. Specifically, sales tax increased over \$1 million compared to the amount collected in 2021. \$500,000 of which are due the sale of TIF bonds requiring the City to now record all CID sales tax received. These funds are restricted for payment towards the TIF bonds. The remaining increase in Sales Tax is attributable to the largest tax collectors in the City being considered essential businesses, which saw an increase in sales.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of the fiscal year 2022, the City had \$47,468,023 invested in a broad range of capital assets, net of depreciation, including equipment, buildings, park facilities, roads, and water and sewer lines. This amount represents a net increase (including additions, deductions and depreciation) of \$4,561,146 or 10.6% compared to the prior fiscal year.

Governmental Activities

	<u>2022</u>	<u>2021</u>	<u>Variance</u>
Land	\$ 2,673,984	\$ 2,673,984	\$ -
Construction in progress	2,523,845	920,240	1,603,605
Buildings	10,009,934	10,009,934	-
Building improvements	712,257	706,157	6,100
Land improvements	2,145,893	2,120,721	25,172
Equipment	2,532,094	2,599,720	(67,626)
Infrastructure	9,315,462	9,315,462	-
Total	<u>\$ 29,913,469</u>	<u>\$ 28,346,218</u>	<u>\$ 1,567,251</u>

Business-type Activities

	<u>2022</u>	<u>2021</u>	<u>Variance</u>
Land	\$ 658,549	\$ 658,549	\$ -
Construction in progress	4,897,328	771,136	4,126,192
Buildings	8,277,295	8,277,295	-
Building improvements	7,032,797	7,032,797	-
Land improvements	157,619	157,619	-
Equipment	2,382,114	2,360,445	21,669
Infrastructure	20,353,939	19,478,128	875,811
Total	<u>\$ 43,759,641</u>	<u>\$ 38,735,969</u>	<u>\$ 5,023,672</u>

Governmental and Business-type Activities

	2022	2021	Variance
Land	\$ 3,332,533	\$ 3,332,533	\$ -
Construction in progress	7,421,173	1,691,376	5,729,797
Buildings	18,287,229	18,287,229	-
Building improvements	7,745,054	7,738,954	6,100
Land improvements	2,303,512	2,278,340	25,172
Equipment	4,914,208	4,960,165	(45,957)
Infrastructure	29,669,401	28,793,590	875,811
Total	<u>\$ 73,673,110</u>	<u>\$ 67,082,187</u>	<u>\$ 6,590,923</u>

More detailed information on the City's capital assets is presented in Note 5 to the financial statements.

DEBT

At year-end, the City had \$33,246,913 in outstanding debt compared to \$24,373,836 at the end of the prior fiscal year.

Governmental Activities

	2022	2021	Variance
MTFC Loans	\$ 9,417,913	\$ 10,284,836	\$ (866,923)
General Obligation Bonds	5,310,000	5,590,000	(280,000)
TIF Bonds	5,345,000	-	5,345,000
Neighborhood Improvement District Bonds	44,000	64,000	(20,000)
Total Governmental Activities	<u>\$ 20,116,913</u>	<u>\$ 15,938,836</u>	<u>\$ 4,178,077</u>

Business-type Activities

	2022	2021	Variance
Waterworks and Sewerage System			
Refunding Revenue Bonds	\$ 70,000	\$ 140,000	\$ (70,000)
Water Pollution Control and Drinking			
Water Revenue bonds	220,000	435,000	(215,000)
Waterworks and Sewerage System			
Revenue Bonds	12,840,000	7,860,000	4,980,000
Total Business-type Activities	<u>\$ 13,130,000</u>	<u>\$ 8,435,000</u>	<u>\$ 4,695,000</u>

During the year, the City issued new TIF bonds totaling \$5,345,000 and Waterworks and Sewerage System Revenue bonds totaling \$5,310,000. The City made principal and interest payments totaling approximately \$1.7 million on debt relating to governmental activities. These payments reduced outstanding debt by approximately \$1.167 million. The City also made principal and interest payments of approximately \$1.3 million relating to water and sewer functions. These payments reduced outstanding debt in the business type activities by \$615,000.

More detailed information on the City's long-term liabilities is presented in Note 6 to the financial statements.

THE CITY'S FUNDS

At the close of the City's fiscal year on June 30, 2022, the governmental funds of the City reported a combined fund balance of \$8,703,896. This ending balance includes an increase in fund balance of \$1,097,619 in the City's governmental funds.

The City's General Fund revenues increased by \$1,478,089 or 28.4% when compared to the prior year. The primary contributor to the increase was an increase in sales tax collected of approximately \$267,000 and \$981,000 in grant funding earned in fiscal 2022 for sidewalk improvements made on Highway 47.

The Capital Improvements Fund ended the year with a fund balance of \$361,688, which was a decrease of \$15,660 from the prior year. Taxes collected in this fund approximated the debt service requirements of the aquatic center debt.

The fund balance in the Interchange Fund increased \$1,166,894 to \$3,491,219. This is mainly due to sales tax collections exceeding scheduled debt service payments in the Interchange Fund.

The TIF RPA1 Fund ended the year with \$800,632 in fund balance. During the year TIF bonds were issued totaling \$5,345,000 and payments were made to the developer of \$6,000,000.

The City's Water and Sewer Fund's net position of \$21,441,434 was an increase of \$645,094 over the prior year. The increase in net position provides funds to cover principal payments on debt, which are not expenses in Enterprise Funds.

General Fund Budgetary Highlights

For fiscal year 2022, actual expenditures in the General Fund were \$7,819,698 compared to the budget amount of \$9,249,184. The positive variance was mainly the result of the City not expending all the funds budgeted for capital outlay as well as culture and recreation. The City made adjustments to the budget for unexpected budget items.

For fiscal year 2022, actual revenues were \$6,673,393 as compared to the budget amount of \$7,715,139. The budget was amended to adjust for an increase in sales taxes and lower fines and court costs.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The 2022-2023 fiscal budget is the culmination of extensive review of operational expenses and capital needs by Department Head staff, significant analysis by Finance Office staff, overall analysis and review by the City Administrator and Director of Operations, and final review by elected officials. The total combined budget appropriation is \$18,528,498 for all funds which includes approximately \$6,290,257 in capital improvements.

The General Fund's most significant revenue source is sales tax. The City's portion of the sales tax rate is 2.75%. sales tax revenue for fiscal year 2022-2023 is budgeted at \$6,166,000 which includes \$2,196,000 generated by the two sales taxes to be used specifically for payment of the debt on the new I-70 interchange. Of the sales tax projection \$525,000 is budgeted in the Capital Sales Tax Fund. The property tax rate for 2022 is \$0.4658 per \$100 valuation. Of this tax rate, 63% or \$0.2926 is utilized for General Fund activities. The remaining 37% or \$0.1732 is used for the Park Fund. The General Fund's portion of property tax revenue for fiscal year 2022-2023 is estimated to be \$332,290.

The largest revenue source for the Water and Sewer Fund is sewer charges, estimated at \$2,697,463. The City's residential rate for fiscal year 2022-2023 is \$4.65 per 1,000 gallons over the 1,000 minimum billing. The second largest revenue source for the Water and Sewer Fund is water charges, estimated at \$1,500,000 based on a fiscal year 2022-2023 rate of \$5.31 per 1,000 gallons over the 1,000 minimum billing. The budget includes a 4% increase in rates for water and sewer usage.

Residential growth includes two 200-unit multifamily developments and other single family homes. New commercial includes a Scooters Coffee shop opened in September 2022. Other new commercial in the next year will include a new Orschlen, Farm & Home, Farmers insurance office, SSM medical building, and a 2.81-acre site for The Fueler gas station with restaurant and car wash.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives.

If you have questions about this report or need additional financial information, contact:

Dana Belaska
Finance Officer
City of Warrenton
200 W. Booneslick
Warrenton, Missouri 63383

CITY OF WARRENTON, MISSOURI
STATEMENT OF NET POSITION
JUNE 30, 2022

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and investments	\$ 9,519,482	\$ 4,948,361	\$ 14,467,843
Taxes receivable:			
Property	19,734	-	19,734
Other	1,333,590	-	1,333,590
Special assessments receivable	22,403	-	22,403
Accounts receivable (net of allowance for doubtful accounts of \$98,573)	37,041	863,868	900,909
Due (to) from other funds	(1,812,410)	1,812,410	-
Prepaid expenses	31,583	2,250	33,833
Inventory	18,421	8,882	27,303
Investment in land	196,350	-	196,350
Restricted assets:			
Cash and investments	981,096	1,735,430	2,716,526
Capital assets - net			
Nondepreciable	5,197,829	5,555,877	10,753,706
Depreciable	14,833,025	21,881,292	36,714,317
TOTAL ASSETS	<u>30,378,144</u>	<u>36,808,370</u>	<u>67,186,514</u>
DEFERRED OUTFLOWS			
Deferred outflow related to pension	<u>280,337</u>	<u>66,421</u>	<u>346,758</u>
LIABILITIES			
Accounts payable	327,108	1,268,506	1,595,614
Accrued wages	119,218	21,878	141,096
Accrued interest payable	189,464	7,414	196,878
Accrued and withheld items	33,245	-	33,245
Unearned revenue	855,259	-	855,259
Deposits payable	69,495	220,590	290,085
Noncurrent liabilities:			
Due in one year - debt and compensated absences	1,939,287	351,932	2,291,219
Due in more than one year:			
Debt and compensated absences	18,379,997	13,294,295	31,674,292
Net pension liability	724,800	186,756	911,556
TOTAL LIABILITIES	<u>22,637,873</u>	<u>15,351,371</u>	<u>37,989,244</u>
DEFERRED INFLOWS			
Deferred inflow related to pension	<u>332,800</u>	<u>81,986</u>	<u>414,786</u>
NET POSITION			
Net investment in capital assets	13,972,283	14,641,938	28,614,221
Restricted for:			
Capital improvements	109,747	-	109,747
Debt service	3,611,884	180,045	3,791,929
Cemetery maintenance	18,726	-	18,726
Park	345,471	-	345,471
Reserve	-	825,519	825,519
Unrestricted	(10,370,303)	5,793,932	(4,576,371)
TOTAL NET POSITION	<u>\$ 7,687,808</u>	<u>\$ 21,441,434</u>	<u>\$ 29,129,242</u>

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2022

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Change in Net Position		
		Charges for Service	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental Activities							
Administrative	\$ 1,369,251	\$ 500,110	\$ -	\$ -	\$ (869,141)	\$ -	\$ (869,141)
Police and court	2,576,485	216,078	87,181	-	(2,273,226)	-	(2,273,226)
Street department	893,353	100,820	-	1,258,843	466,310	-	466,310
Culture and recreation	1,581,938	165,007	-	-	(1,416,931)	-	(1,416,931)
Planning and development	6,435,171	45,523	-	-	(6,389,648)	-	(6,389,648)
Interest and fiscal charges	673,798	-	-	-	(673,798)	-	(673,798)
TOTAL GOVERNMENTAL ACTIVITIES	13,529,996	1,027,538	87,181	1,258,843	(11,156,434)	-	(11,156,434)
Business-type Activities							
Water and Sewer	3,403,912	4,547,445	-	-	-	1,143,533	1,143,533
TOTAL PRIMARY GOVERNMENT	\$ 16,933,908	\$ 5,574,983	\$ 87,181	\$ 1,258,843	(11,156,434)	1,143,533	(10,012,901)
General revenues							
Taxes:							
Sales					6,824,959	-	6,824,959
Franchise					643,215	-	643,215
Property					708,314	-	708,314
Interest income					19,714	13,871	33,585
Other miscellaneous revenue					285,399	17,690	303,089
Interfund transfers					530,000	(530,000)	-
TOTAL GENERAL REVENUES AND TRANSFERS					9,011,601	(498,439)	8,513,162
CHANGE IN NET POSITION					(2,144,833)	645,094	(1,499,739)
NET POSITION - BEGINNING OF YEAR					9,832,641	20,796,340	30,628,981
NET POSITION - END OF YEAR					\$ 7,687,808	\$ 21,441,434	\$ 29,129,242

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI
BALANCE SHEET - GOVERNMENTAL FUNDS
JUNE 30, 2022

	General Fund	Capital Improvements Fund	Interchange Fund	TIF RPA1 Fund	Other Nonmajor Funds	Total
ASSETS AND OTHER DEBITS						
Cash and investments	\$ 6,081,392	\$ 12,883	\$ 2,412,048	\$ 655,983	\$ 357,176	\$ 9,519,482
Taxes receivable:						
Property	12,399	-	-	-	7,335	19,734
Other	704,617	96,864	387,460	144,649	-	1,333,590
Accounts receivable	37,011	-	-	-	30	37,041
Special assessments receivable	-	-	-	-	22,403	22,403
Due from other funds	83,985	-	-	-	450	84,435
Prepaid items	31,583	-	-	-	-	31,583
Inventory	18,421	-	-	-	-	18,421
Restricted assets:						
Cash and investments	8,253	251,941	700,160	-	20,742	981,096
TOTAL ASSETS	<u>\$ 6,977,661</u>	<u>\$ 361,688</u>	<u>\$ 3,499,668</u>	<u>\$ 800,632</u>	<u>\$ 408,136</u>	<u>\$ 12,047,785</u>
LIABILITIES						
Accounts payable	\$ 318,659	\$ -	\$ 8,449	\$ -	\$ -	\$ 327,108
Due to other funds	1,896,845	-	-	-	-	1,896,845
Accrued wages	119,218	-	-	-	-	119,218
Accrued and withheld items	33,245	-	-	-	-	33,245
Unearned revenue	855,259	-	-	-	-	855,259
Deposits payable	69,495	-	-	-	-	69,495
TOTAL LIABILITIES	<u>3,292,721</u>	<u>-</u>	<u>8,449</u>	<u>-</u>	<u>-</u>	<u>3,301,170</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue:						
Property taxes	13,882	-	-	-	5,885	19,767
Special assessments	-	-	-	-	22,952	22,952
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>13,882</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,837</u>	<u>42,719</u>
FUND BALANCES						
Nonspendable:						
Prepaid items	31,583	-	-	-	-	31,583
Inventory	18,421	-	-	-	-	18,421
Restricted for:						
Cemetery maintenance	-	-	-	-	18,726	18,726
Debt service	-	-	2,791,059	800,632	20,193	3,611,884
Capital projects	-	361,688	700,160	-	-	1,061,848
Parks and tourism	-	-	-	-	339,586	339,586
Assigned:						
Industrial development	-	-	-	-	794	794
Sidewalk improvements	39,257	-	-	-	-	39,257
Unassigned	3,581,797	-	-	-	-	3,581,797
TOTAL FUND BALANCES	<u>3,671,058</u>	<u>361,688</u>	<u>3,491,219</u>	<u>800,632</u>	<u>379,299</u>	<u>8,703,896</u>
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES	<u>\$ 6,977,661</u>	<u>\$ 361,688</u>	<u>\$ 3,499,668</u>	<u>\$ 800,632</u>	<u>\$ 408,136</u>	<u>\$ 12,047,785</u>

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI
RECONCILIATION OF THE GOVERNMENTAL BALANCE
SHEET TO THE STATEMENT OF NET POSITION
AS OF JUNE 30, 2022

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

Total fund balance per balance sheet	\$ 8,703,896
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	20,030,854
Land held as an investment is not a current financial resource and, therefore, not reported as an asset in the fund statements.	196,350
Receivables not collected in the current period are not available to pay current expenditures and, therefore, are deferred in the funds.	42,719
Interest payable recorded in the statement of net position does not require the use of current financial resources and, therefore, is not reported in the funds.	(189,464)
Pension related items are not due and payable in the current period or are not considered current resources and, therefore, are not reported in the funds.	(777,263)
Long-term liabilities, including bonds payable, notes payable, and compensated absences are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(20,319,284)</u>
Net position of governmental activities	<u><u>\$ 7,687,808</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI

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

	General Fund	Capital Improvements Fund	Interchange Fund	TIF RPA1 Fund	Other Nonmajor Funds	Total
REVENUES						
Taxes	\$ 4,242,484	\$ 519,622	\$ 2,184,697	\$ 1,016,503	\$ 463,004	\$ 8,426,310
Intergovernmental	1,346,024	-	-	-	-	1,346,024
Charges for services	773,005	-	-	-	-	773,005
Licenses and permits	100,820	-	-	-	-	100,820
Fines and forfeitures	153,713	-	-	-	-	153,713
Investment income	10,779	504	5,964	811	1,656	19,714
Lot sales	15,851	-	-	-	3,030	18,881
Miscellaneous	30,717	-	-	-	-	30,717
TOTAL REVENUES	6,673,393	520,126	2,190,661	1,017,314	467,690	10,869,184
EXPENDITURES						
Current:						
Administrative	1,311,807	-	-	-	1,192	1,312,999
Police and court	2,529,255	-	-	-	-	2,529,255
Street department	601,722	-	-	-	-	601,722
Culture and recreation	1,152,586	-	-	-	41,726	1,194,312
Planning and development	424,514	-	-	6,011,094	-	6,435,608
Capital outlay	1,666,306	11,663	31,970	-	5,258	1,715,197
Debt service:						
Principal, interest and fiscal charges	133,508	424,123	991,797	174,935	23,280	1,747,643
TOTAL EXPENDITURES	7,819,698	435,786	1,023,767	6,186,029	71,456	15,536,736
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,146,305)	84,340	1,166,894	(5,168,715)	396,234	(4,667,552)
OTHER FINANCING SOURCES (USES)						
Proceeds from the sale of capital assets	10,433	-	-	-	-	10,433
Issuance of debt	-	-	-	5,345,000	-	5,345,000
Bond discount	-	-	-	(120,262)	-	(120,262)
Transfer in (out)	937,630	(100,000)	-	-	(307,630)	530,000
TOTAL OTHER FINANCING SOURCES (USES)	948,063	(100,000)	-	5,224,738	(307,630)	5,765,171
CHANGE IN FUND BALANCE	(198,242)	(15,660)	1,166,894	56,023	88,604	1,097,619
FUND BALANCES - BEGINNING OF YEAR	3,869,300	377,348	2,324,325	744,609	290,695	7,606,277
FUND BALANCES - END OF YEAR	\$ 3,671,058	\$ 361,688	\$ 3,491,219	\$ 800,632	\$ 379,299	\$ 8,703,896

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI
RECONCILIATION OF THE GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2022

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

Change in fund balance-total governmental funds	\$ 1,097,619
The acquisition of capital assets requires the use of current financial resources but has no effect on net position.	1,663,210
The cost of capital assets is allocated over their estimated useful lives and is reported as depreciation expense in the statement of activities.	(747,272)
Revenues (expenses) in the statements of activities that do not provide (use) current financial resources are not reported as revenue (expenditures) in the funds.	(24,454)
Pension expenditures are reported as a decrease in fund balance in governmental funds. In the statement of activities, pension expense is the current service cost of providing pension benefits to employees.	126,429
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	1,166,923
Proceeds from the issuance of debt (\$5,545,000) and discounts on the issuance (\$120,262) are reflected as other financing sources in the fund statements, however it is an increase in liabilities in the statement of net position.	(5,224,738)
Amortization of bond issuance premiums and discounts are amortized over the life of the debt in the statement of activities.	(8,864)
The change in compensated absences liability does not affect the use of current financial resources but is recorded as an expense in the statement of activities.	(109,472)
Interest payable does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.	<u>(84,214)</u>
Change in net position of governmental activities	<u><u>\$ (2,144,833)</u></u>

The accompanying notes are integral part of these financial statements.

CITY OF WARRENTON, MISSOURI
STATEMENT OF NET POSITION
PROPRIETARY FUND (WATER AND SEWER FUND)
JUNE 30, 2022

ASSETS

CURRENT ASSETS

Cash and investments	\$ 4,948,361
Accounts receivable (net of allowance for doubtful accounts of \$98,573)	863,868
Prepaid items	2,250
Inventory	8,882
Due (to) from other funds	1,812,410
Restricted assets:	
Cash and investments	1,735,430
TOTAL CURRENT ASSETS	<u>9,371,201</u>

NONCURRENT ASSETS

Capital assets - net of accumulated depreciation	<u>27,437,169</u>
TOTAL ASSETS	<u>36,808,370</u>

DEFERRED OUTFLOWS

Deferred items related to pension	<u>66,421</u>
-----------------------------------	---------------

LIABILITIES

CURRENT LIABILITIES

Accounts payable and retainage	1,268,506
Accrued wages	21,878
Accrued interest payable	7,414
Customer deposits	220,590
Accrued compensated absences - current	61,932
Bonds payable - current	290,000
TOTAL CURRENT LIABILITIES	<u>1,870,320</u>

NONCURRENT LIABILITY

Net bond premium	395,097
Net pension liability	186,756
Accrued compensated absences, net of current portion	59,198
Bonds payable, net of current portion	12,840,000
TOTAL NONCURRENT LIABILITIES	<u>13,481,051</u>
TOTAL LIABILITIES	<u>15,351,371</u>

DEFERRED INFLOWS

Deferred items related to pension	<u>81,986</u>
-----------------------------------	---------------

NET POSITION

Net investment in capital assets	14,641,938
Restricted - debt service	180,045
Restricted - reserve accounts	825,519
Unrestricted	5,793,932
TOTAL NET POSITION	<u>\$ 21,441,434</u>

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
PROPRIETARY FUND (WATER AND SEWER FUND)
FOR THE YEAR ENDED JUNE 30, 2022

OPERATING REVENUE	
Charges for services	\$ 4,547,445
Miscellaneous	17,690
TOTAL OPERATING REVENUE	<u>4,565,135</u>
OPERATING EXPENSES	
Personnel services	877,144
Bad debt expense	5,681
Depreciation	1,402,507
Repairs and maintenance	134,461
Utilities	254,399
Operating supplies	88,904
Other services and charges	152,306
TOTAL OPERATING EXPENSES	<u>2,915,402</u>
OPERATING INCOME	<u>1,649,733</u>
NONOPERATING REVENUE (EXPENSE)	
Investment income	13,871
Interest and fiscal charges	(488,510)
TOTAL NONOPERATING REVENUE (EXPENSE)	<u>(474,639)</u>
INCOME BEFORE OPERATING TRANSFERS AND	
CAPITAL CONTRIBUTIONS	1,175,094
TRANSFERS	<u>(530,000)</u>
CHANGE IN NET POSITION	645,094
NET POSITION - BEGINNING OF YEAR	<u>20,796,340</u>
NET POSITION - END OF YEAR	<u><u>\$ 21,441,434</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI
STATEMENT OF CASH FLOWS
PROPRIETARY FUND (WATER AND SEWER FUND)
FOR THE YEAR ENDED JUNE 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES

Cash received from customers	\$ 4,379,324
Cash paid to suppliers	(2,494,348)
Cash paid to employees	(832,577)
Miscellaneous receipts	17,690
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>1,070,089</u>

**CASH FLOWS FROM NONCAPITAL
FINANCING ACTIVITIES**

Transfer to General Fund	<u>(530,000)</u>
--------------------------	------------------

**CASH FLOWS FROM CAPITAL AND RELATED
FINANCING ACTIVITIES**

Acquisition of capital assets	(4,192,360)
Proceeds from the issuance of debt	5,718,755
Principal repayments	(615,000)
Interest and fiscal charges	(514,882)
NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>396,513</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Investment income	<u>13,871</u>
-------------------	---------------

NET DECREASE IN CASH AND CASH EQUIVALENTS 950,473

**CASH AND CASH EQUIVALENTS -
BEGINNING OF YEAR** 5,733,318

**CASH AND CASH EQUIVALENTS -
END OF YEAR** \$ 6,683,791

Reconciliation of cash and cash equivalents:

Cash and investments	\$ 4,948,361
Restricted cash and investments	1,735,430
Total cash and cash equivalents	<u><u>\$ 6,683,791</u></u>

The accompanying notes are an integral part of these financial statements.

**RECONCILIATION OF OPERATING INCOME TO
NET CASH PROVIDED BY OPERATING ACTIVITIES**

OPERATING INCOME	<u>\$ 1,649,733</u>
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Depreciation	1,402,507
(Increase) decrease in assets:	
Accounts receivable	(163,458)
Receivable - Other	2,761
(Increase) decrease in deferred outflows/inflows	82,613
Increase (decrease) in liabilities:	
Accounts payable	(29,119)
Accrued wages and related items	53,447
Due to other funds	(1,830,829)
Customer deposit	(4,663)
Other accrued expenses	(1,410)
Net pension liability	(91,493)
TOTAL ADJUSTMENTS	<u>(579,644)</u>
 NET CASH PROVIDED BY OPERATING ACTIVITIES	 <u><u>\$ 1,070,089</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF WARRENTON, MISSOURI
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Warrenton, Missouri (the City), incorporated in 1864, is a fourth-class city. The City operates under a Mayor and Board of Aldermen form of government. The significant accounting policies applied by the City in the preparation of the accompanying combined financial statements are summarized below:

A. REPORTING ENTITY

As required by accounting principles generally accepted in the United States of America (GAAP), the accompanying basic financial statements present the activities of the City (the Primary Government) and its component unit. The component unit discussed below is included in the City's reporting entity because of the significance of its operation or financial relationship with the City.

Included in the reporting entity is the Industrial Development Authority of the City of Warrenton, Missouri (IDA). This corporation is organized to develop, advance, encourage, and promote commercial, industrial, agricultural, and manufacturing facilities in the City. The IDA is incorporated as an Industrial Development Corporation, which is an entity legally separate from the City. The component unit has been blended into the City's primary government, because management and the board of aldermen have operational responsibility for the IDA. The component unit does not issue separately audited financial statements.

B. BASIC FINANCIAL STATEMENTS

Basic financial statements consist of the following:

- Government-wide financial statements,
- Fund financial statements, and
- Notes to the basic financial statements

The government-wide financial statements consist of the statement of net position and the statement of activities and report information on all of the nonfiduciary activities of the Primary Government and its component units. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. All internal balances in the statement of net position have been eliminated, except for those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total government column. In the statement of activities, transactions between the governmental and business-type activities have been eliminated. Exceptions to this general rule are charges between the City's Water and Sewer Fund and the various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued**

B. **BASIC FINANCIAL STATEMENTS - continued**

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, police, public improvements, cultural and recreation, and planning and development. The business-type activities of the City include water and sewer services.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or activity. Program revenue includes charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or activity, as well as grants and contributions. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate fund based financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The major governmental funds are the General Fund, Capital Improvements Fund, and Interchange Fund. GASB No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues, or expenditures/expenses of either fund category for the governmental and proprietary combined) for the determination of major funds. The non-major funds are combined in a column 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 funds financial statements. Revenues are recorded when earned or, for property tax revenues, in the period for which levied. Expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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 collectible within the current period or soon enough thereafter to pay liabilities of the current period. The City, in general, considers tax revenues and other revenue available if they are collected within 60 days after year-end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due, and certain compensated absences and claims and judgments which are recognized when payment is due.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued**

C. **MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION - continued**

For the governmental fund's financial statements, the City considers all revenues susceptible to accrual and recognizes revenue if the accrual criteria are met. Specifically, sales taxes, franchise taxes, licenses, interest, special assessments, charges for services, and other miscellaneous revenue are considered to be susceptible to accrual and have been recognized as revenue in the current fiscal period.

The accounts of the City are organized on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions.

The City reports the following major governmental funds:

The General Fund - The City's primary operating fund, which accounts for all the financial resources and the legally authorized activities of the City except those required to be accounted for in other specialized funds.

The Capital Improvements Fund - The Fund is used to account for sales tax dedicated for the purchase of capital items.

The Interchange Fund - The Fund is used to account for debt proceeds that will be used to pay for construction of new interchange and taxes collected to pay for the related debt.

TIF RPA1 Fund - The Fund is used to account for taxes collected that will be used to repay debt issued to finance improvements made within the District which were paid for by the developer.

The City reports the following major proprietary fund:

The Water and Sewer Fund - The City uses this proprietary fund to account for the activities of providing water and sewer service to the citizens of the City.

Proprietary funds distinguish operating revenues and expenses from non-operating 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 Proprietary Fund are charges to customers for sales and services. Operating expenses for the proprietary 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 non-operating revenues and expenses.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued**

D. **CAPITAL ASSETS**

Capital assets, which include land, buildings and improvements, equipment, and infrastructure assets (e.g., roads, sidewalks, traffic lights, streetlights, sewer lines and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial individual cost of \$5,000 or more and an estimated useful life in excess of one year. Infrastructure assets with an initial cost of \$25,000 or more are also capitalized and depreciated. Donated capital assets are recorded at acquisition value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives is not capitalized. Major outlays for capital assets and improvements are capitalized as projects are being constructed.

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

<u>Major Group</u>	<u>Life</u>
Buildings and improvements	5 - 40 years
Equipment	7 - 10 years
Land improvements	20 years
Infrastructure	10 - 50 years

The government-wide financial statements do not reflect infrastructure assets completed prior to July 1, 2000.

E. **ESTIMATES**

The preparation of financial statements in conformity with generally accepted accounting principles requires the City to make estimates and assumptions that affect the reported amounts of assets and liabilities at fiscal year-end and revenues and expenditures during the reporting period. Actual results could vary from the estimates that management uses.

F. **RESTRICTED CASH AND INVESTMENTS**

Certain cash and investments are restricted for the repayment of debt, construction or purchase of assets, or repair and replacement of assets.

G. **INTERFUND TRANSACTIONS**

Transactions that constitute reimbursements to a fund for expenditures initially made from it that are applicable to another fund are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the fund that is reimbursed.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued**

G. **INTERFUND TRANSACTIONS - continued**

All other interfund transactions are reported as transfers and are reported “net” in the fund financial statements. Transfers between governmental funds are eliminated in the conversion to the government-wide financial statements, while transfers between governmental and proprietary funds are reported “net.”

H. **ACCOUNTS RECEIVABLE**

Water and Sewer

The City grants credit to residents for water and sewer service. Service is discontinued if the bill is not paid within two billing cycles. The City assesses a penalty of 8% on water and sewer if not paid by the 15th of the month. No interest is charged on past due accounts. Once an account reaches 30 days past due, it is sent to a collection agency. The City has recorded an allowance for doubtful accounts of \$98,573. The estimate is based on the City’s experience in collecting past due accounts.

I. **INVENTORIES AND PREPAID ITEMS**

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as an expenditure when consumed rather than when purchased.

J. **PROPERTY TAX**

The City’s property tax is levied each year on the assessed value listed as of the prior January 1 for all real and personal property located in the City. Taxes are levied on September 1 and payable by December 31. A lien is placed on the property on January 1 and is then subject to interest and penalties. The assessed value at January 1, 2021, upon which the 2021 levy was based for real, personal, and public utility property, was \$113,134,430. The City’s tax rate was levied at \$0.2926 and \$0.1732 per \$100 of assessed valuation for the General Fund and the Special Revenue Fund (Parks), respectively.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued**

K. **COMPENSATED ABSENCES**

The policy for vacation pay allows employees to take time off with pay and requires vacation leave to be used in the year after accumulation.

Employees may accumulate sick leave up to a maximum of 720 hours. Accumulated sick pay is paid only on the following: (a) 50% after 10 years of service, (b) 75% after 15 years of service, and (c) 100% after 25 years of service.

As of June 30, 2022, the liability for accrued vacation and sick leave in governmental activities is \$244,807. Accrued compensated absences relating to governmental activities are recorded in the government-wide statements only. The amount applicable to the Proprietary Fund of \$121,130 has been recorded in both the enterprise fund and government-wide statements.

L. **LONG-TERM LIABILITIES**

In the government-wide financial statements and proprietary funds financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund type statements of net position. Initial-issue bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. The difference between the reacquisition price of refunding bonds and the net carrying amount of refunded debt (deferred amount on refunding) is amortized over the shorter of the lives of the refunding debt or remaining life of the refunded debt. Bond issuance costs are expensed when incurred in government-wide statements. Amortization of bond premiums or discounts and deferred amounts on refunding are included in interest expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. 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 debt service expenditures.

M. **NET POSITION AND FUND EQUITY**

In government-wide financial statements net position is reported in three categories: net investment in capital assets; restricted net position; and unrestricted net position. Net investment in capital assets represents capital assets less accumulated depreciation less outstanding principal on related debt. Net investment in capital assets does not include the unspent proceeds of capital debt. Restricted net position represents net position restricted by parties outside of the City (such as creditors, grantors, contributors, laws and regulations of other governments). All other net position is considered unrestricted.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued**

M. **NET POSITION AND FUND EQUITY - continued**

When both restricted and unrestricted sources are available for use, it is the City's policy to use restricted first, then unrestricted resources as they are needed. The government-wide statement of net position reports \$4,085,828 of restricted net position for governmental activities, all of which is restricted by enabling legislation. Business-type activities also reports restricted net position of \$1,005,564, none of which is restricted by enabling legislation.

Fund Balance Classification - The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable - Resources which cannot be spent because they are either a) not in spendable form or; b) legally or contractually required to be maintained intact.

Restricted - Resources with constraints placed on the use of resources are either a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation.

Committed - Resources which are subject to limitations the government imposes upon itself at its highest level of decision making (ordinance), and that remain binding unless removed in the same manner.

Assigned - Resources neither restricted nor committed for which a government has a stated intended use as established by the Board of Aldermen or an official to which the Board of Aldermen has delegated the authority to assign amounts for specific purposes. Currently the Board of Alderman have not delegated this authority to anyone.

Unassigned - Resources which cannot be properly classified in one of the other four categories. The General Fund is the only fund that reports a positive unassigned fund balance amount. Unassigned balances also include negative balances in the governmental funds reporting resources restricted for specific programs.

The City would typically use restricted fund balances first, followed by committed resources and assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first.

N. **CASH AND INVESTMENTS**

The City pools the cash of all funds, except for monies deposited with fiscal agents in accordance with related bond indentures and other monies required to be accounted for separately. The cash and investments balance in each fund represent that fund's equity share of the City's cash and investment pool. The City's investments are carried at fair value. Interest income earned on pooled cash and investments is allocated to the various funds. Interest income on restricted cash and investments is credited directly to the related fund.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued**

N. **CASH AND INVESTMENTS - continued**

For purposes of the statement of cash flows, the City has defined cash and cash equivalents to be investments with an original maturity of three months or less.

The City is authorized to invest funds not immediately needed for the purposes to which the funds are applicable in obligations of the United States Treasury, United States Government Agencies, Repurchase Agreements, Certificates of Deposit, Banker's Acceptance, and Commercial Paper.

O. **PENSION**

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. 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.

2. **BUDGETS AND BUDGETARY ACCOUNTING**

The City follows these procedures in establishing the budgetary data reflected in the required supplementary information in the financial statements:

- a. Prior to May 1, the Financial Officer submits to the City Administrator a proposed operating budget for the fiscal year which includes supporting schedules. Upon City Administrator's approval, the budget is submitted to the Board of Alderman. The operating budget includes proposed expenditures and the means of financing them.
- b. Review of the proposed budget is provided with the Board of Alderman during an open work session during which the public may provide comments.
- c. Prior to July 1, the budget is adopted by the Board of Aldermen.
- d. Budgets are adopted on a basis consistent with U.S. generally accepted accounting principles except Proprietary Funds which include capital outlay as an expense. The Industrial Development Authority Fund is not budgeted.
- e. The current year's budget includes amendments. Budget amendments must be approved by the Board of Aldermen.
- f. All annual appropriations lapse at fiscal year-end.

3. CASH AND TEMPORARY INVESTMENTS

Credit Risk - The City will minimize credit risk (the risk of loss due to the failure of the security issuer or backer) by pre-qualifying the financial institutions, brokers/dealers, intermediaries, and advisors with which the City will do business and diversifying the portfolio so that potential losses on individual securities will be minimized.

Custodial Credit Risk - For deposits and investments, the custodial credit risk is the risk that in the event of the failure of the counterparty, the City will be able to recover the value of its investments or collateral securities that are in the possession of an outside party. It is the City's policy that all deposits and investments be insured, covered by collateral, or be investments backed by the full faith and credit of the United States Government. All securities, which serve as collateral against the deposits of a depository institution must be safekept at a non-affiliated custodial facility. Depository institutions pledging collateral against deposits must, in conjunction with the custodial agent, furnish the necessary custodial receipts within five business days from the settlement date. Investments of the City are generally insured, collateralized, or invested in securities of the United States or its agencies.

Interest Rate Risk - The City will minimize the risk that the market value of securities in the portfolio will fall due to changes in general interest rates by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and by investing operating funds primarily in shorter-term securities. The City does not hold any investments at June 30, 2022 that are subject to interest rate risk.

To the extent possible, the City shall attempt to match its investments with anticipated cash flow requirements. Investments in bankers' acceptances shall mature and become payable not more than one hundred eighty days (180) from the date of purchases. All other investments shall mature and become payable not more than five (5) years from the date of purchase. The City shall adopt weighted average maturity limitations that should not exceed three (3) years and is consistent with the investment objectives.

Concentration of Credit Risk - It is the City's policy to minimize the risk of loss resulting from over concentration of assets in specific maturity, specific issuer, or specific class of securities. Diversification strategies shall be established and periodically reviewed. At a minimum, diversification standards by security type and issuer shall be:

- a) U.S. Treasuries and Securities having principal and/or interest guaranteed by the U.S. government. Exposure Limit - 100%
- b) Collateralized time and demand deposits. Exposure Limit - 100%.
- c) U.S. Government Agencies and government sponsored enterprises. Exposure Limit - No more than 60%
- d) Collateralized repurchased agreements. Exposure Limit - No more than 50%
- e) U.S. Government Agency callable securities. Exposure Limit - No more than 30%

3. **CASH AND TEMPORARY INVESTMENTS - continued**

Cash - At June 30, 2022, the carrying amount of the City's deposits was \$16,468,382. Bank balances held at financial institutions of \$16,490,319 were covered by the Federal Deposit Insurance Corporation (FDIC), a letter of credit from the financial institution, or were collateralized by the pledging financial institution or its agent in the City's name.

4. **FAIR VALUE MEASUREMENTS**

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

The City holds money market funds held by the City's trustee related to sewer improvement bonds issued under the State of Missouri's State Revolving Fund. Money market funds totaling \$785,987 are valued at fair market value using Level 1 inputs.

The City had the following nonrecurring fair value measurements as of June 30, 2022:

Land held for investment was valued based on an appraisal of the land (Level 3). The land held by the City was appraised to determine what a reasonable asking price would be for this particular piece of land. The land was valued using the sales comparison valuation approach. The estimated fair value of the land was based on the sales price of comparable properties sold in the area with similar characteristics. There was no adjustment to the fair value of this land during the fiscal year ended June 30, 2022.

5. CAPITAL ASSETS

Capital asset activity for the primary government for the year ended June 30, 2022 is as follows:

	Balance Beginning Of Year	Additions	Deletions	Balance End of Year
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 2,673,984	\$ -	\$ -	\$ 2,673,984
Construction in progress	920,240	1,621,475	(17,870)	2,523,845
Total capital assets, not depreciated	<u>3,594,224</u>	<u>1,621,475</u>	<u>(17,870)</u>	<u>5,197,829</u>
Capital assets, being depreciated				
Buildings	10,009,934	-	-	10,009,934
Building improvements	706,157	6,100	-	712,257
Land improvements	2,120,721	25,172	-	2,145,893
Equipment	2,599,720	28,333	(95,959)	2,532,094
Infrastructure	9,315,462	-	-	9,315,462
Total capital assets, being depreciated	<u>24,751,994</u>	<u>59,605</u>	<u>(95,959)</u>	<u>24,715,640</u>
Less accumulated depreciation:				
Buildings	(2,346,153)	(251,720)	-	(2,597,873)
Building improvements	(353,124)	(27,512)	-	(380,636)
Land improvements	(1,601,823)	(78,779)	-	(1,680,602)
Equipment	(1,946,214)	(115,572)	95,959	(1,965,827)
Infrastructure	<u>(2,983,988)</u>	<u>(273,689)</u>	<u>-</u>	<u>(3,257,677)</u>
Total accumulated depreciation	<u>(9,231,302)</u>	<u>(747,272)</u>	<u>95,959</u>	<u>(9,882,615)</u>
Net capital assets being depreciated	<u>15,520,692</u>	<u>(687,667)</u>	<u>-</u>	<u>14,833,025</u>
Subtotal governmental activities	<u>\$ 19,114,916</u>	<u>\$ 933,808</u>	<u>\$ (17,870)</u>	<u>\$ 20,030,854</u>

5. **CAPITAL ASSETS - continued**

	Balance Beginning Of Year	Additions	Deletions	Balance End of Year
Business-type activities:				
Capital assets, not being depreciated				
Land	\$ 658,549	\$ -	\$ -	\$ 658,549
Construction in progress	771,136	4,196,724	(70,532)	4,897,328
Total capital assets, not depreciated	<u>1,429,685</u>	<u>4,196,724</u>	<u>(70,532)</u>	<u>5,555,877</u>
Capital assets, being depreciated				
Buildings	8,277,295	-	-	8,277,295
Building improvements	7,032,797	-	-	7,032,797
Land improvements	157,619	-	-	157,619
Equipment	2,360,445	45,713	(24,044)	2,382,114
Infrastructure	19,478,128	875,811	-	20,353,939
Total capital assets, being depreciated	<u>37,306,284</u>	<u>921,524</u>	<u>(24,044)</u>	<u>38,203,764</u>
Less accumulated depreciation:				
Buildings	(5,632,480)	(178,695)	-	(5,811,175)
Building improvements	(1,651,856)	(318,235)	-	(1,970,091)
Land improvements	(58,803)	(6,382)	-	(65,185)
Equipment	(1,480,525)	(145,860)	24,044	(1,602,341)
Infrastructure	(6,120,344)	(753,336)	-	(6,873,680)
Total accumulated depreciation	<u>(14,944,008)</u>	<u>(1,402,508)</u>	<u>24,044</u>	<u>(16,322,472)</u>
Net capital assets being depreciated	<u>22,362,276</u>	<u>(480,984)</u>	<u>-</u>	<u>21,881,292</u>
Subtotal business-type activities	<u>23,791,961</u>	<u>3,715,740</u>	<u>(70,532)</u>	<u>27,437,169</u>
Total, Net Capital Assets	<u>\$ 42,906,877</u>	<u>\$ 4,649,548</u>	<u>\$ (88,402)</u>	<u>\$ 47,468,023</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
Administrative	\$ 66,839
Finance department	538
Police department	34,762
Animal control	5,354
Street department	267,244
Cemetery	10,475
Building commission	4,338
Culture and recreation	<u>357,722</u>
Total depreciation expense - governmental activities	\$ <u>747,272</u>
Business-type activities:	
Water and sewer	\$ <u>1,402,508</u>

6. LONG-TERM DEBT

The following is a summary of the outstanding debt of the governmental activities:

The City issued Neighborhood Improvement District bonds in 2003. These bonds were used to pay construction costs on various neighborhood improvement district projects. This debt will be serviced by the Neighborhood Improvement District Fund through special assessments. At June 30, 2022, the outstanding balance is as follows:

2003 Neighborhood Improvement District Bonds	<u>\$44,000</u>
Ashland Meadows Project	
Interest - 3.25% to 5.125%	
Matures - 2023	
Payments are due on March 1 and September 1	

In November 2016, the City entered into a direct borrowing note totaling \$15,400,000 with the Missouri Transportation Finance Corporation (MFTC). The note was for the purpose of the construction of a new I-70 interchange and related road projects. The debt will be serviced by a special sales tax accounted for in the Interchange Fund. As of June 30, 2022, the outstanding balance is as follows:

Missouri Transportation Finance Corporation	<u>\$8,481,865</u>
Interest - 2.64%	
Matures - 2037	
Payments are due on March 31 and October 31	

In November 2017, the City issued General Obligation Bonds Series 2017 to finance the constructing, furnishing and equipping of park, recreation and aquatic facilities and any related utility and roadway improvements. The debt will be serviced by the Capital Improvements Fund. As of June 30, 2022, the outstanding balance is as follows:

General Obligation Bonds - Series 2017	<u>\$5,310,000</u>
Interest - 2% to 3.125%	
Matures - 2037	
Payments are due on May 1 and November 1	

In May 2019, the City entered into a direct borrowing note totaling \$1,176,000 with the Missouri Transportation Finance Corporation (MFTC). The note was for the purpose of the construction of sidewalks along Route 47. The City will draw down the funds over the next two years. The debt will be serviced by the transportation sales tax accounted for in the General Fund. As of June 30, 2022, the outstanding balance is as follows:

Missouri Transportation Finance Corporation	<u>\$936,048</u>
Interest - 2.93%	
Matures - 2029	
Payments are due on July 15	

6. **LONG-TERM DEBT** - continued

In January 2022, the City issued Tax Increment and Improvement District Revenue Bonds - Series 2022. The bonds were issued for the purpose of reimbursing eligible redevelopment expenses incurred during the redevelopment of RPA 1 TIF District within the City of Warrenton, Missouri. The bonds are special, limited obligations of the City, payable solely from Pledged Revenue. Payment of the debt service will be made from the RPA 1 TIF Fund, which will collect the following revenues imposed within the district: 1) Economic Activity Sales Taxes; 2) Payments in Lieu of Taxes; and 3) CID Sales Tax.

Tax Increment and Improvement District Revenue Bonds \$5,345,000
 Interest - 3.625%
 Matures - 2031
 Payments are due on March 1 and July 1

The annual principal and interest requirements of the debt related to the governmental activities is as follows for the years ended June 30:

Year	Principal	Interest	Total
2023	\$ 1,806,940	\$ 594,005	\$ 2,400,945
2024	1,721,025	525,444	2,246,469
2025	1,775,735	475,441	2,251,176
2026	1,830,695	424,311	2,255,006
2027	1,881,270	371,174	2,252,444
2028-2032	8,956,248	996,798	9,953,046
2033-2037	1,935,000	183,232	2,118,232
2038-2041	210,000	3,281	213,281
	<u>\$ 20,116,913</u>	<u>\$ 3,573,686</u>	<u>\$ 23,690,599</u>

The following is a summary of the outstanding debt in the Proprietary Fund:

During 2001, the City issued Water Pollution Control Revenue Bonds to refund previously issued bonds. The bonds are recorded in the Proprietary Fund and will be serviced by that fund. On June 30, 2022, the outstanding principal on the bonds consists of the following:

Water Pollution Control Revenue Bonds - Series 2001C \$70,000
 Interest rate - 3% to 5.375%
 Matures - 2022
 Payments are due on January 1 and July 1

During 2002, the City issued Waterworks and Sewerage System Revenue Bonds to finance the extension and improvement of the sewer system. The bonds are recorded in the Proprietary Fund and will be serviced by that fund. On June 30, 2022, the outstanding principal on the bonds consists of the following:

Water Pollution Control and Drinking
 Water Revenue Bonds - Series 2002 \$220,000
 Interest rate - 3% to 5.375%
 Matures - 2023
 Payments are due on January 1 and July 1

6. **LONG-TERM DEBT** - continued

During 2014, the City issued Waterworks and Sewerage System Revenue Bonds to finance the acquiring, constructing, extending and improving of the City's combined waterworks and sewerage system. The bonds are recorded in the Proprietary Fund and will be serviced by that fund. On June 30, 2022, the outstanding principal on the bonds consists of the following:

Combined Waterworks and Sewerage System - Series 2014 \$7,530,000
 Interest rate - 2% to 3.55%
 Matures - 2039
 Payments are due on January 1 and July 1

During 2021, the City issued Waterworks and Sewerage System Revenue Bonds to finance the acquiring, constructing, extending and improving of the City's combined waterworks and sewerage system. The bonds are recorded in the Proprietary Fund and will be serviced by that fund. On June 30, 2022, the outstanding principal on the bonds consists of the following:

Combined Waterworks and Sewerage System - Series 2021 \$5,310,000
 Interest rate - 2.0% to 4.0%
 Matures - 2046
 Payments are due on January 1 and July 1

The annual principal and interest requirements of the Proprietary Fund debt are as follows for the years ended June 30:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 290,000	\$ 166,995	\$ 456,995
2024	485,000	395,592	880,592
2025	500,000	379,342	879,342
2026	520,000	362,492	882,492
2027	535,000	345,042	880,042
2028-2032	2,960,000	1,431,035	4,391,035
2033-2037	3,505,000	890,212	4,395,212
2038-2042	2,930,000	313,690	3,243,690
2043-2047	1,405,000	80,378	1,485,378
	<u>\$ 13,130,000</u>	<u>\$ 4,364,778</u>	<u>\$ 17,494,778</u>

6. LONG-TERM DEBT - continued

A summary of changes in long-term debt for the year ended June 30, 2022 is as follows:

	BALANCE, BEGINNING OF YEAR	ADDITIONS	REDUCTIONS	BALANCE, END OF YEAR	DUE WITHIN ONE YEAR
Governmental activities:					
Neighborhood Improvement					
District Bonds	\$ 64,000	\$ -	\$ (20,000)	\$ 44,000	\$ 44,000
Direct borrowings	10,284,836	-	(866,923)	9,417,913	877,940
General Obligation Bonds	5,590,000	-	(280,000)	5,310,000	285,000
TIF Bonds	-	5,345,000	-	5,345,000	600,000
Bond premium/discount	68,962	(120,262)	8,864	(42,436)	-
Compensated absences	135,335	269,843	(160,371)	244,807	132,347
Subtotal governmental activities	<u>16,143,133</u>	<u>5,494,581</u>	<u>(1,318,430)</u>	<u>20,319,284</u>	<u>1,939,287</u>
Business-type activities:					
Waterworks and Sewerage System Refunding					
Revenue Bonds	140,000	-	(70,000)	70,000	70,000
Water Pollution Control and Drinking Water Revenue Bonds	435,000	-	(215,000)	220,000	220,000
Waterworks and Sewerage System Revenue Bonds	7,860,000	5,310,000	(330,000)	12,840,000	-
Deferred amounts:					
Issuance premiums	<u>7,341</u>	<u>408,754</u>	<u>(20,998)</u>	<u>395,097</u>	<u>-</u>
Total bonds and certificates payable	8,442,341	5,718,754	(635,998)	13,525,097	290,000
Compensated absences	<u>68,921</u>	<u>181,112</u>	<u>(128,903)</u>	<u>121,130</u>	<u>61,932</u>
Subtotal business-type activities	<u>8,511,262</u>	<u>5,899,866</u>	<u>(764,901)</u>	<u>13,646,227</u>	<u>351,932</u>
Total	<u>\$ 24,654,395</u>	<u>\$ 11,394,447</u>	<u>\$ (2,083,331)</u>	<u>\$ 33,965,511</u>	<u>\$ 2,291,219</u>

The revenue bonds are collateralized by the revenue from the sewer system and the various special funds established by the bond ordinances. The ordinances provide that the revenue of the system is to be used first to pay operating and maintenance expenses of the system and second to establish and maintain the revenue bond funds. Any remaining revenues may then be used for any lawful purpose. Deposits in the revenue bond funds are to be made by the first day of each month. The ordinances also contain certain provisions which require the City to maintain pledged revenues, as defined in the ordinances, for each year of at least 120% of the annual debt service requirements. For fiscal year ended June 30, 2022, the revenue bond coverage is 294%.

The General Fund and Water and Sewer Fund have typically been used in prior years to liquidate the compensated absences.

7. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The following operating transfers were made during the fiscal year ending June 30, 2022:

	<u>TRANSFER IN</u>	<u>TRANSFER OUT</u>
Governmental Funds:		
General Fund	\$ 937,630	\$ -
Capital Improvements Fund	-	100,000
Nonmajor Funds:		
Park and Tourism Fund	-	307,630
Proprietary Funds:		
Water and Sewer Fund	-	530,000

The Parks and Tourism Fund transferred funds received from tourism tax to the General Fund to subsidize costs related to events, park management fee, and a portion of the event coordinator's salary recorded as expenditures in the General Fund. The Water and Sewer Fund subsidizes the General Fund for expenses paid by the General Fund related to the administration of the water and sewer accounts. The Capital Improvements Fund transferred funds to the General Fund to subsidize a portion of costs paid by General Fund that are capital in nature.

Due to/from other funds at June 30, 2022 are as follows:

	<u>DUE FROM</u>	<u>DUE TO</u>
Governmental Funds:		
General Fund	\$ 1,896,845	\$ 83,985
Non-major Funds:		
Cemetery Fund	-	450
Proprietary Fund:		
Water and Sewer Fund	-	1,812,410

Occasionally the various funds of the City have short-term receivables and payables to cover receipts and expenditures in one fund that will be transferred to another fund.

8. PENSION PLAN

Plan Description

Effective August 1, 2015, the City commenced participation in Missouri Local Government Employees Retirement System (LAGERS). The City's defined benefit pension plan provides certain retirement, disability and death benefits to plan members and beneficiaries. LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at www.molagers.org.

8. **PENSION PLAN** - continued

In accordance with generally accepted accounting principles and based on the timing of the audit in relation to the timing of the reports needed to complete the financial statements, the City has elected to use June 30, 2021 as the measurement date for the reporting of pension related items.

Benefits Provided

LAGERS provides retirement, death and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police) with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 (50 for police) and receive a reduced allowance.

Benefit Program	1.0% for life
Final Average Salary	5 years
Member Contribution Rate	4%

Benefit terms provide for annual post retirement adjustments to each member's retirement allowance subsequent to the member's retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4% per year.

Employees Covered By Benefit Terms

At June 30, 2021, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	6
Inactive employees entitled to but not yet receiving benefits	14
Active employees	67
TOTAL	<u>87</u>

Contributions - The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer also contribute 4% of the wages to the pension plan. Employer contribution rates are 7.3% (General) and 6.0% (Police) of annual covered payroll for the year ended June 30, 2021.

Net Pension Liability - The employer's net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of February 29, 2021.

8. **PENSION PLAN** - continued

Actuarial assumptions - The total pension liability in the February 29, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage; 2.25% price
Salary Increase	2.75% to 6.75% including wage inflation
Investment rate of return	7.00%, net of investment expenses

The healthy retiree mortality tables, for post-retirement mortality, were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above-described tables.

The actuarial assumptions used in the February 28, 2021 valuation were based on the results of an actuarial experience study for the period March 1, 2015 through February 28, 2020.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses 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 allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	35.00%	4.78%
Fixed Income	31.00	1.41
Real Assets	36.00	3.29
Strategic Assets	8.00	5.25
Alpha	15.00	3.67
Cash/Leverage	-25.00	-0.29

8. **PENSION PLAN** - continued

Discount rate - The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Changes in the Net Pension Liability

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances as of June 30, 2021	\$ 2,836,421	\$ 1,456,384	\$ 1,380,037
Changes for the year:			
Service Costs	211,356	-	211,356
Interest on pension liability	211,773	-	211,773
Changes in benefit terms	-	-	-
Difference between expected and actual experience	8,284	-	8,284
Change in assumptions	(21,922)	-	(21,922)
Contributions - employer	-	220,821	(220,821)
Contributions - employee	-	129,277	(129,277)
Net investment income	-	510,242	(510,242)
Benefits Payments	(39,192)	(39,192)	-
Administrative expenses	-	(7,920)	7,920
Other (net transfers)	-	25,552	(25,552)
Net Changes	370,299	838,780	(468,481)
Balances as of June 30, 2022	\$ 3,206,720	\$ 2,295,164	\$ 911,556

Sensitivity of the net pension liability to changes in the discount rate - The following presents the Net Pension Liability of the employer, calculated using the discount rate of 7.00%, as well as what the employer's Net Pension Liability would be using a discount rate that is 1 percentage point lower 6.00% or one percentage point higher 8.00% than the current rate.

8. **PENSION PLAN** - continued

	1% Decrease	Current Discount Rate	1% Increase
Net pension liability	\$ 1,500,599	\$ 911,556	\$ 1,977,387

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

For the year ended June 30, 2022 the employer recognized pension expense of \$86,787. The employer reported deferred outflows and inflows of resources related to the pension from the following sources:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Difference between expected and actual experience	\$ 106,913	\$ 102,384
Change in assumptions	17,750	39,365
Net difference between projected and actual earnings on pension plan investments	-	273,037
Employer contributions subsequent to the measurement date	222,095	-
Total	<u>\$ 346,758</u>	<u>\$ 414,786</u>

The deferred outflows of resources related to pension resulting from City contributions subsequent to measurement date of \$222,095 will be recognized as a reduction of net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:	
2021	\$ (70,250)
2022	(63,331)
2023	(64,707)
2024	(78,266)
2025	(1,508)
Thereafter	(12,062)

9. CONTINGENCIES

From time to time, the City is a party to various pending claims and legal actions arising in the ordinary course of its operations. Although the outcome of such matters cannot be forecast with certainty, in the opinion of management, all such matters are adequately covered by insurance, or if not covered, are without merit or involve amounts such that an unfavorable disposition would not have a material effect on the financial statements of the City.

During the first quarter of 2020, there was a global outbreak of a novel strain of the coronavirus (COVID-19), which resulted in a significant disruption to businesses and individuals throughout the world. This outbreak of COVID-19 could affect the operations and future revenue of the City. At the time these financial statements were issued, the City is unable to fully quantify the current and future effects of COVID-19 on its financial position, revenues and expense. However, the City's management does not expect a significant effect on future revenues and expenses at this time.

10. NEW ACCOUNTING PRONOUNCEMENTS

The Annual Comprehensive Financial Report for the fiscal year ended June 30, 2021, include the adoption of the following Governmental Accounting Standards Board pronouncements. GASB Statement No. 87, *Leases*; GASB Statement No. 92, *Omnibus 2020*; GASB Statement No. 93, *Replacement of Interbank Offered Rates*; and GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment to GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*.

The effect on the City's financial statements of the following statements issued, but not yet adopted, has not yet been determined.

This report does not incorporate GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*; GASB Statement No. 96, *Subscriptions-Based Information Technology Arrangements*; GASB Statement No. 99, *Omnibus 2022*; GASB Statement No. 100, *Accounting Changes and Error Corrections-an amendment to GASB Statement No. 62*; and GASB Statement No. 101, *Compensated Absences*. The effects on the City's financial statements as a result of adoption of these new pronouncements are unknown. The City will adopt and implement these statements at the required time.

11. SUBSEQUENT EVENTS

In preparing these financial statements, management has evaluated events and transactions for potential recognition or disclosure through the date of the Independent Auditors' Report, the date the financial statements were available to be issued.

The City purchased a 2023 Titan Combination Truck for \$454,255 in August 2022. The City also entered into a agreement to purchase new enterprise software totaling \$215,000.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
OPERATING REVENUE				
Taxes	\$ 3,833,604	\$ 4,079,604	\$ 4,242,484	\$ 162,880
Intergovernmental	2,500,710	2,574,585	1,346,024	(1,228,561)
Charges for services	636,225	636,225	773,005	136,780
Licenses and permits	204,600	204,600	100,820	(103,780)
Fines and forfeitures	352,275	176,025	153,713	(22,312)
Investment income	20,200	20,200	10,779	(9,421)
Lot sales	13,500	13,500	15,851	2,351
Miscellaneous	10,400	10,400	30,717	20,317
TOTAL OPERATING REVENUE	<u>7,571,514</u>	<u>7,715,139</u>	<u>6,673,393</u>	<u>(1,041,746)</u>
EXPENDITURES				
Current:				
Administrative	1,346,971	1,346,971	1,311,807	35,164
Police and court	2,562,344	2,562,344	2,529,255	33,089
Street department	735,604	735,604	601,722	133,882
Culture and recreation	1,296,896	1,296,896	1,152,586	144,310
Planning and development	458,603	458,603	424,514	34,089
Capital outlay	2,643,558	2,715,258	1,666,306	1,048,952
Debt Service:				
Principal, interest and fiscal charges	133,508	133,508	133,508	-
TOTAL EXPENDITURES	<u>9,177,484</u>	<u>9,249,184</u>	<u>7,819,698</u>	<u>1,429,486</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(1,605,970)</u>	<u>(1,534,045)</u>	<u>(1,146,305)</u>	<u>387,740</u>
OTHER FINANCING SOURCES (USES)				
Proceeds from the sale of capital assets	10,000	10,000	10,433	433
Transfer in (out)	1,043,073	1,043,073	937,630	(105,443)
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,053,073</u>	<u>1,053,073</u>	<u>948,063</u>	<u>(105,010)</u>
CHANGE IN FUND BALANCE	<u>(552,897)</u>	<u>(480,972)</u>	<u>(198,242)</u>	<u>\$ 282,730</u>
FUND BALANCES - BEGINNING OF YEAR	<u>3,869,300</u>	<u>3,869,300</u>	<u>3,869,300</u>	
FUND BALANCE - END OF YEAR	<u>\$ 3,316,403</u>	<u>\$ 3,388,328</u>	<u>\$ 3,671,058</u>	

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2022

1. BUDGETARY INFORMATION

The City prepares its budget on a basis consistent with generally accepted accounting principles. The budgetary process is detailed in Note 2 of the notes to financial statements.

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
LAGERS (GENERAL AND POLICE DIVISIONS)
YEARS ENDING JUNE 30,

	2022	2021	2020	2019	2018	2017
Total Pension Liability						
Service cost	\$ 211,356	\$ 191,015	\$ 168,908	\$ 170,122	\$ 160,513	\$ 51,559
Interest on the total pension liability	211,773	182,116	157,426	138,372	119,824	1,762
Change of benefit terms	-	-	-	-	-	1,575,966
Difference between expected and actual experience	8,284	57,410	25,684	(27,160)	(28,845)	(53,321)
Changes of assumptions	(21,922)	-	-	(16,888)	14,652	-
Benefit payments	(39,192)	(24,036)	(20,664)	(5,921)	-	(2,073)
Net change in total pension liability	370,299	406,505	331,354	258,525	266,144	1,573,893
Total pension liability - beginning	2,836,421	2,429,916	2,098,562	1,840,037	1,573,893	-
Total pension liability - ending	\$ 3,206,720	\$ 2,836,421	\$ 2,429,916	\$ 2,098,562	\$ 1,840,037	\$ 1,573,893
Plan Fiduciary Net Position						
Contributions-employer	\$ 220,821	\$ 210,689	\$ 180,957	\$ 176,779	\$ 155,275	\$ 123,768
Contributions-employee	129,277	120,991	105,975	98,125	100,257	80,089
Net investment income	510,242	17,600	62,214	79,259	33,388	10,582
Benefit payments, including refunds	(39,192)	(24,036)	(20,664)	(5,921)	-	(2,073)
Pension plan administrative expense	(7,920)	(10,497)	(8,704)	(5,296)	(4,975)	(4,126)
Other (net transfer)	25,552	(1,849)	(5,586)	(202)	(7,859)	2,224
Net change in plan fiduciary net position	838,780	312,898	314,192	342,744	276,086	210,464
Plan fiduciary net position - beginning	1,456,384	1,143,486	829,294	486,550	210,464	-
Plan fiduciary net position - ending	\$ 2,295,164	\$ 1,456,384	\$ 1,143,486	\$ 829,294	\$ 486,550	\$ 210,464
Employer net pension liability (asset)	\$ 911,556	\$ 1,380,037	\$ 1,286,430	\$ 1,269,268	\$ 1,353,487	\$ 1,363,429
Plan fiduciary net position as a percentage of the total pension liability	71.57%	51.35%	47.06%	39.52%	26.44%	13.37%
Covered payroll	\$ 3,202,475	\$ 2,914,272	\$ 2,661,477	\$ 2,349,746	\$ 2,498,127	\$ 2,219,798
Employer's net pension liability (asset) as a percentage of covered payroll	28.46%	47.35%	48.34%	54.02%	54.18%	61.42%

Note to schedule:

Information for prior years is not available as the City began participation in LAGERS effective August 1, 2015; amounts presented for the year-end were determined as of June 30, the measurement date.

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF EMPLOYER CONTRIBUTIONS
LAGERS (GENERAL AND POLICE DIVISIONS)
LAST TEN FISCAL YEARS

Year ended June 30,	Actuarial Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2017	\$ 123,768	\$ 123,768	\$ -	\$ 2,002,213	6.18 %
2018	155,304	155,304	-	2,506,411	6.20
2019	178,281	176,751	1,530	2,452,686	7.21
2020	180,957	180,957	-	2,649,390	6.83
2021	210,689	210,689	-	3,024,752	6.97
2022	220,821	220,821	-	3,233,464	6.83

Notes to Schedule of Contributions

Valuation date: 2/29/2021

Notes: The roll-forward of total pension liability from February 29, 2021 to June 30, 2021 reflects expected service cost and interest reduced by actual benefit payments.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal and Modified Terminal Funding
Amortization method	Level percentage of payroll, closed
Remaining amortization period	Multiple bases from 10 to 24 years
Asset valuation method	5-year smoothed market; 20% corridor
Inflation	2.75% wage inflation; 2.25% price inflation
Salary increases	2.75% - 6.75% including wage inflation
Investment rate of return	7.00%, net of investment expenses
Retirement age	Experience-based table of rates that are specific to the type of eligibility condition.
Mortality	The healthy retiree mortality tables, for post-retirement mortality, were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety
	Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

Note to schedule:

Information for prior years is not available as the City began participation in LAGERS effective August 1, 2015; amounts presented for the year-end were determined as of June 30, the measurement date.

SUPPLEMENTARY INFORMATION

CITY OF WARRENTON, MISSOURI
COMBINING BALANCE SHEET - NONMAJOR FUNDS
JUNE 30, 2022

	Special Revenue Funds				
	Cemetery Fund	Parks and Tourism Fund	Industrial Development Authority Fund	Neighborhood Improvement District Fund	Total
ASSETS AND OTHER DEBITS					
Cash and investments	\$ 18,246	\$ 338,136	\$ 794	\$ -	\$ 357,176
Taxes receivable:					
Property	-	7,335	-	-	7,335
Accounts receivable	30	-	-	-	30
Special assessments receivable	-	-	-	22,403	22,403
Due from other funds	450	-	-	-	450
Restricted assets:					
Cash and investments	-	-	-	20,742	20,742
TOTAL ASSETS	<u>\$ 18,726</u>	<u>\$ 345,471</u>	<u>\$ 794</u>	<u>\$ 43,145</u>	<u>\$ 408,136</u>
LIABILITIES					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue:					
Property taxes	-	5,885	-	-	5,885
Special assessments	-	-	-	22,952	22,952
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>-</u>	<u>5,885</u>	<u>-</u>	<u>22,952</u>	<u>28,837</u>
FUND BALANCES					
Restricted for:					
Cemetery maintenance	18,726	-	-	-	18,726
Parks and tourism	-	339,586	-	-	339,586
Debt service	-	-	-	20,193	20,193
Assigned:					
Industrial development	-	-	794	-	794
TOTAL FUND BALANCES	<u>18,726</u>	<u>339,586</u>	<u>794</u>	<u>20,193</u>	<u>379,299</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 18,726</u>	<u>\$ 345,471</u>	<u>\$ 794</u>	<u>\$ 43,145</u>	<u>\$ 408,136</u>

CITY OF WARRENTON, MISSOURI
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NONMAJOR FUNDS
FOR THE YEAR ENDED JUNE 30, 2022

	Special Revenue Funds			Debt Service Fund	
	Cemetery Fund	Parks and Tourism Fund	Industrial Development Authority Fund	Neighborhood Improvement District Fund	Total
REVENUES					
Taxes	\$ -	\$ 440,383	\$ -	\$ 22,621	\$ 463,004
Investment income	35	732	-	889	1,656
Miscellaneous	2,981	-	-	49	3,030
TOTAL REVENUES	3,016	441,115	-	23,559	467,690
EXPENDITURES					
Current:					
Administrative	-	-	-	1,192	1,192
Culture and recreation	-	41,726	-	-	41,726
Capital outlay	-	5,258	-	-	5,258
Debt service:					
Principal, interest and fiscal charges	-	-	-	23,280	23,280
TOTAL EXPENDITURES	-	46,984	-	24,472	71,456
EXCESS OF REVENUES OVER EXPENDITURES	3,016	394,131	-	(913)	396,234
OTHER FINANCING SOURCES (USES)					
Transfer in (out)	-	(307,630)	-	-	(307,630)
CHANGE IN FUND BALANCE	3,016	86,501	-	(913)	88,604
FUND BALANCES - BEGINNING OF YEAR	15,710	253,085	794	21,106	290,695
FUND BALANCES - END OF YEAR	\$ 18,726	\$ 339,586	\$ 794	\$ 20,193	\$ 379,299

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
CAPITAL IMPROVEMENTS
FOR THE YEAR ENDED JUNE 30, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
OPERATING REVENUE				
Taxes	\$ 455,000	\$ 455,000	\$ 519,622	\$ 64,622
Investment income	200	200	504	304
TOTAL OPERATING REVENUE	<u>455,200</u>	<u>455,200</u>	<u>520,126</u>	<u>64,926</u>
EXPENDITURES				
Current:				
Capital outlay	42,030	42,030	11,663	30,367
Debt service:				
Principal, interest and fiscal charges	426,923	426,923	424,123	2,800
TOTAL EXPENDITURES	<u>468,953</u>	<u>468,953</u>	<u>435,786</u>	<u>30,367</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(13,753)</u>	<u>(13,753)</u>	<u>84,340</u>	<u>98,093</u>
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	<u>(200,000)</u>	<u>(200,000)</u>	<u>(100,000)</u>	<u>100,000</u>
CHANGE IN FUND BALANCE	<u>(213,753)</u>	<u>(213,753)</u>	<u>(15,660)</u>	<u>\$ 198,093</u>
FUND BALANCES - BEGINNING OF YEAR	<u>377,348</u>	<u>377,348</u>	<u>377,348</u>	
FUND BALANCES - END OF YEAR	<u>\$ 163,595</u>	<u>\$ 163,595</u>	<u>\$ 361,688</u>	

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
INTERCHANGE FUND
FOR THE YEAR ENDED JUNE 30, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
OPERATING REVENUE				
Taxes	\$ 1,878,000	\$ 1,878,000	\$ 2,184,697	\$ 306,697
Investment income	2,500	2,500	5,964	3,464
TOTAL OPERATING REVENUE	<u>1,880,500</u>	<u>1,880,500</u>	<u>2,190,661</u>	<u>310,161</u>
EXPENDITURES				
Capital outlay	1,030,000	1,030,000	31,970	998,030
Debt service:				
Principal, interest and fiscal charges	991,797	991,797	991,797	-
TOTAL EXPENDITURES	<u>2,021,797</u>	<u>2,021,797</u>	<u>1,023,767</u>	<u>998,030</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(141,297)</u>	<u>(141,297)</u>	<u>1,166,894</u>	<u>\$ 1,308,191</u>
FUND BALANCES - BEGINNING OF YEAR	<u>2,324,325</u>	<u>2,324,325</u>	<u>2,324,325</u>	
FUND BALANCES - END OF YEAR	<u>\$ 2,183,028</u>	<u>\$ 2,183,028</u>	<u>\$ 3,491,219</u>	

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
CEMETERY FUND
FOR THE YEAR ENDED JUNE 30, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
OPERATING REVENUE				
Investment income	\$ 10	\$ 10	\$ 35	\$ 25
Lot sales	1,650	1,650	2,981	1,331
TOTAL OPERATING REVENUE	1,660	1,660	3,016	1,356
EXPENDITURES				
Capital outlay	2,500	2,500	-	2,500
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(840)	(840)	3,016	\$ 3,856
FUND BALANCES - BEGINNING OF YEAR	15,710	15,710	15,710	
FUND BALANCES - END OF YEAR	\$ 14,870	\$ 14,870	\$ 18,726	

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
PARKS AND TOURISM FUND
FOR THE YEAR ENDED JUNE 30, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
OPERATING REVENUE				
Taxes	\$ 203,235	\$ 203,235	\$ 440,383	\$ 237,148
Investment income	550	550	732	182
Miscellaneous	140,000	140,000	-	(140,000)
TOTAL OPERATING REVENUE	343,785	343,785	441,115	97,330
EXPENDITURES				
Current:				
Culture and recreation	108,087	108,087	41,726	66,361
Capital outlay	122,247	122,247	5,258	116,989
TOTAL EXPENDITURES	230,334	230,334	46,984	183,350
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	113,451	113,451	394,131	280,680
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	(305,073)	(305,073)	(307,630)	(2,557)
CHANGE IN FUND BALANCE	(191,622)	(191,622)	86,501	\$ 278,123
FUND BALANCES - BEGINNING OF YEAR	253,085	253,085	253,085	
FUND BALANCES - END OF YEAR	\$ 61,463	\$ 61,463	\$ 339,586	

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
TIF RPA1 FUND
FOR THE YEAR ENDED JUNE 30, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
OPERATING REVENUE				
Taxes	\$ 535,000	1,016,503	\$ 1,016,503	\$ -
Investment income	811	811	811	-
TOTAL OPERATING REVENUE	535,811	1,017,314	1,017,314	-
EXPENDITURES				
Current:				
Planning and development	-	6,011,094	6,011,094	-
Debt service:				
Principal, interest and fiscal charges	-	174,935	174,935	-
TOTAL EXPENDITURES	-	6,186,029	6,186,029	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	535,811	(5,168,715)	(5,168,715)	\$ -
OTHER FINANCING SOURCES (USES)				
Issuance of debt	-	5,345,000	5,345,000	-
Bond discount	-	(120,262)	(120,262)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	5,224,738	5,224,738	-
CHANGE IN FUND BALANCE	535,811	56,023	56,023	\$ -
FUND BALANCES - BEGINNING OF YEAR	744,609	744,609	744,609	
FUND BALANCES - END OF YEAR	\$ 1,280,420	\$ 800,632	\$ 800,632	

CITY OF WARRENTON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
NEIGHBORHOOD IMPROVEMENT DISTRICT FUND
FOR THE YEAR ENDED JUNE 30, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
OPERATING REVENUE				
Taxes	\$ 22,621	\$ 22,621	\$ 22,621	\$ -
Investment income	889	889	889	-
Miscellaneous	49	49	49	-
TOTAL OPERATING REVENUE	<u>23,559</u>	<u>23,559</u>	<u>23,559</u>	<u>-</u>
EXPENDITURES				
Current:				
Administrative	1,192	1,192	1,192	-
Debt service:				
Principal, interest and fiscal charges	<u>23,280</u>	<u>23,280</u>	<u>23,280</u>	<u>-</u>
TOTAL EXPENDITURES	<u>24,472</u>	<u>24,472</u>	<u>24,472</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(913)</u>	<u>(913)</u>	<u>(913)</u>	<u>\$ -</u>
FUND BALANCES - BEGINNING OF YEAR	<u>21,106</u>	<u>21,106</u>	<u>21,106</u>	
FUND BALANCES - END OF YEAR	<u>\$ 20,193</u>	<u>\$ 20,193</u>	<u>\$ 20,193</u>	

STATISTICAL SECTION

STATISTICAL SECTION

This part of the City of Warrenton, Missouri's comprehensive annual 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 City's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

Debt Capacity

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

Demographic and Economic information

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

Operating Information

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

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

CITY OF WARRENTON, MISSOURI
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Governmental Activities:										
Net investment in capital assets	\$ 13,972,283	\$ 12,660,484	\$ 12,703,829	\$ 12,911,828	\$ 14,498,820	\$ 10,902,568	\$ 11,707,923	\$ 11,160,444	\$ 10,782,285	\$ 10,325,276
Restricted	4,085,828	2,536,364	3,370,559	2,647,530	1,742,601	1,200,832	1,293,494	1,682,683	1,540,912	2,346,719
Unrestricted	(10,370,303)	(5,364,207)	(7,634,572)	(8,619,280)	(9,643,491)	3,033,667	3,435,281	3,441,922	3,145,212	1,764,809
 Total Governmental Activities Net Position	 \$ 7,687,808	 \$ 9,832,641	 \$ 8,439,816	 \$ 6,940,078	 \$ 6,597,930	 \$ 15,137,067	 \$ 16,436,698	 \$ 16,285,049	 \$ 15,468,409	 \$ 14,436,804
Business-type Activities:										
Net investment in capital assets	\$ 14,641,938	\$ 15,349,620	\$ 12,859,772	\$ 11,846,447	\$ 11,156,288	\$ 11,079,415	\$ 10,342,918	\$ 9,201,212	\$ 9,443,535	\$ 9,114,226
Restricted	1,005,564	1,001,954	748,858	813,836	733,743	743,006	711,435	843,967	732,638	865,163
Unrestricted	5,793,932	4,444,766	5,156,363	5,175,882	4,125,792	3,186,280	3,379,055	3,871,358	3,395,821	3,068,341
 Total Business- Type Net Position	 \$ 21,441,434	 \$ 20,796,340	 \$ 18,764,993	 \$ 17,836,165	 \$ 16,015,823	 \$ 15,008,701	 \$ 14,433,408	 \$ 13,916,537	 \$ 13,571,994	 \$ 13,047,730
Primary Activities:										
Net investment in capital assets	\$ 28,614,221	\$ 28,010,104	\$ 25,563,601	\$ 24,758,275	\$ 25,655,108	\$ 21,981,983	\$ 22,050,841	\$ 20,361,656	\$ 20,225,820	\$ 19,439,502
Restricted	5,091,392	3,538,318	4,119,417	3,461,366	2,476,344	1,943,838	2,004,929	2,526,650	2,273,550	3,211,882
Unrestricted	(4,576,371)	(919,441)	(2,478,209)	(3,443,398)	(5,517,699)	6,219,947	6,814,336	7,313,280	6,541,033	4,833,150
 Total Net Position	 \$ 29,129,242	 \$ 30,628,981	 \$ 27,204,809	 \$ 24,776,243	 \$ 22,613,753	 \$ 30,145,768	 \$ 30,870,106	 \$ 30,201,586	 \$ 29,040,403	 \$ 27,484,534

Source: Basic Financial Statements

Source: Financial Statements > Statement of Net Assets

CITY OF WARRENTON, MISSOURI
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
EXPENSES:										
Governmental Activities:										
Administrative	\$ 1,369,251	\$ 1,448,619	\$ 1,404,010	\$ 1,410,331	\$ 1,486,385	\$ 1,656,123	\$ 1,219,117	\$ 1,195,013	\$ 1,221,641	\$ 1,129,123
Police department and court	2,576,485	2,254,616	2,178,114	2,044,984	1,775,201	2,348,797	1,741,898	1,749,441	1,614,110	1,743,647
Street department	893,353	898,344	787,538	869,071	10,823,757	2,534,027	690,255	899,776	639,166	675,312
Culture and recreation	1,581,938	1,404,621	1,509,703	1,512,350	905,012	1,070,636	914,347	808,042	951,274	906,715
Planning and development	6,435,171	422,683	412,134	352,571	339,105	436,621	292,289	260,984	282,538	243,964
Interest and fiscal charges	673,798	446,132	488,778	441,530	662,327	46,557	38,077	75,019	79,569	89,807
Total Governmental Activities Expenses	13,529,996	6,875,015	6,780,277	6,630,837	15,991,787	8,092,761	4,895,983	4,988,275	4,788,298	4,788,568
Business-type Activities:										
Water and Sewer	3,403,912	2,930,340	2,880,792	2,672,691	2,355,567	2,425,791	2,304,573	2,429,527	2,038,641	2,109,690
Total Business-type activities expenses	3,403,912	2,930,340	2,880,792	2,672,691	2,355,567	2,425,791	2,304,573	2,429,527	2,038,641	2,109,690
Total Primary Government Expenses	16,933,908	9,805,355	9,661,069	9,303,528	18,347,354	10,518,552	7,200,556	7,417,802	6,826,939	6,898,258
REVENUES:										
Governmental Activities										
Charges for services:										
Administrative	500,110	385,940	355,877	352,625	347,632	343,922	337,963	338,136	338,711	329,976
Police department	216,078	191,922	290,388	375,594	259,387	336,678	494,833	523,854	492,777	571,339
Street department	100,820	185,637	182,193	158,528	124,448	97,497	64,512	47,622	46,508	73,226
Culture and recreation	165,007	98,931	104,466	154,170	63,955	77,931	76,894	70,901	131,188	118,986
Planning and development	45,523	60,569	23,813	29,594	8,996	12,650	6,287	9,453	12,509	6,506
Operating Grants and Contributions										
Police department	87,181	57,243	62,770	56,816	-	-	-	-	-	-
Capital Grants and Contributions										
Police department	-	-	-	-	60,509	13,523	1,125	768	-	656
Street department	1,258,843	476,056	258,804	320,523	310,955	362,670	326,068	511,811	513,589	150,149
Planning and development	-	-	-	-	-	487,317	-	265	-	-
Total Governmental Activities Program Revenues	2,373,562	1,456,298	1,278,311	1,447,850	1,175,882	1,732,188	1,307,682	1,502,810	1,535,282	1,250,838

Continued

CITY OF WARRENTON, MISSOURI
CHANGES IN NET POSITION - continued
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Business-type Activities:										
Charges for services:										
Water and sewer	4,547,445	4,229,939	4,138,760	3,980,504	3,616,644	3,252,788	3,073,073	3,004,481	2,807,692	2,815,589
Capital Grants and Contributions	-	122,701	-	-	-	-	-	-	-	-
Total Business-Type Activities										
Program Revenues	4,547,445	4,352,640	4,138,760	3,980,504	3,616,644	3,252,788	3,073,073	3,004,481	2,807,692	2,815,589
Total Primary Government										
Program Revenues	4,547,445	4,352,640	4,138,760	3,980,504	3,616,644	3,252,788	3,073,073	3,004,481	2,807,692	2,815,589
NET REVENUES (EXPENSES)										
Governmental Activities	(11,156,434)	(5,418,717)	(5,501,966)	(5,182,987)	(14,815,905)	(6,360,573)	(3,588,301)	(3,485,465)	(3,253,016)	(3,537,730)
Business-type Activities	1,143,533	1,422,300	1,257,968	1,307,813	1,261,077	826,997	768,500	574,954	769,051	705,899
Net Revenues (Expenses)	(10,012,901)	(3,996,417)	(4,243,998)	(3,875,174)	(13,554,828)	(5,533,576)	(2,819,801)	(2,910,511)	(2,483,965)	(2,831,831)
GENERAL REVENUES AND TRANSFERS										
Governmental activities:										
Taxes	8,176,488	7,066,913	6,089,666	5,518,502	5,498,136	4,463,449	3,774,489	3,708,943	3,806,976	3,722,897
Interest income	19,714	18,373	94,349	143,911	129,927	21,948	10,895	9,671	7,435	19,330
Other miscellaneous revenues	285,399	232,253	317,045	187,141	239,353	188,103	207,313	215,638	200,042	197,090
Transfers	530,000	(505,997)	500,644	(324,419)	409,352	387,442	359,866	360,079	347,388	351,244
Gain on the disposal of capital assets	-	-	-	-	-	-	-	7,774	-	-
Total Governmental Activities										
General Revenues and Transfers	9,011,601	6,811,542	7,001,704	5,525,135	6,276,768	5,060,942	4,352,563	4,302,105	4,361,841	4,290,561
Business-type Activities:										
Interest income	13,871	56,810	122,497	186,369	152,962	129,735	106,128	89,518	98,224	101,089
Other miscellaneous revenues	17,690	46,240	49,007	1,741	2,435	6,003	2,109	37,347	2,072	12,879
Transfers	(530,000)	505,997	(500,644)	324,419	(409,352)	(387,442)	(359,866)	(360,079)	(347,388)	(351,244)
Gain on the disposal of capital assets	-	-	-	-	-	-	-	2,803	2,305	5,620
Total Business-Type Activities										
General Revenues and Transfers	(498,439)	609,047	(329,140)	512,529	(253,955)	(251,704)	(251,629)	(230,411)	(244,787)	(231,656)
Total Primary Government										
General Revenues and Transfers	8,513,162	7,420,589	6,672,564	6,037,664	6,022,813	4,809,238	4,100,934	4,071,694	4,117,054	4,058,905
CHANGE IN NET POSITION										
Impairment of land value	-	-	-	-	-	-	(612,613)	-	-	-
Governmental Activities	(2,144,833)	1,392,825	1,499,738	342,148	(8,539,137)	(1,299,631)	764,262	816,640	1,108,825	752,831
Business-type Activities	645,094	2,031,347	928,828	1,820,342	1,007,122	575,293	516,871	344,543	524,264	474,243
Total Primary Government										
Changes In Net Position	<u>\$ (1,499,739)</u>	<u>\$ 3,424,172</u>	<u>\$ 2,428,566</u>	<u>\$ 2,162,490</u>	<u>\$ (7,532,015)</u>	<u>\$ (724,338)</u>	<u>\$ 668,520</u>	<u>\$ 1,161,183</u>	<u>\$ 1,633,089</u>	<u>\$ 1,227,074</u>

Source: Basic Financial Statements > Statement of Activities

CITY OF WARRENTON, MISSOURI
FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Fund:										
Nonspendable	\$ 50,004	\$ 47,256	\$ 39,836	\$ 87,552	\$ 86,897	\$ 61,074	\$ 57,721	\$ 26,028	\$ 9,570	\$ 37,834
Restricted	-	-	-	-	-	-	-	-	-	961,940
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	39,257	36,173	34,673	23,111	23,111	23,111	19,626	19,626	-	-
Unassigned	3,581,797	3,785,871	3,677,522	3,212,790	3,461,871	3,101,286	3,481,691	4,293,981	4,105,032	2,761,023
Total General Fund	<u>\$ 3,671,058</u>	<u>\$ 3,869,300</u>	<u>\$ 3,752,031</u>	<u>\$ 3,323,453</u>	<u>\$ 3,571,879</u>	<u>\$ 3,185,471</u>	<u>\$ 3,559,038</u>	<u>\$ 4,339,635</u>	<u>\$ 4,114,602</u>	<u>\$ 3,760,797</u>
All Other Governmental Funds:										
Nonspendable	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ 17,920	\$ 15,000	\$ -	\$ -	\$ -
Restricted	5,032,044	3,736,183	5,189,242	4,490,548	5,870,258	2,144,200	1,079,541	1,443,032	1,265,702	1,067,747
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	794	794	794	794	854	914	974	1,605	2,254	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Total All Other Governmental Funds	<u>\$ 5,032,838</u>	<u>\$ 3,736,977</u>	<u>\$ 5,190,036</u>	<u>\$ 4,491,592</u>	<u>\$ 5,871,112</u>	<u>\$ 2,163,034</u>	<u>\$ 1,095,515</u>	<u>\$ 1,444,637</u>	<u>\$ 1,267,956</u>	<u>\$ 1,067,747</u>
Total Fund Balance	<u>\$ 8,703,896</u>	<u>\$ 7,606,277</u>	<u>\$ 8,942,067</u>	<u>\$ 7,815,045</u>	<u>\$ 9,442,991</u>	<u>\$ 5,348,505</u>	<u>\$ 4,654,553</u>	<u>\$ 5,784,272</u>	<u>\$ 5,382,558</u>	<u>\$ 4,828,544</u>

Source: Basic Financial Statements > Balance Sheet- Governmental Funds

CITY OF WARRENTON, MISSOURI
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
REVENUES										
Taxes	\$ 8,426,310	\$ 7,247,554	\$ 6,257,710	\$ 5,690,501	\$ 5,689,881	\$ 4,669,140	\$ 3,984,006	\$ 3,892,208	\$ 3,855,689	\$ 3,785,124
Intergovernmental	1,346,024	533,299	381,054	317,859	371,464	863,510	327,193	512,844	-	-
Charges for services	773,005	604,085	541,811	587,682	470,996	486,294	477,740	478,775	532,509	505,976
Licenses and permits	100,820	185,637	182,193	158,528	124,448	97,497	64,512	47,622	46,508	73,226
Fines and forfeitures	153,713	133,277	232,733	324,301	208,974	284,887	438,237	463,569	442,676	520,831
Investment income	19,714	18,373	94,349	143,911	129,927	23,782	10,895	9,671	7,435	19,330
Lot sales	18,881	15,860	12,340	17,400	13,200	11,100	11,200	11,875	13,600	8,800
Miscellaneous	30,717	57,998	41,975	18,600	63,700	14,565	23,081	50,034	203,931	326,640
Total Revenues	10,869,184	8,796,083	7,744,165	7,258,782	7,072,590	6,450,775	5,336,864	5,466,598	5,102,348	5,239,927
EXPENDITURES										
Current:										
Administrative	1,312,999	1,408,416	1,313,335	1,300,999	1,323,181	1,226,676	1,149,621	1,109,120	1,139,627	1,045,648
Police department and court	2,529,255	2,256,494	2,186,105	1,992,171	1,689,962	1,706,546	1,738,139	1,671,038	1,534,367	1,645,455
Street department	601,722	427,163	483,824	463,709	400,461	399,956	430,823	414,114	386,521	473,753
Culture and recreation	1,194,312	1,030,243	1,149,764	1,227,659	719,318	742,571	655,428	621,911	766,546	702,439
Planning and development	6,435,608	417,675	403,846	349,613	347,475	326,369	290,331	257,566	277,431	238,225
Capital outlay	1,715,197	2,104,753	706,699	2,713,317	15,939,000	3,289,377	1,902,157	888,403	337,670	699,726
Debt Service:										
Principal	1,166,923	3,113,358	949,819	1,032,949	2,514,760	278,635	626,198	391,515	294,751	294,036
Interest	405,485	459,571	489,977	427,359	502,328	29,890	41,196	66,349	81,589	91,747
Issue costs and other fiscal charges	175,235	303	301	302	94,412	-	-	29,024	-	-
Total Expenditures	15,536,736	11,217,976	7,683,670	9,508,078	23,530,897	8,000,020	6,833,893	5,449,040	4,818,502	5,191,029
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(4,667,552)	(2,421,893)	60,495	(2,249,296)	(16,458,307)	(1,549,245)	(1,497,029)	17,558	283,846	48,898
OTHER FINANCING SOURCES (USES)										
Proceeds from the sale of capital assets	10,433	103	18,730	745	106,487	5,755	7,444	9,418	-	-
Insurance proceeds	-	-	97,153	-	-	-	-	-	-	-
Issuance of debt	5,345,000	526,000	450,000	200,000	19,950,000	1,850,000	-	470,000	-	-
Payments to escrow agent	-	-	-	-	-	-	-	(455,341)	-	-
Premium(discount) on bond issuance	(120,262)	-	-	-	86,954	-	-	-	-	-
Transfer in (out)	530,000	560,000	500,644	420,605	409,352	387,442	359,866	360,079	347,388	351,244
Total Other Financing Sources (Uses)	5,765,171	1,086,103	1,066,527	621,350	20,552,793	2,243,197	367,310	384,156	347,388	351,244
CHANGE IN FUND BALANCES	\$ 1,097,619	\$ (1,335,790)	\$ 1,127,022	\$ (1,627,946)	\$ 4,094,486	\$ 693,952	\$ (1,129,719)	\$ 401,714	\$ 631,234	\$ 400,142
Debt service as a percentage of noncapital expenditures	12.6%	34.4%	20.5%	18.9%	17.4%	4.7%	13.1%	10.1%	8.3%	8.5%

Source: Basic Financial Statements > Statement of Revenues, Expenditures and Change in Fund Balances

CITY OF WARRENTON, MISSOURI
ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year	Residential	Commercial	Agriculture	Personal	Total	Estimated Appraised Value	Ratio Total Assessed to Total Estimated Appraised Value	Total Direct Tax Rate
2022	\$ 64,913,287	\$ 27,593,148	\$ 226,908	\$ 26,195,266	\$ 118,928,609	\$ 544,017,887	22 %	\$ 0.4658
2021	61,572,146	28,198,282	222,549	21,859,264	111,852,241	418,043,706	27	0.4658
2020	57,921,230	27,499,183	284,167	19,160,684	104,865,264	503,421,483	21	0.4615
2019	55,260,574	26,689,643	294,248	17,824,865	100,069,330	482,161,826	21	0.4615
2018	54,043,716	25,332,983	292,395	17,693,335	97,362,429	466,252,423	21	0.4615
2017	52,834,475	25,182,960	292,384	17,295,950	95,605,769	361,473,147	26	0.4615
2016	52,464,922	25,038,433	297,610	17,223,550	95,024,515	356,855,288	27	0.4615
2015	52,118,994	24,746,207	309,338	16,577,895	93,752,434	357,595,609	26	0.4591
2014	52,601,336	24,807,693	305,763	17,600,760	95,315,552	356,920,450	27	0.4950
2013	52,431,744	24,787,388	298,692	16,168,410	93,686,234	355,905,356	26	0.4510

Source: Warren County Assessor's assessment book

CITY OF WARRENTON, MISSOURI
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
City of Warrenton										
Operating	\$ 0.2926	\$ 0.2926	\$ 0.2899	\$ 0.2899	\$ 0.2899	\$ 0.2899	\$ 0.2899	\$ 0.2884	\$ 0.2883	\$ 0.2852
Parks	0.1732	0.1732	0.1716	0.1716	0.1716	0.1716	0.1716	0.1707	0.1707	0.1689
 Total City of Warrenton	 0.4658	 0.4658	 0.4615	 0.4615	 0.4615	 0.4615	 0.4615	 0.4591	 0.4590	 0.4541
Overlapping governments:										
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
Warren County										
(includes county and road and bridge)	0.2503	0.2402	0.2754	0.2772	0.2798	0.2757	0.2816	0.2882	0.2993	0.3008
Library	0.1908	0.1908	0.1973	0.1973	0.2008	0.2008	0.2008	0.2008	0.2008	0.0684
SB40	0.1603	0.1603	0.1603	0.1603	0.1603	0.1603	0.1603	0.1603	0.1603	0.1600
School District	4.2715	4.2683	4.2625	4.2614	4.2230	4.1946	4.1698	4.1799	4.1445	4.1315
Fire District	0.4497	0.4497	0.4497	0.4497	0.4497	0.4497	0.4497	0.4497	0.4497	0.4497
Ambulance District	0.4931	0.4931	0.4991	0.4991	0.4991	0.4991	0.4991	0.4991	0.4991	0.3431
Total Overlapping Governments	5.8457	5.8324	5.8743	5.8750	5.8427	5.8102	5.7913	5.8080	5.7837	5.4835
 Total City and Overlapping Governments	 \$ 6.3115	 \$ 6.2982	 \$ 6.3358	 \$ 6.3365	 \$ 6.3042	 \$ 6.2717	 \$ 6.2528	 \$ 6.2671	 \$ 6.2427	 \$ 5.9376

Source: Warren County Collector

CITY OF WARRENTON, MISSOURI
PRINCIPAL TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

<u>Tax Payer</u>	2022			2013		
	Taxable Assessed Value	Rank	Percentage of Total City Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Assessed Value
TKG Warren County LLC-Walmart, Retail, Applebees	\$ 3,145,280	1	3.39 %	\$ 3,146,947	1	4.06 %
SAF/Holland USA, Inc.	1,925,620	2	2.08	1,936,503	2	2.5
Rural King	1,869,527	3	2.02			
Schnucks	1,063,674	4	1.15			
Warrenton Shopping Center	994,218	5	1.07	553,382	3	0.71
Progress Bank of Missouri	513,299	6	0.55	524,486	5	0.68
Warrenton Eight Cinema	498,720	7	0.54	498,880	7	0.64
Warrenton Manor	476,141	8	0.51	513,392	6	0.66
Walgreens	429,965	9	0.46	442,649	9	0.57
Mosers	408,000	10	0.44	491,613	8	0.63
Missouri Bank				426,138	10	0.55
Warrenton Retirement				533,096	4	0.69
Total	<u>\$ 11,324,444</u>		<u>12.21 %</u>	<u>\$ 9,067,086</u>		<u>11.69 %</u>

Source: Warren County Assessor's assessment book

CITY OF WARRENTON, MISSOURI
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Net Tax Levy</u>	<u>Collections in Year of Levy</u>	<u>Percentage Collected in Year of Levy</u>	<u>Collected in Subsequent Years</u>	<u>Total Collected</u>	<u>Percentage Collected</u>	<u>Outstanding Delinquent Taxes</u>	<u>Outstanding Delinquent Taxes as a Percentage of Net Tax Levy</u>
2022	\$ 526,981	\$ 504,817	95.8 %	\$ -	\$ 504,817	95.8 %	\$ 18,559	3.5 %
2021	504,207	485,648	96.3	14,262	499,910	96.3	4,297	0.9
2020	476,126	457,594	96.1	14,874	472,468	99.2	3,658	0.8
2019	454,279	435,048	95.8	18,313	453,361	99.8	918	0.2
2018	447,961	430,449	96.1	16,803	447,252	99.8	709	0.2
2017	441,855	422,442	95.6	18,707	441,149	99.8	706	0.2
2016	435,458	426,929	98.0	7,951	434,880	99.9	579	0.1
2015	440,776	407,730	92.5	32,511	440,241	99.9	535	0.1
2014	448,156	418,742	93.4	28,953	447,694	99.9	461	0.1
2013	417,489	384,443	92.1	32,579	417,022	99.9	467	0.1

Source: Warren County Collector

CITY OF WARRENTON, MISSOURI
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Debt Limit	\$ 11,313,443	\$ 11,185,224	\$ 10,486,526	\$ 10,006,933	\$ 9,736,242	\$ 9,560,576	\$ 9,502,451	\$ 9,375,243	\$ 9,531,555	\$ 9,368,623
Net debt applicable to limit	5,310,000	5,590,000	5,865,000	6,135,000	6,400,000	-	-	-	-	-
Legal Debt Margin	<u>\$ 6,003,443</u>	<u>\$ 5,595,224</u>	<u>\$ 4,621,526</u>	<u>\$ 3,871,933</u>	<u>\$ 3,336,242</u>	<u>\$ 9,560,576</u>	<u>\$ 9,502,451</u>	<u>\$ 9,375,243</u>	<u>\$ 9,531,555</u>	<u>\$ 9,368,623</u>
Total Net Debt Applicable to the Limit as a Percentage of the Debt Limit	46.94%	49.98%	55.93%	61.31%	65.73%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: Bonded indebtedness is limited by Section 95.111 and 95.120 of the Missouri Revised Statutes (1986) to 10% of the assessed value of taxable tangible property. An additional 10% may be used for certain purposes

CITY OF WARRENTON, MISSOURI
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities					Business-type Activities			Total Primary Government	Percentage of Personal Income	Per Capita
	Neighborhood Improvement District Bonds	General Obligation Bonds	Loans	Certificates of Participation	TIF Bonds	Water Pollution Revenue Bonds	Certificates of Participation	Sewer System Revenue Bonds			
2022	\$ 44,000	\$ 5,374,464	\$ 9,417,913	\$ -	\$ 5,238,100	\$ 292,692	\$ -	\$ 13,232,404	\$ 33,599,573	17.6 %	\$ 3,779
2021	64,000	5,658,962	10,284,836	-	-	582,341	-	7,860,000	24,450,139	13.1	2,811
2020	83,000	5,938,460	12,578,194	-	-	867,001	130,000	8,180,000	27,776,655	15.3	3,295
2019	101,000	6,212,958	12,790,013	-	-	1,125,000	260,000	8,490,000	28,978,971	16.1	3,452
2018	118,000	6,482,456	13,320,962	-	-	1,390,000	380,000	8,790,000	30,481,418	13.5	3,704
2017	148,722	-	1,850,000	425,000	-	1,650,000	500,000	9,085,000	13,658,722	6.2	1,652
2016	177,357	-	-	675,000	-	1,900,000	625,000	9,370,000	12,747,357	6.3	1,565
2015	205,110	-	363,445	910,000	-	2,145,000	745,000	9,650,000	14,018,555	7.2	1,728
2014	231,053	-	424,017	1,215,000	-	2,385,000	830,000	-	5,085,070	2.5	632
2013	255,230	-	484,591	1,425,000	-	2,615,000	930,000	-	5,709,821	2.9	711

CITY OF WARRENTON, MISSOURI
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
JUNE 30, 2022

<u>Governmental Unit</u>	<u>Debt Outstanding⁽¹⁾</u>	<u>Estimated Percentage Applicable⁽²⁾</u>	<u>Estimated Share of Overlapping Debt</u>
School District	\$ 11,675,000	95.0 %	\$ 11,091,250
Library	18,695,000	10.0	1,869,500
Subtotal, Overlapping Debt	30,370,000		12,960,750
City Direct Debt	5,310,000	100.0	5,310,000
Total Direct and Overlapping Debt	<u>\$ 35,680,000</u>		<u>\$ 18,270,750</u>

Source: Information was obtained from Taxing Jurisdictions or other public records. The debt, excludes lease obligations and other annual appropriation financings.

(1) Represents only general obligation bonds.

(2) Estimates are based on 2021 real and personal property assessment.

CITY OF WARRENTON, MISSOURI**PLEDGED REVENUE COVERAGE****LAST TEN FISCAL YEARS****Water and Sewer Revenue Bonds**

Fiscal Year	Gross Earnings	Operating and Maintenance Expense	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2022	\$ 4,565,135	\$ 1,512,895	\$ 3,052,240	\$ 615,000	\$ 428,851	2.92
2021	4,332,989	1,343,645	2,989,344	600,000	315,818	3.23
2020	3,772,041	1,328,187	2,443,854	545,000	388,685	2.62
2019	4,168,614	1,435,706	2,732,908	565,000	356,579	2.97
2018	3,772,041	1,328,187	2,443,854	555,000	376,455	2.62
2017	3,388,526	1,460,175	1,928,351	535,000	395,728	2.07
2016	3,181,310	1,278,436	1,902,874	525,000	414,496	2.03
2015	3,134,149	1,368,153	1,765,996	500,000	294,872	2.22
2014	2,910,293	1,246,958	1,663,335	230,000	135,214	4.55
2013	2,935,177	1,312,892	1,622,285	225,000	145,606	4.38

Special Assessment Bonds

Fiscal Year	Special Assessment Collections	Debt Service		Coverage
		Principal	Interest	
2022	\$ 22,621	\$ 20,000	\$ 3,280	0.97
2021	23,920	19,000	4,254	1.03
2020	22,602	18,000	5,176	0.98
2019	22,569	17,000	6,046	0.98
2018	38,835	30,722	7,902	1.01
2017	38,318	28,635	9,452	1.01
2016	38,831	27,753	11,047	1.00
2015	38,523	25,943	12,522	1.00
2014	38,149	24,177	13,905	1.00
2013	37,617	23,461	15,174	0.97

Source: City Records

CITY OF WARRENTON, MISSOURI
DEMOGRAPHICS AND ECONOMIC STATISTICS
LAST TEN YEARS

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>Median Age (2)</u>	<u>Personal Income (2)</u>	<u>Per Capita Income (2)</u>	<u>School Enrollment (3)</u>	<u>County Unemployment Rate (4)</u>
2022	8,892	34.3	\$ 191,133,540	\$ 21,495	\$ 3,108	2.1 %
2021	8,697	34.3	186,942,015	21,495	3,023	4.7
2020	8,429	34.3	181,181,355	21,495	3,018	4.7
2019	8,396	34.3	180,472,020	21,495	3,028	3.0
2018	8,229	35.5	226,486,767	27,523	3,051	3.1
2017	8,266	34.8	221,900,770	26,845	3,141	3.8
2016	8,144	32.1	202,541,280	24,870	3,169	4.4
2015	8,112	31.5	194,955,696	24,033	3,256	6.0
2014	8,052	31.0	202,411,176	25,138	3,210	6.6
2013	8,030	30.7	198,276,760	24,692	3,156	7.4

(1) Census Bureau,

(2) American Community Survey Estimates, personal income is per household

(3) Source: Missouri Department of Elementary and Secondary Education. Warren County RIII

(4) Source: Missouri Department of Labor and Industrial Relations.

(5) City building department new housing

CITY OF WARRENTON, MISSOURI
PRINCIPAL EMPLOYERS
CURRENT YEAR AND PRIOR YEAR

<u>Employer</u>	2022			2021		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Warren County R-III Schools	440	1	12 %	418	1	11 %
SAF/Holland USA, Inc.	260	2	7	400	2	11
Wal-Mart	291	3	8	286	3	8
Warren County Government	139	4	4	132	5	3
Child Evangelism Fellowship (CEF)	168	5	4	138	4	4
City of Warrenton	100	6	3	87	7	2
Rural King	64	7	2	93	6	2
Warrenton Manor	72	8	2	55	9	1
Schnucks	63	9	2	63	8	2

Source: Information provide be employers within the City

Note: Information for years prior to 2021 is not available.

CITY OF WARRENTON, MISSOURI
FULL-TIME-EQUIVALENT EMPLOYEES AS OF JUNE 30

<u>Function/Program</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Elected Officials:										
Mayor	1	1	1	1	1	1	1	1	1	1
Alderman	6	6	6	6	6	6	6	6	6	6
Municipal Court Judge	1	1	1	1	1	1	1	1	1	1
General Government:										
Administration	4	4	4	4	4	5	4	4	4	4
Finance	4	4	4	4	4	4	4	4	4	4
Municipal Court	2	1	1	1	1	1	1	2	1	1
Utility Billing	1	1	1	1	1	1	1	1	1	1
Marketing/Public Relations	1	1	1	1	2	-	-	-	-	-
Planning	1	1	1	1	-	-	-	-	-	1
Building	3	3	3	5	5	4	4	4	4	1
Grounds & Maintenance	8	7	8	7	6	6	6	5	5	6
Street	5	5	5	5	5	5	5	5	5	5
Water	7	6	6	6	6	5	6	6	6	6
Sewer/Treatment Plant	7	7	7	7	7	7	7	7	7	7
Other	-	-	-	-	1	2	3	2	6	4
Police:										
Officers	27	30	26	25	23	22	22	22	20	24
Administrative/Records	4	4	4	3	3	3	3	3	3	3
Animal Control	2	2	2	2	2	2	2	2	2	2
Pool:										
Administration	2	2	2	-	-	-	-	-	-	-
Swim Instructors	0	0	-	-	-	-	-	-	-	-
Water Fitness	0	0	-	-	-	-	-	-	-	-
Guest Services	2	2	2	-	-	-	-	-	-	-
Lifeguards	6	6	6	-	-	-	-	-	-	-
Total	<u>86</u>	<u>86</u>	<u>83</u>	<u>71</u>	<u>70</u>	<u>67</u>	<u>67</u>	<u>65</u>	<u>67</u>	<u>68</u>

Note: Hired management company for pool in prior years

CITY OF WARRENTON
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Police - Patrol:										
Arrests	407	304	513	589	489	464	397	448	441	646
Citations	1,235	1,582	1,955	2,635	1,777	1,768	2,887	3,288	2,544	3,392
Calls for Service	25,187	21,246	23,852	25,194	24,051	27,838	35,652	33,636	26,759	28,842
Accidents	373	386	308	382	373	400	403	353	309	315
Building Inspection:										
Single Family	12	76	77	56	52	11	8	5	2	6
Multi-Family	9	11	20	16	-	1	-	-	-	-
Commercial	3	3	1	4	4	3	3	1	-	1
Occupancy (1)	368	472	267	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other Permits	263	250	292	175	174	155	160	133	198	195
Inspections	2,368	3,916	4,005	2,102	1,561	723	628	331	459	No Info
Planning and Zoning:										
Rezoning	4	3	4	1	3	-	-	-	1	-
Site Plans	10	4	5	3	6	15	4	6	10	6
Record Plats	4	5	-	-	4	6	2	-	-	3
Prelim Plans/Plats	4	2	4	-	-	-	-	1	-	-
Planned Developments	4	-	2	-	1	-	1	1	-	-
Conditional Use Permits	6	2	4	2	3	11	4	5	6	3
Boundary Line Adjustment	2	6	1	5	4	-	1	1	-	1
Subdivision	-	-	2	4	-	-	-	-	-	1
Parks:										
Pavilion/Field Rentals	74	76	48	68	74	69	72	76	69	12
Pool Usage (2)	23,114	15,136	19,878	20,139	-	-	-	-	-	-
Warren Co Senior Center Meals	4,980	6,256	5,333	5,333	5,333	3,935	2,559	5,051	5,333	5,932
Hours Mowed	3,288	3,556	3,795	3,163	3,315	3,573	2,765	3,462	2,719	-
Administrative and Finance										
Request for Information	131	148	110	130	144	481	598	610	537	603
Business License Issues	665	692	533	471	417	371	323	293	276	255
AP Checks	3,214	1,958	2,064	2,334	2,185	2,224	2,206	2,373	2,383	2,264

Sources: City Department Records

Note:

(1) Occupancy inspections not preformed prior to 2020

(2) The City constructed new pool facilities 2019