

City of Town & Country, Missouri



Annual Comprehensive Financial Report

For The Year Ended December 31, 2022

**CITY OF TOWN AND COUNTRY, MISSOURI
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INTRODUCTORY SECTION

Municipal Center
1011 Municipal Center Drive
Town & Country
Missouri 63131-1101
Tele. (314) 432-6606
Fax (314) 432-1286



Charles H. Rehm, Jr.
Mayor

Robert Shelton
City Administrator

June 13, 2022

To the Honorable Mayor, Members of the Board of Aldermen, and Citizens of the City of Town and Country, Missouri

Pursuant to City policy and in conformance with state law, the Annual Comprehensive Financial Report (ACFR) of the City of Town and Country, Missouri (the City) for the fiscal year ended December 31, 2022 is hereby submitted for your review. This report is prepared in conformance with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by an independent firm of licensed certified public accountants.

City management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls that it has established for this purpose. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and fairly presents the financial position of the City.

City management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

State statutes require an annual audit by independent certified public accountants. The accounting firm of CliftonLarsonAllen, LLP, was retained by the City for this purpose. The independent auditor's report on the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information is included in the financial section of this report.

Generally accepted auditing principles require that City management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a Management Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with the analysis. The City's MD&A can be found immediately following the independent auditor's report.

Profile of the City

The City, incorporated in 1950, is located in St. Louis County, Missouri, and is approximately 15 miles to the west of the City of St. Louis. Today the City is a high-end residential community of approximately 4,033 single family homes. It currently occupies 11.68 square miles and serves a population of 11,503 (December 2022 estimate by US Census).

The City was first settled in 1886 as Altheim, Missouri. In 1974, the City became a fourth Class City operating under the Mayor-Board of Aldermen form of government. In April of 1977, the City expanded its borders with its first major annexation. The annexation moved the boundary of the City west to the area that is now Town & Country Crossing. The boundary was also moved north of I-64/40 to include several office developments. This change also included the

Principia School property, and property on Manchester Road, now known as Manchester Meadows. This annexation more than doubled the size of the City and added 3,000 people to the City, to bring the population to over 5,000.

On November 5, 1991 another large annexation was passed adding 2.5 square miles to the area of the City, and moving the City boundary to the north past Conway and Ladue Roads. This action was official on May 15, 1992 and completed the current boundary of the City. The annexed area included the Maryville Office development, Maryville University, Hunter Farm, Bellerive Country Club, and a number of residential subdivisions.

Policy-making and legislative authority for the City are vested in the governing board (Board) consisting of the Mayor and eight Aldermen. The Mayor is elected at large to serve a four-year term. He is the presiding officer of the Board of Aldermen, may vote in the event of a tie, and has veto power over legislation.

The City is divided into four wards with two Aldermen representing each of the wards. The Aldermen are elected every two years. One Alderman is elected by the Board to serve as Board President to act on the Mayor's behalf during his absence.

The City Administrator is appointed by Mayor with the approval of the Board of Aldermen. The City Administrator is responsible for the day-to-day management of the City's business and staff. The City Administrator is also responsible for the employment and discharge of City employees under policies established by the Board of Aldermen.

The City has several advisory boards and commissions composed of citizens appointed by the Mayor with the advice and consent of the Board of Aldermen. These include the Architectural Review Board; the Parks and Trails Commission; the Police, Fire, and EMS Commission; the Public Works Commission; and the Ways and Means Commission. In addition, the Mayor, with the advice and consent of the Board, appoints citizens to other boards and commissions who have responsibility for governmental functions related to zoning and building codes. These boards and commissions are the Planning and Zoning Commission and the Board of Adjustment.

The City provides core municipal services, including police and fire protection (fire through the West County EMS and Fire Protection District); snow removal; traffic control; planning and zoning; building inspections; code enforcement; licensing and permits; the construction and maintenance of streets, bridges, and other infrastructure; municipal court; park operations; and recreational and cultural activities.

The Board is required to adopt an annual budget for the ensuing fiscal year no later than December 31st preceding the beginning of the fiscal year on January 1st. This annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund and department for all governmental funds of the City. After the proposed budget is prepared, and reviewed by the Ways and Means Commission, it is submitted to the Board for approval. The Board may revise, alter, increase, or decrease the items contained in the proposed budget, provided that total authorized expenditures from any fund do not exceed the estimated revenues to be received plus any unencumbered fund balance less any deficit estimated for the beginning of the budget year. Following a public hearing on the proposed budget, the Board formally adopts the budget with or without amendment.

Budget revisions, after adoption of the annual budget, must be approved by a majority of the members elected to the Board. All appropriations lapse at the end of the budget year to which they were made to the extent that they have not been spent or encumbered. In no event shall

the total proposed expenditures from any fund exceed estimated revenues to be received plus any unencumbered balance (reserves).

Local economy

The City is an affluent suburban community located in St. Louis County with easy access to Interstates 64/40 and 270. It lies 15 miles west of downtown St. Louis, Missouri. The City is mostly residential with a major hospital, several retail centers, financial and educational institutions, and office parks. The City is home to the corporate headquarters TD Ameritrade (a large investment banking company), Accenture Federal Services (a major office tenant), REI CO-OP (a sporting goods store), Sephora (a high-end cosmetics store) and Chase Bank.

The median household income within the City is significantly higher than for the state and the nation as a whole. According to the year 2022 U.S. Census, the City's median household income was \$211,429 compared to the median household income of the State of Missouri of \$61,043 and the United States of \$69,021.

Housing prices in the City continue to remain strong. In 2022, the median housing price of a single family home was \$794,100. This compares to the median single family home price in the State of Missouri for the same period of \$171,800.

Due to its strong and healthy local economy, the City has maintained an issuer's credit rating of AAA from Standard & Poor's since 2001.

Major initiatives

During fiscal year 2022, the City undertook or continued several initiatives including:

- Road sealing and crack sealing (for one-quarter of City roads) was performed in order to keep the City roads from deteriorating.
- One major road project, the Topping Road improvement project, phase 1, that continued from 2021 was completed in 2022.
- Snow removal costs including contractual work, deicing salt, and calcium chloride were performed during the winter season.
- The Trail Overlay, Paver Resetting, and House Tuckpointing at Longview Park was also undertaken.
- Drace Park Playground renovations were initiated and are due to be completed in 2023.
- Ongoing Stormwater Projects were underway, including Laurel Lakes Estates, Oak Springs Cul-de-sac, Summerhill East, Mason Valley, Woodmark Road, and Westmoor Place.
- BJC/Encompass Rehabilitation Hospital purchased property from the City of Town and Country in 2022 and are in construction of Phase One in 2023.

Long-term financial planning

Like many other local governments, Town and Country experienced a decrease in overall revenues from 2020-2022, mainly due to the COVID-19 pandemic effects on the economy. The City's main source of revenue. Retail sales taxes are continuing to recover, and are in line with numbers seen in 2019. However, with sales taxes being our largest source of revenue at over 50%, and it being a volatile revenue source, times of economic insecurity causes a significantly higher concern than more reliable revenue sources such as property tax.

The main concern for future years is the recent years' lack of growth in sales tax revenue. Sales tax growth had not been sufficient to off-setting expenditure growth, even before the start of the COVID pandemic. Now we have to consider the potential lasting effect that the change in consumer habits over the past year may have on the City's sales tax revenues. The stay-at-home orders early in 2020, and the concerns over being in crowds have moved consumers to

the internet to do more and more purchasing. It is hard to know how quickly or completely they will come back to the brick-and-mortar stores. A proposition for the City of Town and Country for a Use Tax was recently before voters. This was the second time this proposal was presented to our voters and failed twice.

Tied to the stagnant sales tax growth is the trend in development activity in the City. Development increased over 40% between 2013 and 2014, and an additional 9% the next year, and 6% in 2016. However, since then new permits have remained static and then declined 6% in 2020. In 2021, the number of permits increased in total, but none were related to commercial projects. For 2022, building permits numbers reflected permits taken out for new residential construction and remodels/additions in addition to some commercial construction. However, the City has a new project with BJC/Encompass Rehabilitation Hospital with Construction of Phase 1 currently underway. Property was sold to BJC as a part of this project redevelopment at the end of 2022.

Another concern is with office space. Some companies have elected to continue having their employees work from home, thereby reducing the need for office space. This significantly impacts the City, as one of our business licenses has a fee based on square footage of office space. As the use of space is reduced, so is the revenue the City collects for this business license source.

Increasing revenues from non-sales tax sources is critical, and are being explored. Permit fees were analyzed in 2020 and business licenses early 2021. Many permit fees were increased but business license fees were considered appropriately set. Areas that the City could explore include property taxes and/or utility taxes.

Each year the City updates its five-year capital improvements plan (CIP). This plan serves as a planning document to ensure that the City's facilities, equipment, and infrastructures are well maintained and operating in peak condition. It gives the City the ability to plan for its capital needs and allocate short- and long-term resources appropriately. As part of this process, the City identifies and quantifies the operational costs associated with its capital projects and budgets resources accordingly.

Capital projects totaling over \$17 million are included in the 2022-2026 CIP plan. Grant reimbursements of \$4.6 million was anticipated to be received for eligible projects during the same time period. The 2022 CIP budget included \$2.5 million for capital projects, \$670,000 to be funded by grants and contributions.

Relevant financial policies

The City has adopted a comprehensive set of financial policies which include the following:

Cash Management

The City's policy regarding investments is to minimize credit and market risk while maintaining sufficient liquidity to meet operating requirements and attaining a competitive yield on its portfolio. The investment policy allows maturities of up to five (5) years from the date of purchase. All City deposits and investments are secured by federal depository insurance and pledged securities. The securities pledged satisfy the requirements established under the City's investment policy and current state and federal laws.

Fund Balance - Reserve Account

By City ordinance, the City must maintain a reserve fund in the amount of at least 50% of the City's annual General Fund projected expenditures.

Debt Administration

As of December 31, 2022, the City has no outstanding debt with the exception of a small capital lease. Under Missouri Statutes, the City's general obligation debt issuance is subject to legal limitation based on 10% of total assessed value of real and personal property.

Risk Management

The City is a participating member of a self-insured pool (St. Louis Area Insurance Trust (SLAIT)) comprised of municipalities in St. Louis County. SLAIT provides workers' compensation, general liability, automotive liability, police professional liability coverage, and health insurance. SLAIT was formed in 1987. They have retained a local insurance brokerage firm (Thomas McGee) to manage the Trust's overall affairs and operations. Other insurance coverages are provided through Thomas McGee in conjunction with other pool members.

Independent Audit

The City's Municipal Code requires an annual audit of the books, financial records, and transactions of all funds of the City to be performed by a qualified independent certified public accountant. The City has retained the services of CliftonLarsonAllen, LLP, a firm of licensed independent certified public accountants, to provide those services. The auditor's report is included in the financial section of this report.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Town and Country for its annual comprehensive financial report for the fiscal year ended December 31, 2021. This was the seventh year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

Acknowledgements

The preparation of this report would not have been possible without the assistance of many City staff members. We wish to thank all City departments for their assistance in providing the data necessary to prepare this report. We would also like to acknowledge our auditors, CliftonLarsonAllen, LLP, for their help in the formulation of this report. Additionally, credit also is due to the Mayor and the Board and members of the Ways and Means Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Robert Shelton
City Administrator



Joan Jadali, CPFO, CEBS, AF
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Town and Country
Missouri**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2021

Christopher P. Morrill

Executive Director/CEO

**CITY OF TOWN AND COUNTRY, MISSOURI
CITY OFFICIALS**

| | |
|--------------------------------|-------------------------------------|
| Mayor | Charles H. Rehm, Jr. |
| Alderman: | |
| Ward I | Barbara Ann Hughes Ben Schwoerer |
| Ward II | Fritz Wiesehan Holly Even |
| Ward III | Michelle Francisco Joe Kinsella |
| Ward IV | Vacant Sue Allen |
| Other City Officials: | |
| City Administrator | Robert Shelton |
| Finance Director | Joan Jadali |
| City Clerk | Ashley McNamara |
| Police Chief | James Cavins |
| Public Works/Planning Director | Michael Zeltmann |
| Director of Parks & Recreation | Anne Nixon |

CITY OF TOWN AND COUNTRY

CITIZENS OF TOWN AND COUNTRY

Ward 1 Alderman
Ben Schwoerer

Ward 1 Alderman
Barbara Ann Hughes

Ward 2 Alderman
Holly Even

Ward 2 Alderman
Fritz Wiesehan

Mayor
Charles H. Rehm, Jr

Ward 3 Alderman
Joe Kinsella

Ward 3 Alderman
Michelle Francisco

Ward 4 Alderman
Sue Allen

Ward 4 Alderman
vacant

City Attorney
Steve Garrett

Advisory Boards/
Commissions

City Clerk
Ashley McNamara

Communications/
Admin
Assistant
Morgan Forney

City Administrator
Bob Shelton

Director of Parks &
Recreation
Anne Nixon

Public Works
Director
Michael Zeltmann

Planner
Ryan Spencer

Finance Director
Joan Jadali

Chief of Police
James Cavins

Maintenance
Worker
vacant

Recreation
Supervisor
Catie Ward

Maintenance
Foreman
Tom Thousand

Admin Coordinator
Laura Lowell

Asst. Finance
Director
Marian Oesterle

Administrative
Police Clerk
Laurie Hangge

Maintenance
Worker
Dan Coppin

Project Manager
Tim Randick

Code Official
Neil Cantwell

Code Official
Dale Harbison

Court Admin.
Sharon Orlando

Asst Chief-Police
Captain Mike DeFoe

Court Clerk
Yvonne Monroe

Asst to Prosecutor
Bianca Busch

Operations
Commander
vacant

Support Svcs
Commander
Lt. Dan Wilkey

Operations
Commander
Lt. Jeff McNutt



FINANCIAL SECTION

Honorable Mayor and Board of Aldermen
City of Town and Country, Missouri

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Board of Aldermen
City of Town and Country, Missouri

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Town and Country, Missouri (the "City"), as of and for the year ended December 31, 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, each major fund, and the aggregate remaining fund information of the City, as of December 31, 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 (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City'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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City of Town and Country's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Town and Country'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, schedules of revenue, expenditures, and changes in fund balance – budget and actual analysis, schedule of changes in net pension liability and related ratios, schedule of pension contributions, schedule of changes in total OPEB liability and related ratios be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with

Honorable Mayor and Board of Aldermen
City of Town and Country, Missouri

management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

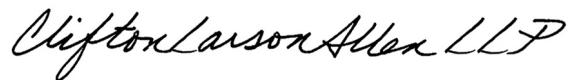
Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Combining Balance Sheet – Nonmajor Governmental Funds, Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds, Schedules of Revenues, Expenditures, and Change in Fund Balances – Budget and Actual (collectively the "Supplementary Information") are 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 GAAS. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our 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 basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.



CliftonLarsonAllen LLP

June 28, 2023

CITY OF TOWN AND COUNTRY, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2022

As management of the City of Town and Country, Missouri's (the City), we offer readers of the City's financial statements the narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2022. We encourage readers to consider the information that we have furnished in our letter of transmittal in the Introductory Section of this report along with the City's financial statements, which follow this section, and the footnotes that follow the Management's Discussion and Analysis (MD&A).

FINANCIAL HIGHLIGHTS

- On a government-wide basis the City's assets and deferred outflows exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$51,975,384 (*net position*) for an increase of \$739,520 compared to 2021. Of this amount, \$7,509,726 (*unrestricted net position*) may be used to meet the City's ongoing obligations.
- At the close of the 2022 fiscal year, the City's governmental funds reported combined ending fund balances of \$13,812,225. This is an increase of \$843,485 compared with the prior year. Approximately 58.25% of this total amount, \$8,045,857, was unassigned and available for spending at the City's discretion. The full amount of the unassigned balance is in the General Fund.
- At the close of the current year, unassigned fund balance for the General Fund was \$8,045,857 or 76% of General Fund expenditures, an increase in comparison with the prior year unassigned fund balance.
- The City had outstanding debt in the amount of \$9,952 for capital leases at the close of fiscal year 2022. This lease was entered into during 2019.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis section is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also includes required supplemental information, and other supplementary information. The basic financial statements include two kinds of statements that present different views of the City:

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. They provide both long-term and short-term information about the City's overall financial status.

The *fund financial statements* focus on individual parts of the City's government and report operations in more detail than the government-wide statements. These statements present a short-term perspective of how services were financed as well as what remains for future spending.

The table on the next page summarizes the major features of the City's government-wide and fund financial statements, including the portions of the City government they cover and the types of information each contains. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

| Major Features of The City’s Government-wide And Fund Financial Statements | | |
|---|--|--|
| | <u>Government-wide Statements</u> | <u>Governmental Funds</u> |
| Scope | Entire City government (except fiduciary funds) and the City’s component units | The activities of the City that are not fiduciary, such as administration, police, fire, public works, capital improvements, and parks |
| Required financial statements | <ul style="list-style-type: none"> • Statement of net position • Statement of activities | <ul style="list-style-type: none"> • Balance sheet • Statement of revenues, expenditures, and changes in fund balances |
| Accounting basis and measurement focus | Accrual accounting and economic resources focus | Modified accrual accounting and current financial resources focus |
| Type of asset/liability information | All assets and liabilities, both financial and capital, and short-term and long-term | Only assets expected to be consumed in the year and liabilities that come due during the year or soon thereafter; no capital assets are included |
| Type of inflow/outflow information | All revenues and expenses during year, regardless of when cash is received or paid | Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter |

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements include the statement of net position and the statement of activities. These statements are designed to provide a broad overview of the City’s finances, in a manner similar to a private-sector business.

The *statement of net position* presents information about all of the City’s assets and deferred outflows of resources, and liabilities and deferred inflows of resources using the accrual method of accounting, with the difference between the two being reported as net position. Net position is one way to measure the City’s financial health or financial position. Over time increases and decreases in the City’s net position are one indicator of whether its financial health is improving or deteriorating. However, you will also need to consider other nonfinancial factors such as changes in the City’s sales tax base, the amount of snowfall during the winter season, changes in services or service levels, and the condition of municipal roads and facilities to assess the overall health of the City.

The *statement of activities* accounts for all of the fiscal year’s revenues and expenses for the City. It presents information showing how the City’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. As a result, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years such as uncollected taxes and interest, and earned but unused vacation leave.

Both government-wide financial statements include the basic services of the City that are principally supported by taxes, grants, and intergovernmental revenues. These services are classified as governmental activities and include police services, public works and planning, fire and ambulance services, parks, and general government.

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

FUND FINANCIAL STATEMENTS

Fund financial statements provide more detailed information about the City's most significant funds, not the City as a whole. A fund is a group of related accounts used to keep track of specific sources of funding and spending for particular purposes. Some funds are required by State law and by bond covenants, others are established by the Board of Aldermen to control and manage money for a particular purpose.

The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with those finance-related legal requirements by showing that it is properly using certain taxes and grants for their intended purpose. Fund financial statements describe how services were financed in the short-term, as well as what remains for future spending. All funds of the City are governmental funds.

GOVERNMENTAL FUNDS

The City's basic services are included in governmental funds, which are essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements provide a detailed short-term view of the inflows and outflows of spendable resources, and the balances left at year-end that are available for spending. This information is useful in evaluating whether there are more or less financial resources available in the near future to finance the City's programs.

Because the focus of the governmental funds financial statements is narrower than that of government-wide financial statements, it is useful to compare the information presented for the governmental funds with that of the governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's short-term financial decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate the comparison between governmental funds and governmental activities.

The City maintains several 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, Road Fund, Capital Improvements Fund, American Rescue Plan Act (ARPA) Fund and Parks and Stormwater Fund, all of which are considered to be major funds. Data for the Police Training Funds, Federal Equitable Sharing Fund (The Federal Equitable Sharing Fund is grouped together with Police Training Funds), and the Public Art Fund is shown in a column titled "Other Governmental Funds".

The City adopts an annual appropriated budget for all funds. Budgetary comparison statements have been provided for all funds to demonstrate legal compliance with the respective adopted budgets.

NOTES TO FINANCIAL STATEMENTS

The financial statements also include notes that provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

SUPPLEMENTAL INFORMATION

In addition to the basic financial statements and accompanying notes, certain required supplemental information can be found following the notes to the financial statements. The individual fund statements and supplemental information is presented immediately following the required supplemental information.

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances as discussed in the following analysis of net position and change in net position.

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities by \$51,975,384 (*total net position*) at the close of the most recent fiscal year. Between fiscal years 2021 and 2022, the total net position increased by \$739,520 or 1.4%. The condensed statement of net position for governmental activities is as follows:

| Statement of Net Position | | | | |
|---------------------------------------|----------------------|---------------------|-------------------|-------------|
| December 31, 2022 and 2021 | | | | |
| | December 31, | | 2021 Change | |
| | 2022 | 2021 | Amount | Percent |
| ASSETS | | | | |
| Cash and Investments | \$ 13,999,081 | \$12,759,212 | \$ 1,239,869 | 9.7% |
| Other Assets | 3,541,328 | 3,775,538 | (234,210) | -6.2% |
| Capital Assets, Net | 38,878,148 | 39,812,943 | (934,795) | -2.3% |
| Total Assets | 56,418,557 | 56,347,693 | 70,864 | 0.1% |
| DEFERRED OUTFLOWS OF RESOURCES | | | | |
| Deferred Amounts Related to Pension | 1,748,900 | 1,868,607 | (119,707) | -6.4% |
| Deferred Amounts Related to OPEB | 60,882 | 69,431 | (8,549) | -12.3% |
| Total Deferred Outflows | 1,809,782 | 1,938,038 | (128,256) | -6.6% |
| LIABILITIES | | | | |
| Long-Term Liabilities | 1,186,200 | 564,249 | 621,951 | 110.2% |
| Other Liabilities | 3,606,637 | 2,556,219 | 1,050,418 | 41.1% |
| Total Liabilities | 4,792,837 | 3,120,468 | 1,672,369 | 53.6% |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred Amounts Related to Pension | 1,300,330 | 3,802,303 | (2,501,973) | -65.8% |
| Deferred Amounts Related to OPEB | 149,825 | 127,096 | 22,729 | 17.9% |
| Total Deferred Inflows | 1,450,155 | 3,929,399 | (2,479,244) | -63.1% |
| NET POSITION | | | | |
| Investment in Capital Assets | 38,868,196 | 39,793,302 | (925,106) | -2.3% |
| Restricted | 5,597,462 | 6,205,562 | (608,100) | -9.8% |
| Unrestricted | 7,509,726 | 5,237,000 | 2,272,726 | 43.4% |
| Total Net Position | <u>\$ 51,975,384</u> | <u>\$51,235,864</u> | <u>\$ 739,520</u> | <u>1.4%</u> |

Approximately 75% of the City's total net position reflects its investment in capital assets (e.g., land, buildings, parks, equipment, vehicles, etc.); less any related outstanding debt used to acquire those assets. The City uses these capital assets for City operations and to provide services to citizens; consequently, these assets are not available to cover ongoing expenditures. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources to repay that debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate those liabilities. For 2022, the amount of debt related to the investment in capital assets were \$9,952.

An additional portion of the City's net position (11%) denotes resources that are subject to external restrictions on how they may be used. The remaining balance of net position (\$7.5 million or 14%) is unrestricted. It

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

represents current net position available to finance subsequent years' operations and other expenditures approved by the Board of Aldermen.

Governmental Activities – In 2022, the City's net position increased by \$739,519. Changes to revenues and expenditures that lead to this increase are identified in the condensed statement of activities as follows.

| Statement of Activities | | | | |
|--|-----------------------|----------------------|-------------------|-------------|
| For the Fiscal Years Ended December 31, 2022 and 2021 | | | | |
| | Years Ended December, | | 2021 Change | |
| | 2022 | 2021 | Amount | Percent |
| REVENUES | | | | |
| Program Revenues: | | | | |
| Charges for Services | \$ 3,085,382 | \$ 2,949,821 | \$ 135,561 | 4.6% |
| Operating Grants and Contributions | 201,317 | 29,221 | 172,096 | 588.9% |
| Capital Grants and Contributions | 219,305 | 172,229 | 47,076 | 27.3% |
| General Revenues: | | | - | |
| Taxes | 9,101,416 | 8,312,895 | 788,521 | 9.5% |
| Property Taxes | 708,680 | 759,883 | (51,203) | -6.7% |
| Utility gross receipts tax | 1,940,962 | 1,862,734 | 78,228 | 4.2% |
| Investment Income | 65,903 | 79,323 | (13,420) | -16.9% |
| Gain on Disposal of Capital Assets | 37,620 | 17,155 | 20,465 | 119.3% |
| Insurance Proceeds | 133,444 | 104 | 133,340 | 100.0% |
| Other | 1,083,908 | 144,604 | 939,304 | 649.6% |
| Total Revenues | 16,577,937 | 14,327,969 | 2,249,968 | 15.7% |
| EXPENSES | | | | |
| General Government | 1,380,641 | 2,171,114 | (790,473) | -36.4% |
| Police Services | 4,140,825 | 3,631,378 | 509,447 | 14.0% |
| Public Works and Planning | 3,533,179 | 2,322,847 | 1,210,332 | 52.1% |
| Fire and Ambulance Services | 4,135,592 | 4,124,972 | 10,620 | 0.3% |
| Parks | 2,648,180 | 1,373,682 | 1,274,498 | 92.8% |
| Total Expenses | 15,838,418 | 13,623,993 | 2,214,425 | 16.3% |
| CHANGES IN NET POSITION | 739,519 | 703,976 | 35,543 | 5.0% |
| Net Position - Beginning of Year | 51,235,864 | 50,531,888 | 703,976 | 1.4% |
| NET POSITION - END OF YEAR | \$ 51,975,384 | \$ 51,235,864 | \$ 739,519 | 1.4% |

SIGNIFICANT CHANGES IN FUND NET POSITION

Governmental activities experienced a \$739,519 increase in net position mainly as a result of program and general revenues outpacing expenses for the year.

1. Sales tax revenues increased 9.5% from 2021 to 2022 as sales taxes are returning back to pre-pandemic levels with individuals shopping for not only food staples and necessities, but for those non-essential items. Inflation has also impacted these costs.
2. The City also received \$1 million on the sale of some property in 2022 (noted in the Other category).
3. The City received \$130,773 more in capital and operating grants and contributions in 2022 than in 2021 due to having an active project in place and completed in 2022.

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

4. Utility gross receipts tax revenues increased \$78,228 primarily due to businesses opening back up after having shut down due to the pandemic.
5. Charges for services increased 4.6% or \$135,560 between 2021 and 2022. The COVID-19 pandemic experienced by the world had a major effect on charges for services, including: collection of business licenses due to business closures and delayed payment; Parks program revenue and facilities rentals, which declined almost 80% due to the need for social distancing; and the collection of Municipal Court fines and fees particularly in 2020. However, by 2021, recovery was occurring as businesses were opening up and vaccinations became available nationwide. In 2022, positive changes continued with a return to normal in operations.
6. Losses on investment income were also noted, however, in 2022 due to recording the market value of the investments as of December 31, 2022. This booking entry does not accurately reflect what happens with investments since the City holds all investments until maturity and never cashes them in prior to the maturity date.

Expenses increased \$1,256,255 or 8.6% from 2021 to 2022. This was primarily due to capital projects in both the Public Works and Planning Divisions and the Parks Division. Some projects that had been delayed due to the COVID pandemic were rebudgeted and resurrected. Other projects, such as the Topping Road I project, which was partially funded by grant funds, was completed.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds

The major general government functions are contained in the General Fund, Road Fund, Capital Improvements Fund, Parks and Stormwater Fund and the American Rescue Plan Act Fund. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financial requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of December 31, 2022, the City's governmental funds reported a combined total fund balance of \$13,812,225 which was an increase of \$843,485 in comparison to the prior year. The unassigned portion of this total was \$8,045,857.

Approximately 58% (\$8,045,857) of the total combined fund balance is considered unassigned fund balance and is available for spending at the City's discretion. The remainder of the fund balance is shown as restricted and non-spendable to indicate that it is not available for new spending because it is limited to street improvements (\$621,736), capital improvements (\$2,735,703), parks and stormwater (\$2,194,419), police training and Federal Equitable Sharing expenses (\$28,072), or prepaid items (\$185,861) Assigned amounts are \$577 for the Public Art Fund.

The change of the current year's fund balances, where governmental funds revenues increased by \$2,444,961 or 17% from 2021 to 2022, were primarily due to the following:

- Taxes increased by \$1,891,626 as shoppers continue to frequent the brick and mortar stores in the City. Cost of inflation also increases these sales tax returns as the cost of goods is higher.
- A piece of City property was sold for \$1 million during fiscal year 2022.

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

Governmental funds expenditures increased by \$1,635,127, or 12%. The increase in expenditures was primarily due to Capital outlay, as more projects were underway in 2022 than in 2021. Salary and benefit increases accounted for much smaller increases in those departments and funds that have those items as a part of their budgets.

GENERAL FUNDS BUDGETARY HIGHLIGHTS

The General Fund ended the year with a budget basis operating surplus of \$668,215. This is \$1,326,976 higher than FY2021. The City did receive \$1.1 million in American Rescue Plan Act (ARPA) funds, which would have put the operating surplus much higher, but these funds will not be classified as revenue until they are expensed. They are currently categorized in the balance sheet as Unearned Revenue in the General Fund.

General Fund final revenues were above the budgetary estimates by \$1,704,919 or 17.7%, providing for a favorable budget variance. The following three items were primarily responsible for this:

- Tax revenue out-performed the budget estimate by \$740,105, or 11.3%. Several businesses reopened in 2021 after enduring a shutdown for months during the COVID-19 pandemic and ongoing capacity restrictions in 2020.
- Business licenses collected during 2022 ended the year \$71,917 above the budgetary estimate. This increase was due, in part, to some new businesses opening in the City as well as collections on past due accounts.
- Other revenue exceeded budgeted revenue by \$1,051,844 due to the sale of property for \$1 million.

General Fund final expenditures were \$262,946 lower than the budget, approximately 2.5%, providing for a favorable budget variance. All departments came in under budgeted expense numbers, with the largest reduction in Public Works and Planning.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2022, the City had \$38,878,149 invested in a broad range of capital assets (net of accumulated depreciation). This was a decrease of \$934,794 from the previous year. The City's investment in capital assets includes land, buildings, roads, park facilities, building and land improvements, furniture and fixtures, equipment, vehicles, and information technology.

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

| Capital Assets, Net of Depreciation | | | |
|--|----------------------|----------------------|----------------------|
| June 30, 2022 and 2021 | | | |
| | 2022 | 2021 | Percentage Change |
| Asset Class: | | | |
| Land | \$ 17,068,865 | \$ 17,068,865 | 0.00% |
| Right-of-Way and Easements | 346,356 | 346,356 | 0.00% |
| Construction in Progress | 99,339 | 465,351 | 78.65% |
| Buildings and Improvements | 4,743,203 | 5,396,026 | 12.10% |
| Infrastructure | 11,240,539 | 10,764,705 | -4.42% |
| Land Improvements | 4,959,258 | 5,208,090 | 4.78% |
| Equipment, Furniture, and Fixtures | 228,280 | 321,060 | 28.90% |
| Vehicles | 192,309 | 242,490 | 20.69% |
| Total Capital Assets, Net | \$ 38,878,149 | \$ 39,812,943 | 140.70% |

Additional information on the City's capital assets can be found in Note 3 of the Notes to the Financial Statements.

Long-term Debt

During 2019, the City entered into a five-year agreement for the financed purchase of 30 tasers for the Police Department at a cost of \$49,679. The agreement called for an initial payment of \$12,630 with four subsequent annual payment of \$10,350 including an imputed interest of 4.5%. As a result, the City had an outstanding payable ending balance at year-end 2022 in the amount of \$9,952. More detailed information about the City's long-term liabilities is presented in Note 4 of the Notes to the Financial Statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The City considers many factors when setting its annual budget. One of those factors is the economy. In December 2022, the City saw a decrease in its unemployment rate to 2.1% from 2.9% in December 2021. The state of Missouri's unemployment rate decreased from 3.9% in 2021 from 2.2% in 2022. However, the unemployment rate is just one indicator of the health of the City and it is a point in time. The median household income grew 4.2%. On the negative side, while building permits numbers reflected permits taken out for new residential construction and remodels/additions in addition to some commercial construction, the 2021 total construction values were slightly higher than 2022 numbers. Our highest numbers go back to 2018. Single-family housing permits decreased to 15 in 2022 (with an average construction value of \$1,297,000) from 23 in 2021 (with an average construction value of \$1,199,000).

The major factor considered in the 2023 budget process was the expected revenue stream for 2023 and future years. Sales tax revenues have been the major funding source for the City for many years and is projected to provide about 55% of the revenue from all sources for the 2023 fiscal year. However, when the market is volatile, having this much anticipated revenue in one source (i.e. putting all of your eggs in one basket) is risky. For example, in 2021, sales tax revenues increased to 51% of the City's total revenues from a drop to 48% in 2020.

The City's obligation to keep the City financially strong and resilient must be meshed with the needs and desires of the citizens as we formulate the annual budget. The City's fund balance has been strong enough to allow us to invest some of the fund balance into infrastructure over the past 9 years. In 2013, the City spent over \$8 million on street and sidewalk improvements. In 2014, \$2.2 million was used to purchase the land for the Town Square project. In 2018, the City transferred \$4,949,208 from the General Fund to the Capital Improvement Fund to support the completion of the Town Square project. During the 2021 budget process we anticipated that

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

the revenue shortfall caused by the COVID-19 pandemic would severely impact our fund balance. Thankfully, it did not. Moving forward to the 2022 budget process, revenues were increasing as facilities had reopened and we were transitioning to the other side of the pandemic. However, there were still concerns that the pandemic would cause a resurgence and negatively impact operations.

All of these factors were taken into consideration in preparing and adopting the budget for fiscal year 2023. At the end of 2022, the total fund balance of the General Fund was \$8.2 million. The City's goal has been to have a structurally balanced General Fund each year, thereby keeping the fund balance approximately the same as it was the prior year. Due to revenue reductions and the deferment of many projects in 2021, the Mayor and the Board of Aldermen agreed to use fund balance, as necessary, in 2021 to support the operations of the City. The Road Fund, Capital Project Fund and the Parks and Stormwater Fund were budgeted to prioritize major capital projects to make the best use of existing fund balances. As recovery occurred, projects that were pushed back and removed from prior year budgets were added into appropriations for 2022 and 2023. The table below shows the fund balances as they were anticipated at the time the 2023 budget was approved.

| CITY OF TOWN AND COUNTRY | | | | | | |
|---|------------------------|---------------------|------------------------------|-------------------|------------------------|--------------------------|
| 2023 BUDGET FUND BALANCE SUMMARY | | | | | | |
| Fund Description | 2023 Beginning Balance | Revenue Estimates | Budget Request (Expenditure) | Transfer In (Out) | Change in Fund Balance | 2023 Ending Fund Balance |
| General Fund | \$10,058,144 | \$10,490,549 | \$11,139,487 | \$0 | (\$648,937) | \$9,409,207 |
| Road Fund | \$551,997 | 816,014 | 1,728,624 | 360,612 | (551,998) | (\$0) |
| Capital Improvement Fund | \$2,555,371 | 1,649,809 | 1,409,874 | (360,612) | (120,677) | \$2,434,695 |
| Parks & Stormwater Fund | \$1,960,515 | 2,810,692 | 3,023,603 | 0 | (212,911) | \$1,747,604 |
| Safety & Training Fund | \$22,307 | 13,993 | 16,819 | 0 | (2,826) | \$19,481 |
| Federal Equitable Sharing | \$4,120 | 0 | 3,575 | 0 | (3,575) | \$545 |
| ARPA Fund | \$0 | 0 | 0 | 0 | 0 | \$0 |
| Public Art Fund | \$1,000 | 0 | 0 | 0 | 0 | \$1,000 |
| TOTAL ALL FUNDS | \$15,153,455 | \$15,781,057 | \$17,321,981 | \$0 | (\$1,540,923) | \$13,612,532 |

COVID-19 PANDEMIC RESPONSE

On March 21, 2020, in response to the international COVID-19 pandemic, the St. Louis County Executive, Dr. Sam Page, issued Executive Order 15, restricting activities in St. Louis County in an effort to limit the spread of the Novel Coronavirus. The initial restrictions went into place on March 28, 2020 and were due to expire on April 22, 2020. The County Executive continued restrictions in different degrees for a lengthy period of time. Some meetings are still being conducted virtually, but most of them have returned to in-person.

CITY OF TOWN AND COUNTRY, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

For the City of Town and Country, these continued restrictions for a few businesses do not pose much of a threat to sales tax revenues. What poses a threat to other sources of revenue, such as utility revenue and business license revenue is the fact that some businesses have employees who have never returned to work at the office and are continuing to work from home. Some of these businesses are, therefore, no longer needing office space for their employees with this new work-from-home initiative.

The pandemic caused a major disruption in the American labor force, and has caused many employees to quit their jobs and retire. This change has not impacted the City very much at this point, but it is anticipated that the City will soon need to evaluate its pay structures and benefits offered to employees as many workers are in search of an improved work-life balance and flexibility, while the nation is enduring a labor shortage crisis.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Joan Jadali
Director of Finance
City of Town and Country
1011 Municipal Center Drive
Town and Country, MO 63131

**CITY OF TOWN AND COUNTRY, MISSOURI
STATEMENT OF NET POSITION
DECEMBER 31, 2022**

| | Governmental Activities |
|---|----------------------------|
| ASSETS | |
| Cash and Investments | \$ 13,999,081 |
| Receivables, Net: | |
| Taxes | 2,386,892 |
| Interest | 73,001 |
| Court | 50,526 |
| Loans | 84,513 |
| Other | 24,264 |
| Restricted Cash | 736,271 |
| Prepaid Items | 185,861 |
| Capital Assets: | |
| Land and other nondepreciable assets | 18,937,792 |
| Other capital assets, net of accumulated depreciation | 46,887,705 |
| Accumulated Depreciation | (26,947,349) |
| Total Assets | 56,418,557 |
| DEFERRED OUTFLOWS OF RESOURCES | |
| Deferred Amounts Related to Pension | 1,748,900 |
| Deferred Amounts Related to OPEB | 60,882 |
| Total Deferred Outflow of Resources | 1,809,782 |
| LIABILITIES | |
| Current Liabilities: | |
| Accounts Payable | 400,782 |
| Accrued Payroll | 88,417 |
| Unearned Revenue | 2,381,178 |
| Refundable Deposits | 736,271 |
| Financing Lease Payable | 9,952 |
| Noncurrent Liabilities: | |
| Compensated Absences | 78,147 |
| Net Pension Liability | 712,202 |
| Net OPEB Liability | 395,851 |
| Total Liabilities | 4,802,800 |
| DEFERRED INFLOWS OF RESOURCES | |
| Deferred Amounts Related to Pension | 1,300,330 |
| Deferred Amounts Related to OPEB | 149,825 |
| Total Deferred Inflow of Resources | 1,450,155 |
| NET POSITION | |
| Net Investment in Capital Assets | 38,868,196 |
| Restricted For: | |
| Street Improvements | 622,268 |
| American Recovery Plan Act Programs | - |
| Capital Improvements | 2,735,703 |
| Parks and Stormwater | 2,210,842 |
| Police Training | 28,649 |
| Unrestricted | 7,509,726 |
| Total Net Position | 51,975,384 |

See accompanying Notes to Basic Financial Statements.

**CITY OF TOWN AND COUNTRY, MISSOURI
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

| | Program Revenues | | | Net Revenues (Expenses) and Changes In Net Position <u>Governmental</u> |
|------------------------------------|----------------------|-------------------------|---------------------------------------|---|
| | Expenses | Charges for Services | Operating Grants and Contributions | |
| FUNCTIONS/PROGRAMS | | | | |
| Primary Government: | | | | |
| Governmental Activities: | | | | |
| General Government | \$ 1,380,641 | \$ 1,767,066 | \$ 29,177 | \$ - |
| Police Services | 4,140,825 | 492,272 | - | 11,637 |
| Public Works and Planning | 3,533,179 | 483,193 | - | 207,669 |
| Fire and Ambulance Services | 4,135,592 | 200,420 | - | - |
| Parks | 2,648,180 | 55,274 | 259,296 | - |
| Total Governmental Activities | <u>\$ 15,838,418</u> | <u>\$ 2,998,225</u> | <u>\$ 288,473</u> | <u>\$ 219,306</u> |
| GENERAL REVENUES | | | | |
| Taxes: | | | | |
| Sales Taxes | | | | 9,101,417 |
| Property Taxes | | | | 708,680 |
| Utility gross receipts tax | | | | 1,940,962 |
| Investment Income | | | | 65,903 |
| Gain on Disposal of Capital Assets | | | | 37,620 |
| Insurance Proceeds | | | | 133,444 |
| Other | | | | 1,083,908 |
| Total General Revenues | | | | <u>13,071,934</u> |
| CHANGE IN NET POSITION | | | | 739,520 |
| Net Position - Beginning of Year | | | | <u>51,235,864</u> |
| NET POSITION - END OF YEAR | | | | <u>\$ 51,975,384</u> |

See accompanying Notes to Basic Financial Statements.

**CITY OF TOWN AND COUNTRY, MISSOURI
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

| | General | Road | Capital Improvements | Parks and Stormwater | Non-Major Governmental Funds | Funds |
|---|----------------------|-------------------|-------------------------|-------------------------|------------------------------------|----------------------|
| ASSETS | | | | | | |
| Cash and Investments | \$ 9,239,189 | \$ 273,802 | \$ 2,478,999 | \$ 1,973,721 | \$ 33,370 | \$ 13,999,081 |
| Receivables, Net: | | | | | | |
| Taxes | 1,318,187 | 396,406 | 308,894 | 363,405 | - | 2,386,892 |
| Interest | 73,001 | - | - | - | - | 73,001 |
| Court | 50,526 | - | - | - | - | 50,526 |
| Loans | 84,513 | - | - | - | - | 84,513 |
| Other | 23,445 | - | - | 315 | 504 | 24,264 |
| Restricted Cash | 736,271 | - | - | - | - | 736,271 |
| Prepaid Items | 168,906 | 532 | - | 16,423 | - | 185,861 |
| Total Assets | <u>\$ 11,694,038</u> | <u>\$ 670,740</u> | <u>\$ 2,787,893</u> | <u>\$ 2,353,864</u> | <u>\$ 33,874</u> | <u>\$ 17,540,409</u> |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | | | | | |
| LIABILITIES | | | | | | |
| Accounts Payable | \$ 188,632 | \$ 46,949 | \$ 52,190 | \$ 107,797 | \$ 5,225 | \$ 400,793 |
| Accrued Payroll | 81,442 | 1,523 | - | 5,452 | - | 88,417 |
| Unearned Revenue | 2,351,394 | - | - | 29,773 | - | 2,381,167 |
| Refundable Deposits | 736,271 | - | - | - | - | 736,271 |
| Total Liabilities | <u>3,357,739</u> | <u>48,472</u> | <u>52,190</u> | <u>143,022</u> | <u>5,225</u> | <u>3,606,648</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Unavailable Revenue | 121,536 | - | - | - | - | 121,536 |
| FUND BALANCES | | | | | | |
| Nonspendable: | | | | | | |
| Prepaid Items | 168,906 | 532 | - | 16,423 | - | 185,861 |
| Restricted For: | | | | | | |
| Street Improvements | - | 621,736 | - | - | - | 621,736 |
| Capital Improvements | - | - | 2,735,703 | - | - | 2,735,703 |
| Parks and Stormwater | - | - | - | 2,194,419 | - | 2,194,419 |
| Police Training | - | - | - | - | 28,072 | 28,072 |
| Assigned For: | | | | | | |
| Public Art | - | - | - | - | 577 | 577 |
| Unassigned | 8,045,857 | - | - | - | - | 8,045,857 |
| Total Fund Balances | <u>8,214,763</u> | <u>622,268</u> | <u>2,735,703</u> | <u>2,210,842</u> | <u>28,649</u> | <u>13,812,225</u> |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balances | <u>\$ 11,694,038</u> | <u>\$ 670,740</u> | <u>\$ 2,787,893</u> | <u>\$ 2,353,864</u> | <u>\$ 33,874</u> | <u>\$ 17,540,409</u> |

See accompanying Notes to Basic Financial Statements.

**CITY OF TOWN AND COUNTRY, MISSOURI
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2022**

| | |
|--|---------------|
| Total Fund Balances - Governmental Funds | 13,812,225 |
| Amounts reported for governmental activities in the statement of net position are different because: | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. | 38,878,148 |
| Adjustment for deferred inflows of resources not considered available in the fund statements. | 121,536 |
| Certain amounts are not a use of financial resources and, therefore, are not reported in the governmental funds. These items consist of: | |
| Deferred Outflows Related to Pension | 1,748,900 |
| Deferred Outflows Related to OPEB | 60,882 |
| Deferred Inflows Related to Pension | (1,300,330) |
| Deferred Inflows Related to OPEB | (149,825) |
| Certain long-term liabilities and assets are not receivable / due in the current period and, therefore, are not reported as an asset or liabilities in the governmental funds. | |
| Non-current assets and Long-term liabilities at year-end consist of: | |
| Net Pension Liability | (712,202) |
| OPEB Liability | (395,851) |
| Capital Lease | (9,952) |
| Compensated Absences | (78,147) |
| Net Position of Governmental Activities | \$ 51,975,384 |

See accompanying Notes to Basic Financial Statements.

CITY OF TOWN AND COUNTRY, MISSOURI
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2022

| | General | Road | Capital Improvements | Parks and Stormwater | Non-Major Governmental Funds | Total Governmental |
|---|---------------------|-------------------|-------------------------|-------------------------|------------------------------------|-----------------------|
| REVENUES | | | | | | |
| Taxes | \$ 7,276,204 | \$ 813,565 | \$ 1,730,404 | \$ 2,035,770 | \$ - | \$ 11,855,943 |
| Licenses and Permits | 2,334,416 | - | - | - | - | 2,334,416 |
| Charges for Services and Rental Income | 220,484 | - | - | 55,274 | - | 275,758 |
| Fines and Forfeitures | 475,208 | - | - | - | 11,593 | 486,801 |
| Grants and Contributions | 29,177 | 207,669 | - | 250,796 | 8,544 | 496,186 |
| Investment Income | (80,012) | 976 | 39,145 | 20,064 | - | (19,827) |
| Other | 1,064,038 | 133,444 | - | 19,870 | (1,426) | 1,215,926 |
| Total Revenues | <u>11,319,515</u> | <u>1,155,654</u> | <u>1,769,549</u> | <u>2,381,774</u> | <u>18,711</u> | <u>16,645,203</u> |
| EXPENDITURES | | | | | | |
| Current: | | | | | | |
| General Government | 1,520,346 | - | 350,210 | - | 550 | 1,871,106 |
| Police Services | 4,500,237 | - | 141,924 | - | 11,435 | 4,653,596 |
| Public Works and Planning | 493,130 | 676,609 | 3,047 | - | 7,923 | 1,180,709 |
| Fire and Ambulance Services | 4,135,592 | - | - | - | - | 4,135,592 |
| Parks | - | - | - | 789,366 | - | 789,366 |
| Capital Outlay | 1,995 | 1,353,164 | 389,143 | 1,418,587 | 1,425 | 3,164,314 |
| Debt Service: | | | | | | |
| Principal | - | - | 43,350 | - | - | 43,350 |
| Interest | - | - | 1,305 | - | - | 1,305 |
| Total Expenditures | <u>10,651,300</u> | <u>2,029,773</u> | <u>928,979</u> | <u>2,207,953</u> | <u>21,333</u> | <u>15,839,338</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | 668,215 | (874,119) | 840,570 | 173,821 | (2,622) | 805,865 |
| OTHER FINANCING SOURCES (USES) | | | | | | |
| Transfers In | - | 160,278 | - | 21,985 | - | 182,263 |
| Transfers Out | - | - | (182,263) | - | - | (182,263) |
| Sale of Capital Assets | - | - | 37,620 | - | - | 37,620 |
| Total Other Financing Sources (Uses) | <u>-</u> | <u>160,278</u> | <u>(144,643)</u> | <u>21,985</u> | <u>-</u> | <u>37,620</u> |
| CHANGE IN FUND BALANCES | 668,215 | (713,841) | 695,927 | 195,806 | (2,622) | 843,485 |
| Fund Balances - Beginning of Year | <u>7,546,548</u> | <u>1,336,109</u> | <u>2,039,776</u> | <u>2,015,036</u> | <u>31,271</u> | <u>12,968,740</u> |
| FUND BALANCES - END OF YEAR | <u>\$ 8,214,763</u> | <u>\$ 622,268</u> | <u>\$ 2,735,703</u> | <u>\$ 2,210,842</u> | <u>\$ 28,649</u> | <u>\$ 13,812,225</u> |

See accompanying Notes to Basic Financial Statements.

**CITY OF TOWN AND COUNTRY, MISSOURI
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Funds \$ 843,485

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

Capital outlays are reported as expenditures. However in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Current year capital additions were \$1,288,255 and current year and current year depreciation expense was \$1,932,136 (934,795)

Revenues in the statement of activities that do not provide current financial resources are not reported in the governmental funds financial statements: (104,885)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. The net effect of these differences in the treatment of long-term debt and related items: 9,689

Under the modified accrual basis of accounting used in the governmental funds financial statements, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when financial resources are available. The net changes of these items are:

| | |
|----------------------------------|---------|
| Decrease in Compensated Absences | 29,068 |
| Pension Expense (Net) | 886,694 |
| OPEB Expense (Net) | 10,264 |
| | 10,264 |

Change in Net Position of Governmental Activities \$ 739,520

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Town and Country, Missouri (the City) was incorporated in 1950. The City operates as a fourth-class city under the Missouri state statutes. It has a Mayor-Board of Aldermen form of government and provides the following services: legislative, police, highways and streets, municipal court, capital improvements, planning and zoning, parks, fire and ambulance, and general administrative services.

The accounting policies and financial reporting practices of the City conform to accounting principles generally accepted in the United States of America applicable to governmental units. The following is a summary of the more significant policies:

A. Reporting Entity

The financial statements of the City include the financial activities of the City and any component units (entities which are financially accountable to the City). The City does not have any component units.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

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

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

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

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

The City reports the following major governmental funds:

General Fund

This fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Road Fund

This fund is used to account for financial resources to be used for the improvement, repair, maintenance, and control of public roads, streets, and bridges within the City. The primary revenue source is from road and bridge taxes.

Capital Improvements Fund

This fund is used to account for financial resources to be used for the acquisition, improvement, maintenance, and operation of capital assets within the City's departments.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Parks and Stormwater Fund

This fund is used to account for financial resources to be used for the acquisition and maintenance of City parks, trails, recreation buildings or equipment, sewers, stormwater improvements, or other related infrastructure. Primary revenue sources include sales tax and grants.

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

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

D. Fund Balance Policies

The fund balance amounts are reported in the following applicable categories listed from the most restrictive to the least restrictive:

Nonspendable

The portion of fund balance that is not in a spendable form or is required to be maintained intact.

Restricted

The portion of fund balance that is subject to external restrictions and constrained to specific purposes imposed by agreement, through constitutional provisions, or by enabling legislation.

Assigned

The portion of fund balance that the City intends to use for a specific purpose as determined by the Board of Aldermen. The City of Town and Country Resolution 12-2011 adopts the fund Balance Policy as of October 10th, 2011.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Fund Balance Policies (Continued)

Unassigned

Amounts that are available for any purpose; these positive amounts are reported only in the General Fund.

When both restricted and unrestricted resources are available, the City will spend the most restricted amounts in the following order: nonspendable, restricted, assigned, and then unassigned.

The fund balance of the City's General Fund has been accumulated to provide stability and flexibility to respond to unexpected adversity and/or opportunities. The target is to maintain an unassigned General Fund balance of not less than 50% of annual operating expenditures.

E. Net Position

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. At December 31, 2022, \$4,884,151 was restricted by enabling legislation. All remaining net position is reported as unrestricted. The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

F. Cash and Investments

The City maintains a cash and investment pool that is available for use by all funds. Interest income on pooled cash and investments is recorded within each fund. State statutes authorize Missouri local governments to invest in obligations of the U.S. Treasury and U.S. government agencies, obligations of the state of Missouri, time certificates of deposit, and repurchase agreements. Deposits in financial institutions must be collateralized by securities pledged to the City by these same institutions.

Investments are stated at fair value. Fair value for certain U.S. government securities which mature within less than one year from purchase is determined by calculating amortized cost, which approximates fair value. Fair values for all other investments are based on quoted market prices.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Restricted Cash

Certain resources set aside for escrow amounts are classified as restricted assets on the balance sheet because their use is limited by the liability and legal requirements.

H. Allowance for Doubtful Accounts

Court receivables are shown, net of an allowance for uncollectible accounts, of \$62,688 as of December 31, 2022.

I. Prepaid Items

Payments made to vendors for services that will benefit periods beyond year-end are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

J. Capital Assets

Capital assets, which include property, buildings and improvements, equipment, and infrastructure (e.g., roads, bridges, sidewalks, and similar items), are reported in the governmental activities' columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated 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 the asset's life is not capitalized.

Depreciation is being computed on the straight-line method, using asset lives as follows:

| | |
|------------------------------------|----------------|
| Buildings and Improvements | 7 to 40 Years |
| Infrastructure | 20 to 25 Years |
| Land Improvements | 15 to 20 Years |
| Equipment, Furniture, and Fixtures | 3 to 15 Years |
| Vehicles | 3 to 5 Years |

K. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City currently has deferred outflows of resources related to the pension and OPEB reported on the government- wide statement of net position.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City currently has deferred inflows of resources for unavailable revenues from court fines and loans receivable reported on the governmental funds balance sheet. The City also has deferred inflows of resources related to the pension and OPEB reported on the government-wide statement of net position.

L. Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to set aside that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the governmental fund types. Since appropriations lapse at year-end, outstanding encumbrances are reappropriated in the subsequent fiscal year's budget to provide for the liquidation of the prior commitments. Encumbrances outstanding at year-end were \$610,293 for the Parks and Stormwater Fund.

M. Pensions

For purposes of measuring the net pension asset/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. LAGERS' investments are reported at fair value.

N. Other Postemployment Benefit Liability

The City calculates and records a total other postemployment benefit (OPEB) liability in the government-wide financial statements. The total OPEB liability is measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service. The total OPEB liability is determined through an actuarial valuation. Details related to the City's postretirement health care benefits provided, OPEB liability and its calculation are provided at Note 7. The liability is typically liquidated by the General Fund.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Compensated Absences

City employees who have worked for the City for less than three years earn vacation at a set rate per pay period. Employees who have been with the City for three years or more are allocated a full year's vacation in the first pay period in January of each year, depending upon their length of service. Regular full-time employees who are separated from service are compensated for vacation accrued up to the date of separation. Except for employees in their first three years of service, vacation must be used in the current calendar year. A liability for unused vacation compensation has been recorded as long-term debt as it is expected to be paid from future resources. Sick leave is based upon continuous weeks of service and is only available to provide compensation during periods of illness. No portion of sick leave is payable to the employee upon termination.

P. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Q. Interfund Transactions

Transfers of resources from a fund receiving revenue to the fund through which the resources are to be expended are recorded as transfers. Such transfers are reported as other financing sources (uses) in the governmental fund types.

Elimination of interfund activity has been made for governmental activities in the government-wide financial statements.

R. Use of Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Adoption of New Accounting Standards

GASB Statement No. 87, Leases

In June 2017, the GASB issued GASB Statement No. 87, *Leases*. This standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset.

Under this standard, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

The City adopted the requirements of the guidance effective January 1, 2022. The adoption of the new standard did not have a material impact to the City's financial statements.

NOTE 2 CASH AND INVESTMENTS

A. Deposits

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be returned, or the City will not be able to recover collateral securities in the possession of an outside party. The City's bank deposits are required by state law to be secured by the deposit of certain securities specified at Revised Statutes of Missouri (RSMo) 30.270 with the City or trustee institution. The value of the securities must amount to the total of the City's cash not insured by the Federal Deposit Insurance Corporation.

As of December 31, 2022, the City's bank balances of \$4,750,691 were entirely secured or collateralized with securities held by the City or by its agent in the City's name.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

B. Investments

As of December 31, 2022, the City had the following investments:

| Investments | Fair Value | Maturities | | Credit Risk |
|------------------------------------|---------------------|-----------------------|---------------------|----------------|
| | | Less Than One Year | 1 - 5 Years | |
| Negotiable Certificates of Deposit | \$ 6,825,000 | \$ 1,225,000 | \$ 5,600,000 | N/A |
| Government Securities: | | | | |
| Federal Home Loan Bank | 2,546,595 | - | 2,546,595 | A |
| Freddie Mac | 243,682 | | 243,682 | |
| Federal Farm Credit Bank | 369,384 | | 369,384 | AAA |
| Total Investments | <u>\$ 9,984,661</u> | <u>\$ 1,225,000</u> | <u>\$ 8,759,661</u> | |

Investment Policies

The City's formal investment policies are as follows:

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City minimizes credit risk by prequalifying the financial institutions, broker/dealers, intermediaries, and advisors with which the City will do business and diversifying the portfolio to reduce potential losses on individual securities.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. The City minimizes interest rate risk 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.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of the City's investment in a single issuer. The City minimizes concentration of credit risk by diversifying the investment portfolio.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

Investment Policies (Continued)

Concentration of Credit Risk (Continued)

Concentration of credit risk is required to be disclosed by the City for investments in any one issuer that represent 5% or more of total investments (investments issued by or explicitly guaranteed by the United States Government, investments in mutual funds, investments in external investment pools, and investments in other pooled investments are exempt). At December 31, 2022, the City had the following investment concentrations:

| Investments | Fair Value | Percent of Total Investments |
|--------------------------|---------------|------------------------------------|
| Federal Farm Credit Bank | \$ 369,384 | 2.50% |
| Freddie Mac | 243,682 | 1.70% |
| Federal Home Loan Bank | 2,546,595 | 17.50% |

C. Fair Value Measurements

The City classifies its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are prices quoted in active markets for those securities; Level 2 inputs are significant other observable inputs using a matrix pricing technique; and Level 3 inputs are significant unobservable inputs. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. The inputs and methodologies used for valuing investment securities are not necessarily an indication of risk associated with investing in those securities.

The City has the following recurring fair value level measurements as of December 31, 2022:

| | Total | Level 2 |
|---------------------------------------|--------------|--------------|
| Investments by Fair Value Level: | | |
| Government Securities: | | |
| Federal Home Loan Bank | \$ 2,546,595 | \$ 2,546,595 |
| Federal National Mortgage Association | - | - |
| Negotiable Certificates of Deposit | 6,825,000 | 6,825,000 |
| Federal Farm Credit Bank | 369,384 | 369,384 |
| Total Investments | \$ 9,740,979 | \$ 9,740,979 |

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 3 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2022, was as follows:

| | Beginning Balance | Increases | Decreases | Ending Balance |
|--|----------------------|-------------------|--------------|----------------------|
| Capital Assets, Not Being Depreciated: | | | | |
| Land | \$ 17,068,865 | \$ - | \$ - | \$ 17,068,865 |
| Land Improvements | 1,423,232 | - | - | 1,423,232 |
| Right-of-Way and Easements | 346,356 | - | - | 346,356 |
| Construction in Progress | 628,106 | 1,208,446 | (1,737,213) | 99,339 |
| Total Capital Assets Not Being Depreciated | 19,466,559 | 1,208,446 | (1,737,213) | 18,937,792 |
| Capital Assets Being Depreciated: | | | | |
| Buildings and Improvements | 11,489,516 | - | - | 11,489,516 |
| Infrastructure | 23,202,622 | 1,434,264 | (162,757) | 24,474,129 |
| Land Improvements | 8,429,757 | 140,194 | - | 8,569,951 |
| Equipment, Furniture, and Fixtures | 1,413,691 | 9,705 | (173,882) | 1,249,514 |
| Vehicles | 1,098,928 | 92,627 | (86,960) | 1,104,595 |
| Total Capital Assets Being Depreciated | 45,634,514 | 1,676,790 | (423,599) | 46,887,705 |
| Less: Accumulated Depreciation for: | | | | |
| Buildings and Improvements | 6,359,190 | 387,123 | - | 6,746,313 |
| Infrastructure | 12,334,972 | 913,491 | (14,871) | 13,233,591 |
| Land Improvements | 4,644,899 | 389,026 | - | 5,033,925 |
| Equipment, Furniture, and Fixtures | 1,092,631 | 102,485 | (173,882) | 1,021,234 |
| Vehicles | 856,438 | 143,849 | (88,001) | 912,286 |
| Total Accumulated Depreciation | 25,288,130 | 1,935,974 | (276,754) | 26,947,349 |
| Capital Assets Being Depreciated, Net | 20,346,384 | (259,184) | (146,845) | 19,940,356 |
| Total Governmental Activities Capital Assets, Net | <u>\$ 39,812,943</u> | <u>\$ 949,262</u> | <u>#####</u> | <u>\$ 38,878,148</u> |

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

| | |
|---|---------------------|
| General Government | 297,923 |
| Police Services | 173,199 |
| Public works and Planning | 981,443 |
| Parks | 483,409 |
| Total Depreciation Expense - Governmental Activities | <u>\$ 1,935,974</u> |

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 LONG-TERM LIABILITIES

A summary of changes in long-term liabilities for the year ended December 31, 2022, is as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Amount Due Within One Year |
|--------------------------------|----------------------|------------------|-------------------|-------------------|----------------------------------|
| Financing Lease Payable | \$ 19,641 | \$ - | \$ 9,689 | \$ 9,952 | \$ 9,461 |
| Compensated Absences | 107,215 | 72,593 | 101,661 | 78,147 | - |
| Total Long-Term Liabilities | <u>\$ 126,856</u> | <u>\$ 72,593</u> | <u>\$ 111,350</u> | <u>\$ 88,099</u> | <u>\$ 9,461</u> |

The finance lease payable are generally liquidated by the Capital Improvements Fund. Compensated absences are generally liquated by the General Fund, Road Fund, and Parks and Stormwater Fund.

Purchase Agreements Payable

During 2019, the City entered into a five-year agreement for the financed purchase of Police Department equipment. The agreement called for an initial payment of \$12,630 with four subsequent annual payments of \$10,350 including imputed interest of 4.5%. The cost of the equipment is \$49,679 and is included in capital assets as equipment, furniture, and fixtures. Accumulated depreciation is \$28,151.

The payments will be made from the Capital Improvements Fund. The following is a schedule of future minimum lease payments under the agreements together with the present value of the net minimum payments as of December 31, 2022:

| <u>Year Ending December 31,</u> | <u>Amount</u> |
|--|-----------------|
| 2023 | \$ 10,350 |
| 2024 | - |
| Total Future Minimum Payment | <u>10,350</u> |
| Less: Amount Representing Interest | (398) |
| Present Value of Future Minimum Payments | <u>\$ 9,952</u> |

**CITY OF TOWN AND COUNTRY, MISSOURI
 NOTES TO BASIC FINANCIAL STATEMENTS
 DECEMBER 31, 2022**

NOTE 5 PENSION PLAN

Plan Description

The City participates in the Missouri Local Government Employees Retirement System (LAGERS), which 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 supplemental information. This report may be obtained by accessing the LAGERS' website at www.molagers.org. The pension obligation is typically liquidated by the General Fund, or the respective fund from which the employee is paid.

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 five years of credited service. Employees who retire on or after age 60 (55 for police) with five 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 five years of credited service and after attaining age 55 (50 for police) and receive a reduced allowance.

| | |
|----------------------|--------------------------------------|
| Benefit Multiplier | 1.75% for Life, Plus 0.25% to Age 65 |
| Final Average Salary | 3 Years |
| Member Contributions | Noncontributory for Employees |

Benefit terms provide for annual postretirement 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, 2022, the following employees were covered by the benefit terms:

| | |
|--|----|
| Inactive Employees or Beneficiaries Currently Receiving Benefits | 34 |
| Inactive Employees Entitled to But Not Yet Receiving Benefits | 9 |
| Active Employees | 47 |
| Total | 90 |

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 PENSION PLAN (CONTINUED)

Contributions

The City 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. The City contribution rates are 10.7% (General) and 26.5% (Police) of annual covered payroll.

Net Pension Liability

The City's net pension liability was measured as of June 30, 2022 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of February 28, 2022.

Actuarial Assumptions

The total pension liability in the February 28, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---------------------------|---|
| Inflation | 2.75% Wage Inflation; 2.25% Price Inflation |
| 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, used in evaluating allowances to be paid 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, 2022 valuation were based on the results of an actuarial experience study for the period March 1, 2012 through February 28, 2017.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 PENSION PLAN (CONTINUED)

Actuarial Assumptions (Continued)

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:

| <u>Asset Class</u> | <u>Target Allocation</u> | <u>Long-Term Expected Real Rate of Return</u> |
|--------------------|--------------------------|---|
| Alpha | 15.00% | 3.67% |
| Equity | 35.00% | 4.16% |
| Fixed Income | 31.00% | 1.05% |
| Real Assets | 36.00% | 2.09% |
| Strategic Assets | 8.00% | 5.25% |
| Cash/Leverage | -25.00% | -0.29% |

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.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 PENSION PLAN (CONTINUED)

Changes in the Net Pension Liability

| | Increase (Decrease) | | |
|--|----------------------------|--------------------------------|----------------------------------|
| | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability (Asset) |
| | (a) | (b) | (a) - (b) |
| Balances - December 31, 2021 | \$ 23,716,978 | \$ 24,500,348 | \$ (783,370) |
| Changes for the Year: | | | |
| Service Cost | 443,664 | - | 443,664 |
| Interest | 1,629,295 | - | 1,629,295 |
| Difference Between Expected and Actual Experience | 377,271 | - | 377,271 |
| Assumptions | - | - | - |
| Contributions - Employer | - | 802,088 | (802,088) |
| Contributions - Employee | - | - | - |
| Contributions - State | - | 18,057 | (18,057) |
| Net Investment Income | - | - | - |
| Benefit Payments, Including Refunds | (1,341,503) | (1,341,503) | - |
| Administrative Expense | - | (9,724) | 9,724 |
| Other Changes | - | 144,237 | (144,237) |
| Net Changes | <u>1,108,727</u> | <u>(386,845)</u> | <u>1,495,572</u> |
| Balances - December 31, 2022 | <u>\$ 24,825,705</u> | <u>\$ 24,113,503</u> | <u>\$ 712,202</u> |

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.00%, as well as what the City's net pension liability would be using a discount rate that is 1% point lower (6.00%) or 1 % point higher (8.00%) than the current rate.

| | General | | | Police | | |
|-----------------------|------------------------|--------------------------|------------------------|------------------------|--------------------------|------------------------|
| | Current Single | | | Current Single | | |
| | 1% Decrease (6.00%) | Discount Rate (7.00%) | 1% Increase (8.00%) | 1% Decrease (6.00%) | Discount Rate (7.00%) | 1% Increase (8.00%) |
| Net Pension Liability | \$ 147,828 | \$ (518,748) | \$ (1,063,613) | \$ 3,838,036 | \$ 1,230,950 | \$ (942,704) |

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 PENSION PLAN (CONTINUED)

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

For the year ended December 31, 2022, the City recognized a pension benefit of \$886,694. Reported deferred outflows and inflows of resources are related to pensions from the following sources:

| Deferred Amounts Related to Pensions | Deferred Outflows of Resources | Deferred Inflows of Resources |
|--|--------------------------------------|-------------------------------------|
| Deferred Amounts to be Recognized in Pension Expense in Future Periods: | | |
| Differences Between Expected and Actual Experience | \$ 1,317,936 | \$ (503,814) |
| Changes in Assumptions | 1,366 | (260,078) |
| Net Difference Between Projected and Actual Earnings on Pension Plan Investments | - | (536,438) |
| Total Deferred Amounts to be Recognized in Pension Expense in Future Periods | 1,319,302 | (1,300,330) |
| Pension Contributions Made Subsequent to the Measurement Date* | 429,598 | - |
| Total Deferred Amounts Related to Pensions | \$ 1,748,900 | \$ (1,300,330) |

* The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the net pension liability for the next fiscal year.

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ending December 31, | Amount |
|--------------------------|--------------|
| 2023 | \$ (204,322) |
| 2024 | (121,854) |
| 2025 | (143,026) |
| 2026 | 48,357 |
| 2026 | 4,547 |
| Thereafter | - |
| Total | \$ (416,298) |

Payable to the Pension Plan

At December 31, 2022, the City reported a payable of \$120,306 for the outstanding amount of contributions to the pension plan.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 6 RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City is a member of the St. Louis Area Insurance Trust (SLAIT), which is a not-for-profit, self-insurance risk pool formed by various St. Louis County municipalities to cover workers' compensation and general liability matters. The purpose of this trust is to distribute the cost of self-insurance over similar entities. In addition to insurance protection, the program provides risk management services with emphasis in loss control, claims administration, and management information services. SLAIT is fully funded by its member participants and employs an outside service company to process all claims.

The trust requires an annual premium payment by members to cover estimated claims payable and reserves for claims. The members of the trust have no legal interest in the assets, liabilities, or fund balances of the insurance trust. However, the City is contingently liable to fund its pro rata share if any deficit incurred by the trust should the trust cease operation at some future date.

The City also purchases commercial insurance to cover other risks. Settled claims from these risks have not exceeded coverage in any of the past three years.

NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS

Plan Description

The City of Town and Country Other Postemployment Benefit (OPEB) plan (the Plan) provides OPEB for all eligible employees of the City. The Plan is a single-employer, defined benefit OPEB plan administered by the City. The Plan, stated in the City's Personnel Policy, was established by City Ordinance, which assigned the authority to establish and amend plan benefit provisions to the City. The contribution requirements of the City and Plan members are established and may be amended by the City. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. The Plan does not issue a stand-alone report. The OPEB liability is generally liquidated by the General Fund.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

**NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS
(CONTINUED)**

Benefits Provided

In December 2009, the City established a retirement incentive program under which the City will contribute a portion of the employees' medical insurance premium through the City's group health plan upon the employee's retirement until attainment of Medicare Eligibility Age or the retiree becomes eligible for group medical insurance through another employer. Full-time employees who have attained age 55 (police officers), or 60 (civilian employees) and 10 years continuous employment with the City, are eligible to participate in the program. Or an eligible retiree may elect to take a lump-sum payment in lieu of having a portion of the premium paid by the City. Retirees selecting this option will waive their opportunity to participate in the City's group medical plan.

Employees Covered by Benefit Terms

At December 31, 2022, the date of the latest actuarial valuation, the following employees were covered by the benefit terms:

| | |
|-------------------|----|
| Retired Employees | 6 |
| Active Employees | 48 |
| Total | 54 |

Total OPEB Liability

The City's total OPEB liability of \$395,851 was measured as of December 31, 2022, and was determined by an actuarial valuation as of January 1, 2021. There have been no significant changes between the valuation date and the City's fiscal year end.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement:

| | |
|-----------------------------|---|
| Inflation | 3% |
| Salary Increase | 3% |
| Discount Rate | 4.31% |
| Healthcare Cost Trend Rates | 8%, Decreasing to an Ultimate Rate of 5% |

The discount rate was based on the 20-year tax-exempt general obligation bonds (S&P 20 AA Municipal Bond Index) at the end of the fiscal year. The rate for the prior fiscal year was 2.25%.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

**NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS
(CONTINUED)**

Actuarial Assumptions and Other Inputs (Continued)

Mortality rates were based on the PUB-2010 mortality table with projection based on Scale MP-2021.

The Plan has not had a formal actuarial experience study performed.

Changes in the Total OPEB Liability

| | Total OPEB Liability |
|--|-------------------------|
| Balance - December 31, 2021 | \$ 437,393 |
| Changes for the Year: | |
| Service Cost | 24,846 |
| Interest | 9,464 |
| Difference Between Expected and Actual Experience | 13,464 |
| Changes in Assumptions | (55,788) |
| Benefit Payments | (33,528) |
| Net Changes | (41,542) |
| Balance - December 31, 2022 | \$ 395,851 |

Impact of Changes of Benefit Terms. There were no changes of benefit terms that significantly impacted the valuation.

Impact of Plan Experience. The Plan has not had a formal actuarial experience study performed.

Impact of Changes in Assumptions. The following changes in assumption occurred:

The discount rate, which is based on the index rate for 20-year tax-exempt general obligation bonds, increased from 2.25% as of December 31, 2021 to 4.31% as of 0December 31, 2022.

Mortality rates were based on the PUB-2010 mortality table with projection based on Scale MP-2021. Previously, the "RP2006" mortality table was used with generational projection based on Scale MP-2019.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

**NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS
(CONTINUED)**

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 4.31%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% point lower (3.31%) or 1% point higher (5.31%) than the current discount rate:

| | <u>1% Decrease (3.31%)</u> | <u>Current Discount Rate (4.31%)</u> | <u>1% Increase (5.31%)</u> |
|----------------------|--------------------------------|--|--------------------------------|
| Total OPEB Liability | \$ 422,246 | \$ 395,851 | \$ 371,439 |

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, calculated using the healthcare cost trend rates of 8% decreasing to 5%, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% point lower (7% decreasing to 4%) or 1% point higher (9% decreasing to 6%) than the current healthcare cost trend rates:

| | <u>1% Decrease</u> | <u>Current Rate</u> | <u>1% Increase</u> |
|----------------------|--------------------|---------------------|--------------------|
| Total OPEB Liability | \$ 376,099 | \$ 395,851 | \$ 418,984 |

OPEB Expense Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2022, the City recognized OPEB expense of \$23,263. Deferred outflows and inflows of resources related to OPEB are from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> | <u>Net Outflows</u> |
|---|---|--|---------------------|
| Difference Between Expected and Actual Experience | \$ 5,946 | \$ 88,578 | \$ (82,632) |
| Changes of Assumptions | 54,937 | 61,247 | (6,310) |
| Total | <u>\$ 60,883</u> | <u>\$ 149,825</u> | <u>\$ (88,942)</u> |

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

**NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS
(CONTINUED)**

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

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense in future periods as follows:

| <u>Year Ending December 31,</u> | <u>Amount</u> |
|---------------------------------|--------------------|
| 2023 | \$ (5,756) |
| 2024 | (5,756) |
| 2025 | (5,756) |
| 2026 | (5,756) |
| 2027 | (5,756) |
| Thereafter | (60,162) |
| Total | <u>\$ (88,942)</u> |

NOTE 8 INTERFUND TRANSACTIONS

During the year, the Capital Improvements Fund transferred \$160,278 to the Road Fund and \$21,985 to the Parks and Stormwater Fund. These transfers were made to fund road sealing and crack sealing.

No other transfers occurred during the year.

NOTE 9 COMMITMENTS AND CONTINGENCIES

The City has contracted for fire protection and ambulance service with the West County EMS and Fire Protection District (WCEMS). The agreement expires on December 31, 2022. This agreement may be terminated by the City upon not less than one full year's written notice to WCEMS. Total charges for these services rendered in 2022, were \$3,801,696.

The City has an arrangement with the Creve Coeur Fire Protection District for fire protection for the portion of the City not protected by WCEMS. Total charges for these services rendered in 2022, were \$6,341.

The City participated in the Central County Emergency 911 dispatching center which has been established with other governmental entities through the Central County Emergency 911 Joint Central Fire and Emergency Dispatching Center Operating Agreement. Total charges for these services rendered in 2022, were \$327,555. Separate audited financial statements are available by visiting their office at 22 Weis Ave, Ellisville, MO 63011.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 9 COMMITMENTS AND CONTINGENCIES (CONTINUED)

The City has a cooperative agreement with three other municipalities to form the West Central Dispatch Center (WCDC). WCDC provides police dispatch services to the City. The fees paid to WCDC are based on the percentage of calls for service of each member city. During 2022, the City paid \$383,932 for police dispatch services. Separate audited financial statements are available, copies of the financial statements can be obtained by visiting their office at 1011 Municipal Center Drive, Town and Country, MO 63131.

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The City is subject to various lawsuits. Management believes there will be no material adverse effect on the financial condition of the City.

NOTE 10 SUBSEQUENT EVENT

Management evaluated subsequent events through the June 28, 2023 and noted that there were no subsequent events after year end that required disclosure in the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL – GENERAL FUND
YEAR ENDED DECEMBER 31, 2022

| | Budgeted Amounts | | Actual | Over (Under) Budget |
|---|-----------------------|-----------------------|---------------------|---------------------------|
| | Original | Final | | |
| REVENUES | | | | |
| Taxes: | | | | |
| Sales Tax | \$ 3,533,248 | \$ 3,533,248 | \$ 4,098,785 | \$ 565,537 |
| Utility Gross Receipts Tax | 1,900,000 | 1,900,000 | 1,940,962 | 40,962 |
| Gasoline Tax | 332,633 | 332,633 | 360,506 | 27,873 |
| Public Safety Tax | 600,893 | 600,893 | 692,569 | 91,676 |
| Motor Vehicle Sales Tax | 103,825 | 103,825 | 112,220 | 8,395 |
| Motor Vehicle Fee Increase | 48,500 | 48,500 | 52,978 | 4,478 |
| Cigarette Tax | 17,000 | 17,000 | 18,184 | 1,184 |
| Total Taxes | <u>6,536,099</u> | <u>6,536,099</u> | <u>7,276,204</u> | <u>740,105</u> |
| Licenses and Permits: | | | | |
| Zoning Permits | 489,000 | 489,000 | 480,193 | (8,807) |
| Business Licenses | 1,552,610 | 1,552,610 | 1,624,527 | 71,917 |
| Other | 3,000 | 3,000 | 3,000 | - |
| Total Licenses and Permits | <u>2,044,610</u> | <u>2,044,610</u> | <u>2,107,720</u> | <u>63,110</u> |
| Charges for Services and Rental Income | 318,073 | 318,073 | 220,484 | (97,589) |
| Fines and Forfeitures | 427,500 | 427,500 | 475,208 | 47,708 |
| Grants and Contributions | 15,000 | 15,000 | 29,177 | 14,177 |
| Investment Income | 34,424 | 34,424 | (80,012) | (114,436) |
| Other | 238,890 | 238,890 | 1,290,734 | 1,051,844 |
| Total Revenues | <u>9,614,596</u> | <u>9,614,596</u> | <u>11,319,515</u> | <u>1,704,919</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government: | | | | |
| Boards and Commissions | 68,736 | 68,736 | 63,486 | (5,250) |
| Administration | 897,488 | 912,048 | 834,732 | (77,316) |
| Municipal Court | 204,108 | 207,378 | 206,463 | (915) |
| Prosecutor | 113,817 | 111,647 | 107,652 | (3,995) |
| Insurance | 278,004 | 308,504 | 308,013 | (491) |
| Total General Government | <u>1,562,153</u> | <u>1,608,313</u> | <u>1,520,346</u> | <u>(87,967)</u> |
| Police Services | 4,494,931 | 4,529,351 | 4,500,237 | (29,114) |
| Public Works and Planning | 578,322 | 578,322 | 493,130 | (85,192) |
| Fire and Ambulance Services | 4,261,810 | 4,195,790 | 4,135,592 | (60,198) |
| Capital Outlay | 2,470 | 2,470 | 1,995 | (475) |
| Total Expenditures | <u>10,899,686</u> | <u>10,914,246</u> | <u>10,651,300</u> | <u>(262,946)</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | <u>(1,285,090)</u> | <u>(1,299,650)</u> | <u>668,215</u> | <u>1,967,865</u> |
| CHANGE IN FUND BALANCE | <u>\$ (1,285,090)</u> | <u>\$ (1,299,650)</u> | <u>668,215</u> | <u>\$ 1,967,865</u> |
| Fund Balance - Beginning of Year | | | <u>7,546,548</u> | |
| FUND BALANCE - END OF YEAR | | | <u>\$ 8,214,763</u> | |

See accompanying Notes to Required Supplementary Information.

**CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL – PARKS AND STORMWATER FUND
YEAR ENDED DECEMBER 31, 2022**

| | Budgeted Amounts | | Actual | Over (Under) Budget |
|---|---------------------|---------------------|---------------------|---------------------------|
| | Original | Final | | |
| REVENUES | | | | |
| Taxes: | | | | |
| Sales Tax | \$ 1,742,570 | \$ 1,742,570 | \$ 2,035,770 | \$ 293,200 |
| Charges for Services and Rental Income | 27,960 | 27,960 | 55,274 | 27,314 |
| Grants and Contributions | 438,096 | 438,096 | 250,796 | (187,300) |
| Investment Income | 20,000 | 20,000 | 20,064 | 64 |
| Other | 7,600 | 7,600 | 19,870 | 12,270 |
| Total Revenues | <u>2,236,226</u> | <u>2,236,226</u> | <u>2,381,774</u> | <u>145,548</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government | | | | |
| Parks | 917,926 | 917,826 | 789,366 | (128,460) |
| Capital Outlay | 1,828,015 | 2,213,809 | 1,418,587 | (795,222) |
| Total Expenditures | <u>2,745,941</u> | <u>3,131,635</u> | <u>2,207,953</u> | <u>(923,682)</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | <u>(509,715)</u> | <u>(895,409)</u> | <u>173,821</u> | <u>1,069,230</u> |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers In | - | 1,125 | 21,985 | 20,860 |
| CHANGE IN FUND BALANCE | <u>\$ (509,715)</u> | <u>\$ (895,409)</u> | <u>\$ 195,806</u> | <u>\$ 1,069,230</u> |
| Fund Balance - Beginning of Year | | | <u>2,015,036</u> | |
| FUND BALANCE - END OF YEAR | | | <u>\$ 2,210,842</u> | |

See accompanying Notes to Required Supplementary Information.

**CITY OF TOWN AND COUNTRY, MISSOURI
NOTES TO SCHEDULES OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

Budgets and Budgetary Accounting

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

- a. Each year the City Administrator submits to the Board of Aldermen a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them for all governmental funds. Budgeted expenditures cannot exceed beginning available monies plus estimated revenues for the year.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to December 31, the budget is formally adopted.
- d. Budgetary amounts are reported as originally adopted, or as amended by the Board of Aldermen.
- e. Budgets are adopted on a department basis on the modified accrual basis of accounting.

CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| TOTAL PENSION LIABILITY | | | | | | | |
| Service Cost | 443,664 | \$ 432,838 | \$ 431,849 | \$ 413,185 | \$ 411,328 | \$ 392,537 | \$ 370,211 |
| Interest on the Total Pension Liability | 1,629,295 | 1,650,632 | 1,560,078 | 1,446,813 | 1,482,683 | 1,407,448 | 1,304,324 |
| Difference Between Expected and Actual Experience | 377,271 | 99,672 | 641,958 | 932,355 | (1,575,285) | 177,685 | (73,659) |
| Changes of Assumptions | - | (397,558) | - | - | - | - | 603,446 |
| Benefit Payments, Including Refunds | (1,341,503) | (1,225,195) | (1,540,003) | (948,822) | (946,068) | (952,164) | (639,097) |
| Other changes | - | - | - | - | 133,017 | - | - |
| Net Change in Total Pension Liability | 1,108,727 | 560,389 | 1,093,882 | 1,843,531 | (494,325) | 1,025,506 | 1,565,225 |
| Total Pension Liability - Beginning | \$ 23,716,978 | 23,156,589 | 22,062,707 | 20,219,176 | 20,713,501 | 19,687,995 | 18,122,770 |
| Total Pension Liability - Ending (a) | <u>\$ 24,825,705</u> | <u>\$ 23,716,978</u> | <u>\$ 23,156,589</u> | <u>\$ 22,062,707</u> | <u>\$ 20,219,176</u> | <u>\$ 20,713,501</u> | <u>\$ 19,687,995</u> |
| PLAN FIDUCIARY NET POSITION | | | | | | | |
| Contributions - Employer | 820,145 | \$ 798,573 | \$ 744,976 | \$ 824,733 | \$ 682,702 | \$ 583,217 | \$ 524,837 |
| Contributions - Employee | - | - | - | - | 98,117 | 147,219 | 138,567 |
| Net Investment Income | - | 5,321,232 | 255,663 | 1,313,303 | 2,169,329 | 1,872,137 | (51,753) |
| Benefit Payments, Including Refunds | (1,341,503) | (1,225,195) | (1,540,003) | (948,822) | (946,068) | (952,164) | (639,097) |
| Administrative Expense | (9,724) | (8,733) | (11,160) | (9,419) | (6,660) | (5,984) | (5,890) |
| Other Changes | 144,237 | 270,061 | (16,565) | (133,129) | 17,342 | 124,261 | 404,325 |
| Net Change in Plan Fiduciary Net Position | (386,845) | 5,155,938 | (567,089) | 1,046,666 | 2,014,762 | 1,768,686 | 370,989 |
| Plan Fiduciary Net Position - Beginning | \$ 24,500,348 | 19,344,410 | 19,911,499 | 18,864,833 | 16,850,071 | 15,081,385 | 14,710,396 |
| Plan Fiduciary Net Position - Ending (b) | <u>\$ 24,113,503</u> | <u>\$ 24,500,348</u> | <u>\$ 19,344,410</u> | <u>\$ 19,911,499</u> | <u>\$ 18,864,833</u> | <u>\$ 16,850,071</u> | <u>\$ 15,081,385</u> |
| Net Pension Asset Ending (a) - (b) | <u>\$ 712,202</u> | <u>\$ (783,370)</u> | <u>\$ 3,812,179</u> | <u>\$ 2,151,208</u> | <u>\$ 1,354,343</u> | <u>\$ 3,863,430</u> | <u>\$ 4,606,610</u> |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | 205.52% | 219.17% | 83.54% | 90.25% | 93.30% | 81.35% | 76.60% |
| Covered Payroll | \$ 3,916,851 | \$ 3,975,033 | \$ 3,917,217 | \$ 3,940,061 | \$ 3,682,969 | \$ 3,710,337 | \$ 3,491,426 |
| Net Pension Liability as a Percentage of Covered Payroll | 11.64% | -58.80% | 97.32% | 54.60% | 36.77% | 104.13% | 131.94% |

NOTES TO SCHEDULE

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available. The amounts noted above are as of measurement date which is June 30, prior to the end of the fiscal year.

**CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF PENSION CONTRIBUTIONS
LAST TEN FISCAL YEARS**

| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
|---|------------------|------------------|--------------|--------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| Actuarially Determined Pension Contributions | 930,223.05 | \$ 911,402 | \$ 769,268 | \$ 767,639 | \$ 810,490 | \$ 668,591 | \$ 564,434 | \$ 527,699 | \$ 508,460 | \$ 490,631 |
| Contributions in Relation to the Actuarially Determined Contributions | 842,188.35 | 826,460 | 769,268 | 767,639 | 809,405 | 603,436 | 552,925 | 509,567 | 488,049 | 461,567 |
| Contribution (Excess) Deficiency | <u>\$ 88,035</u> | <u>\$ 84,942</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 1,085</u> | <u>\$ 65,155</u> | <u>\$ 11,509</u> | <u>\$ 18,132</u> | <u>\$ 20,411</u> | <u>\$ 29,064</u> |
| Covered Payroll | 4,126,459.99 | \$ 3,975,033 | \$ 3,928,292 | \$ 3,940,061 | \$ 3,910,317 | \$ 3,700,055 | \$ 3,592,082 | \$ 3,395,924 | \$ 3,334,382 | \$ 3,231,585 |
| Contributions as a Percentage of Covered Payroll | 22.5% | 22.9% | 19.6% | 19.5% | 20.7% | 18.1% | 15.7% | 15.5% | 15.2% | 15.2% |

NOTES TO SCHEDULE

Valuation Date: Actuarially determined contribution rates were calculated as of February 28/29 prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

| | |
|--------------------------------|--|
| Actuarial Cost Method: | Entry age normal and modified terminal funding. |
| Amortization Method: | A level percentage of payroll amortization method is used to amortize the UAAL over a closed period of years. If the UALL (excluding the UALL associated with benefit changes) is negative, then this amount is amortized over the great of (i) the remaining initial amortization period or (ii) 15 years. |
| Remaining Amortization Period: | Multiple bases from 9 to 16 years. |
| Asset Valuation Method: | 5 years smoothed market; 20% corridor. |
| Inflation: | 2.75% wage inflation and 2.25% price inflation. |
| Salary Increases: | 2.75% to 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, used in evaluating allowances to be paid 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 aboce described tables. |
| Other Information: | None |

CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
YEAR ENDED DECEMBER 31, 2022

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| TOTAL OPEB LIABILITY | | | | | |
| Service Cost | 24,846 | \$ 25,551 | \$ 16,969 | \$ 15,707 | \$ 14,383 |
| Interest | 9,464 | 8,377 | 15,851 | 17,426 | 16,957 |
| Difference Between Expected and Actual Experience | 13,464 | (3,578) | (120,161) | (16,737) | 11,890 |
| Changes in Assumptions | (55,788) | (15,197) | 59,300 | 19,686 | - |
| Benefit Payments | (33,528) | (23,579) | (24,705) | (32,508) | (28,199) |
| Net Change in Total OPEB Liability | (41,542) | (8,426) | (52,746) | 3,574 | 15,031 |
| | | | | | |
| Total OPEB Liability - Beginning | 437,393 | 445,819 | 498,565 | 494,991 | 479,960 |
| | | | | | |
| Total OPEB Liability - Ending | <u>\$ 395,851</u> | <u>\$ 437,393</u> | <u>\$ 445,819</u> | <u>\$ 498,565</u> | <u>\$ 494,991</u> |
| | | | | | |
| Covered Employee Payroll | 4,124,446.00 | \$ 4,063,459 | \$ 3,928,292 | \$ 3,791,485 | \$ 3,910,317 |
| | | | | | |
| Total OPEB Liability as a Percentage of Covered Employee Payroll | 9.6 | 10.76% | 11.35% | 13.15% | 12.66% |

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION:

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

Impact of Changes of Benefit Terms:

There were no changes of benefit terms that significantly impacted the valuation.

Impact of Plan Experience:

The Plan has not had a formal actuarial experience study performed.

Impact of Changes of Assumptions:

The discount rate, which is based on the index rate for 20-year tax-exempt general obligation bonds, increased from 1.93% as of December 2022 to 2.25% as of December 31, 20212

Mortality rates were based on the "RP2006" mortality table with generational projection based on Scale MP-2019 for 2021. Previously, the "RP2006" mortality table was used with generational projection based on Scale MP-2009

NOTE:

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

OTHER SUPPLEMENTARY INFORMATION

**CITY OF TOWN AND COUNTRY, MISSOURI
NONMAJOR GOVERNMENTAL FUNDS
SPECIAL REVENUE FUNDS**

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts of major capital projects) that are legally restricted to expenditures for specific purposes.

Police Training Fund – This fund is used to account for monies received by the State of Missouri and others for police training programs.

Public Art Fund – This fund is used to account for revenues to be utilized for public art within the City.

**CITY OF TOWN AND COUNTRY, MISSOURI
 COMBINING BALANCE SHEET –
 NONMAJOR GOVERNMENTAL FUNDS
 DECEMBER 31, 2022**

| | Police Training | Public Art | Totals |
|---|-----------------|------------|-----------|
| ASSETS | | | |
| Cash and Investments | \$ 32,793 | \$ 577 | \$ 33,370 |
| Receivables, Net: | | | |
| Other | 504 | - | 504 |
| Total Assets | \$ 33,297 | \$ 577 | \$ 33,874 |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | | |
| LIABILITIES | | | |
| Accounts Payable | \$ 5,225 | \$ - | \$ 5,225 |
| Total Liabilities | 5,225 | - | 5,225 |
| FUND BALANCES | | | |
| Restricted For: | | | |
| American Recovery Plan Act Programs | - | - | - |
| Police Training | 28,072 | - | 28,072 |
| Assigned For: | | | |
| Public Art | - | 577 | 577 |
| Total Fund Balances | 28,072 | 577 | 28,649 |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balances | \$ 33,297 | \$ 577 | \$ 33,874 |

**CITY OF TOWN AND COUNTRY, MISSOURI
 COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
 IN FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS
 YEAR ENDED DECEMBER 31, 2022**

| | <u>Police Training</u> | <u>Public Art</u> | <u>American Rescue Plan Act</u> | <u>Totals</u> |
|---|------------------------|-------------------|-------------------------------------|------------------|
| REVENUES | | | | |
| Fines and Forfeitures | 11,593 | - | - | 11,593 |
| Grants and Contributions | 44 | 8,500 | - | 8,544 |
| Other | - | - | (1,426) | (1,426) |
| Total Revenues | <u>11,637</u> | <u>8,500</u> | <u>(1,426)</u> | <u>18,711</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government | 550 | - | - | 550 |
| Police Services | 11,435 | - | - | 11,435 |
| Public Works and Planning | - | 7,923 | - | 7,923 |
| Capital Outlay | 1,425 | - | - | 1,425 |
| Total Expenditures | <u>13,410</u> | <u>7,923</u> | <u>-</u> | <u>21,333</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | (1,773) | 577 | (1,426) | (2,622) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Total Other Financing | | | | |
| CHANGE IN FUND BALANCES | (1,773) | 577 | (1,426) | (2,622) |
| Fund Balances - Beginning of Year | <u>29,845</u> | <u>-</u> | <u>1,426</u> | <u>31,271</u> |
| FUND BALANCES - END OF YEAR | <u>\$ 28,072</u> | <u>\$ 577</u> | <u>\$ -</u> | <u>\$ 28,649</u> |

**CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN
FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL IMPROVEMENT FUND
YEAR ENDED DECEMBER 31, 2022**

| | Budgeted Amounts | | Actual | Over (Under) Budget |
|---|-------------------|-------------------|----------------------------|---------------------------|
| | Original | Final | | |
| REVENUES | | | | |
| Taxes: | | | | |
| Sales Tax | \$ 1,487,895 | \$ 1,487,895 | \$ 1,730,404 | \$ 242,509 |
| Investment Income | 22,000 | 22,000 | 39,145 | 17,145 |
| Total Revenues | <u>1,509,895</u> | <u>1,509,895</u> | <u>1,769,549</u> | <u>259,654</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government: | | | | |
| Municipal Building | 499,247 | 502,497 | 350,210 | (152,287) |
| Police Services | 114,268 | 145,568 | 141,924 | (3,644) |
| Public Works and Planning | - | - | 3,047 | 3,047 |
| Capital Outlay | 477,150 | 459,339 | 389,143 | (70,196) |
| Debt Service: | | | | |
| Principal | 9,045 | 9,045 | 43,350 | 34,305 |
| Interest | - | - | 1,305 | 1,305 |
| Total Expenditures | <u>1,099,710</u> | <u>1,116,449</u> | <u>928,979</u> | <u>(187,470)</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | 410,185 | 393,446 | 840,570 | 447,124 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Sale of Capital Assets | 12,000 | 12,000 | 37,620 | 25,620 |
| Transfers Out | (131,293) | (182,263) | (182,263) | - |
| Total Other Financing Sources (Uses) | <u>(119,293)</u> | <u>(170,263)</u> | <u>(144,643)</u> | <u>25,620</u> |
| CHANGE IN FUND BALANCES | <u>\$ 290,892</u> | <u>\$ 223,183</u> | <u>\$ 695,927</u> | <u>\$ 472,744</u> |
| Fund Balances - Beginning of Year | | | <u>2,039,776</u> | |
| FUND BALANCES - END OF YEAR | | | <u><u>\$ 2,735,703</u></u> | |

**CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN
FUND BALANCE - BUDGET AND ACTUAL – ROAD FUND
YEAR ENDED DECEMBER 31, 2022**

| | Budgeted Amounts | | Actual | Over (Under) Budget |
|---|------------------|----------------|--------------|---------------------------|
| | Original | Final | | |
| REVENUES | | | | |
| Taxes: | | | | |
| Property Taxes | \$ 808,447 | \$ 808,447 | \$ 813,565 | \$ 5,118 |
| Grants and Contributions | - | - | 207,669 | 207,669 |
| Investment Income | 10,000 | 10,000 | 976 | (9,024) |
| Other | - | - | 133,444 | 133,444 |
| Total Revenues | 818,447 | 818,447 | 1,155,654 | 337,207 |
| EXPENDITURES | | | | |
| Current: | | | | |
| Public Works and Planning | 706,935 | 728,780 | 676,609 | (52,171) |
| Capital Outlay | 316,000 | 1,419,432 | 1,353,164 | (66,268) |
| Total Expenditures | 1,022,935 | 2,148,212 | 2,029,773 | (118,439) |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | (204,488) | (1,329,765) | (874,119) | 455,646 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers In | 131,293 | 181,138 | 160,278 | (20,860) |
| CHANGE IN FUND BALANCE | \$ (204,488) | \$ (1,329,765) | \$ (713,841) | \$ 455,646 |
| Fund Balance - Beginning of Year | | | 1,336,109 | |
| FUND BALANCE - END OF YEAR | | | \$ 622,268 | |

**CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN
FUND BALANCE - BUDGET AND ACTUAL -
POLICE TRAINING FUND
YEAR ENDED DECEMBER 31, 2022**

| | Budgeted Amounts | | Actual | Over (Under) Budget |
|---|-------------------|-------------------|-------------------|---------------------------|
| | Original | Final | | |
| REVENUES | | | | |
| Fines and Forfeitures | \$ 8,750 | \$ 8,805 | \$ 11,593 | \$ 2,789 |
| Grants and Contributions | - | - | 44 | \$ 44 |
| Total Revenues | 8,750 | 8,805 | 11,637 | 2,789 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government | | | | |
| Prosecutor | 3,000 | 3,000 | 550 | (2,450) |
| Police Services | 13,900 | 14,175 | 11,435 | (2,740) |
| Capital Outlay | 3,100 | 3,100 | 1,425 | (1,675) |
| Total Expenditures | 20,000 | 20,275 | 13,410 | (4,415) |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | (5,150) | (5,371) | (1,773) | 5,529 |
| CHANGE IN FUND BALANCES | <u>\$ (5,150)</u> | <u>\$ (5,371)</u> | <u>\$ (1,773)</u> | <u>\$ 5,529</u> |
| Fund Balances - Beginning of Year | | | 29,845 | |
| FUND BALANCES - END OF YEAR | | | <u>\$ 28,072</u> | |

**CITY OF TOWN AND COUNTRY, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN
FUND BALANCE - BUDGET AND ACTUAL –
PUBLIC ART FUND
YEAR ENDED DECEMBER 31, 2022**

| | Budgeted Amounts | | Actual | Over (Under) Budget |
|---|------------------|----------|---------------|---------------------------|
| | Original | Final | | |
| REVENUES | | | | |
| Grants and Contributions | \$ - | \$ 8,500 | \$ 8,500 | \$ - |
| EXPENDITURES | | | | |
| Current: | | | | |
| Public Works and Planning | - | 7,923 | 7,923 | - |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | - | 577 | 577 | - |
| CHANGE IN FUND BALANCES | \$ - | \$ 8,500 | \$ 577 | \$ - |
| Fund Balances - Beginning of Year | | | - | |
| FUND BALANCES - END OF YEAR | | | <u>\$ 577</u> | |

STATISTICAL SECTION

CITY OF TOWN AND COUNTRY, MISSOURI

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information of the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents

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 sources.

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 related to the services the City provides and the activities it performs.

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

**CITY OF TOWN AND COUNTRY, MISSOURI
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS**

| | December 31, | | | | | | | | | |
|--------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Governmental Activities: | | | | | | | | | | |
| Investment in Capital Assets | \$ 38,868,196 | \$ 39,793,302 | \$ 40,693,572 | \$ 41,851,776 | \$ 41,862,062 | \$ 37,947,725 | \$ 36,895,182 | \$ 37,356,582 | \$ 36,431,420 | \$ 32,281,538 |
| Restricted For: | | | | | | | | | | |
| Street Improvements | 622,268 | 1,336,109 | 809,423 | 630,600 | 580,023 | 413,066 | 571,850 | 721,983 | 475,960 | 1,370,621 |
| Capital Improvements | 2,735,703 | 2,039,776 | 1,692,495 | 1,141,781 | 1,736,780 | 1,022,025 | 1,569,165 | 1,163,052 | 1,357,445 | 1,108,101 |
| American Recovery Plan Act Programs | - | 1,426 | - | - | - | - | - | - | - | - |
| Pension and OPEB | - | 783,370 | - | - | - | - | - | - | - | - |
| Parks and Stormwater | 2,210,842 | 2,015,036 | 1,903,783 | 1,435,837 | 1,458,453 | 1,550,664 | 1,669,822 | 2,007,698 | 2,011,727 | 1,311,015 |
| Police Training | 28,649 | 29,845 | 28,449 | 25,856 | 10,342 | 2,609 | 9,450 | 20,517 | 22,514 | 37,406 |
| Public Art | - | - | - | 211 | 1,652 | 1,559 | 1,545 | 9,211 | 2,023 | - |
| Unrestricted | 7,509,726 | 5,237,000 | 5,404,171 | 5,608,467 | 5,664,740 | 10,511,816 | 10,538,435 | 9,723,239 | 11,197,546 | 12,537,508 |
| Total Governmental Activities | <u>\$ 51,975,384</u> | <u>\$ 51,235,864</u> | <u>\$ 50,531,893</u> | <u>\$ 50,694,528</u> | <u>\$ 51,314,052</u> | <u>\$ 51,449,464</u> | <u>\$ 51,255,449</u> | <u>\$ 51,002,282</u> | <u>\$ 51,498,635</u> | <u>\$ 48,646,189</u> |

2015 was the first year of GASB 68. Prior years have not been restated.

**CITY OF TOWN AND COUNTRY, MISSOURI
CHANGE IN NET POSITION
LAST TEN FISCAL YEARS**

| | Years Ended December 31, | | | | | | | | | |
|------------------------------------|--------------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Expenses: | | | | | | | | | | |
| General Government | \$ 1,380,641 | \$ 2,171,114 | \$ 1,874,081 | \$ 2,032,267 | \$ 2,264,129 | \$ 2,315,114 | \$ 2,059,139 | \$ 2,266,966 | \$ 1,988,517 | \$ 1,834,469 |
| Police Services | 4,140,825 | 3,631,378 | 4,752,677 | 4,510,878 | 4,502,415 | 4,606,687 | 4,211,483 | 4,007,883 | 4,077,954 | 3,920,595 |
| Public Works and Planning | 3,533,179 | 2,322,847 | 2,650,050 | 3,578,145 | 3,367,253 | 2,778,039 | 3,321,830 | 2,539,242 | 1,895,148 | 1,642,154 |
| Fire and Ambulance Services | 4,135,592 | 4,124,972 | 4,091,846 | 3,991,477 | 3,895,419 | 3,817,874 | 3,720,664 | 3,693,320 | 3,639,541 | 3,571,703 |
| Parks | 2,648,180 | 1,373,682 | 1,213,504 | 1,325,778 | 1,055,205 | 968,889 | 1,103,874 | 989,692 | 722,117 | 681,671 |
| Total Expenses | <u>15,838,418</u> | <u>13,623,993</u> | <u>14,582,158</u> | <u>15,438,545</u> | <u>15,084,421</u> | <u>14,486,603</u> | <u>14,416,990</u> | <u>13,497,103</u> | <u>12,323,277</u> | <u>11,650,592</u> |
| Program Revenues: | | | | | | | | | | |
| Charges for Services: | | | | | | | | | | |
| General Government | \$ 1,767,066 | 1,428,773 | 1,250,632 | 1,358,835 | 1,095,501 | 1,247,902 | 1,346,374 | 1,356,523 | 1,331,124 | 1,358,528 |
| Police Services | 492,272 | 423,200 | 337,703 | 499,106 | 575,597 | 588,486 | 603,773 | 858,239 | 1,158,129 | 1,537,471 |
| Public Works and Planning | 483,193 | 545,442 | 779,913 | 754,261 | 1,400,168 | 699,579 | 811,063 | 678,599 | 835,344 | 463,633 |
| Fire and Ambulance Services | 200,420 | 286,524 | 165,563 | 162,400 | 158,215 | 155,630 | 180,289 | 152,350 | 167,177 | 198,161 |
| Parks | 55,274 | 50,697 | 12,963 | 60,215 | 49,808 | 36,638 | 45,696 | 40,505 | 30,535 | 35,170 |
| Operating Grants and Contributions | 288,473 | 29,221 | 2,054,200 | 1,581,209 | 1,379,310 | 1,257,674 | 1,339,966 | 1,210,070 | 1,171,434 | 1,136,251 |
| Capital Grants and Contributions | 219,306 | 172,229 | 210,064 | 18,125 | 280,391 | 194,000 | 420,111 | 1,387,194 | 1,519,499 | 1,719,146 |
| Total Program Revenues | <u>3,506,004</u> | <u>2,936,086</u> | <u>4,811,038</u> | <u>4,434,151</u> | <u>4,938,990</u> | <u>4,179,909</u> | <u>4,747,272</u> | <u>5,683,480</u> | <u>6,213,242</u> | <u>6,448,360</u> |
| Net Revenue (Expense) | (12,332,414) | (10,687,907) | (9,771,120) | (11,004,394) | (10,145,431) | (10,306,694) | (9,669,718) | (7,813,623) | (6,110,035) | (5,202,232) |
| General Revenues: | | | | | | | | | | |
| Sales Tax | 9,101,417 | 8,312,895 | 2,949,822 | 7,334,323 | 7,281,905 | 6,879,573 | 5,820,610 | 5,819,471 | 5,487,158 | 5,223,191 |
| Utility Gross Receipts Taxes | 1,940,962 | 1,862,734 | 1,788,398 | 1,992,099 | 2,216,873 | 2,483,458 | 2,478,813 | 2,592,086 | 2,587,211 | 2,705,576 |
| Other Tax | 708,680 | 215,185 | 22,008 | 22,015 | 23,655 | 26,623 | 29,568 | 31,093 | 27,989 | 28,712 |
| Licenses | - | 79,323 | 709,711 | 677,731 | 652,688 | 635,616 | 637,528 | 579,884 | 560,376 | 532,606 |
| Gain on Sale of Assets | 65,903 | 17,155 | 14,000 | 15,740 | - | 51,734 | 29,293 | 232,916 | 16,759 | 32,328 |
| Investment Income | 37,620 | 104 | 107,054 | 273,254 | 250,780 | 142,493 | 98,566 | 64,273 | 111,746 | 18,022 |
| Insurance Proceeds | 133,444 | 144,604 | | | | | | | | |
| Other | 1,083,908 | - | 27,361 | 69,708 | 2,078 | 10,456 | 828,507 | 15,913 | 171,242 | 27,014 |
| Total General Revenues | <u>13,071,934</u> | <u>10,632,000</u> | <u>5,618,354</u> | <u>10,384,870</u> | <u>10,427,979</u> | <u>10,229,953</u> | <u>9,922,885</u> | <u>9,335,636</u> | <u>8,962,481</u> | <u>8,567,449</u> |
| Change in Net Position | \$ 739,520 | \$ (55,907) | \$ (4,152,766) | \$ (619,524) | \$ 282,548 | \$ (76,741) | \$ 253,167 | \$ 1,522,013 | \$ 2,852,446 | \$ 3,365,217 |

**CITY OF TOWN AND COUNTRY, MISSOURI
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

| | Years Ended December 31, | | | | | | | | | |
|--------------------------------------|--------------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| General Fund: | | | | | | | | | | |
| Nonspendable | \$ 168,906 | \$ 141,708 | \$ 122,180 | \$ 115,672 | \$ 152,088 | \$ 142,705 | \$ 168,264 | \$ 144,870 | \$ 163,973 | \$ 131,094 |
| Unreserved | - | - | - | - | - | - | - | 12,112,713 | 11,359,475 | 12,652,797 |
| Restricted | - | - | - | - | - | - | - | - | - | - |
| Unassigned | 8,045,857 | 7,404,840 | 8,220,789 | 8,299,071 | 8,314,383 | 12,936,851 | 12,947,581 | - | - | - |
| Total General Fund | <u>\$ 8,214,763</u> | <u>\$ 7,546,548</u> | <u>\$ 8,342,969</u> | <u>\$ 8,414,743</u> | <u>\$ 8,466,471</u> | <u>\$ 13,079,556</u> | <u>\$ 13,115,845</u> | <u>\$ 12,257,583</u> | <u>\$ 11,523,448</u> | <u>\$ 12,783,891</u> |
| All Other Governmental Funds: | | | | | | | | | | |
| Nonspendable | \$ 16,955 | \$ 16,401 | \$ 14,396 | \$ 12,629 | \$ 10,740 | \$ 10,687 | \$ 10,309 | \$ 10,023 | \$ 10,756 | \$ 6,987 |
| Restricted | 5,579,930 | 5,405,791 | 4,419,543 | 3,221,445 | 3,776,510 | 2,979,236 | 3,811,523 | 3,912,438 | 3,858,913 | 3,820,156 |
| Assigned for Public Art | 577 | - | 211 | 211 | - | - | - | - | - | - |
| Total All Other Governmental Funds | <u>\$ 5,597,462</u> | <u>\$ 5,422,192</u> | <u>\$ 4,434,150</u> | <u>\$ 3,234,285</u> | <u>\$ 3,787,250</u> | <u>\$ 2,989,923</u> | <u>\$ 3,821,832</u> | <u>\$ 3,922,461</u> | <u>\$ 3,869,669</u> | <u>\$ 3,827,143</u> |

GASB Statement No. 54 was adopted in 2011.

**CITY OF TOWN AND COUNTRY, MISSOURI
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

| | Years Ended December 31, | | | | | | | | | |
|---|--------------------------|-------------------|---------------------|---------------------|-----------------------|---------------------|-------------------|-------------------|-----------------------|-----------------------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Revenues: | | | | | | | | | | |
| Taxes | \$ 11,855,943 | \$ 10,935,512 | \$ 9,964,317 | \$ 10,615,034 | \$ 10,736,954 | \$ 10,544,172 | \$ 9,501,729 | \$ 9,612,014 | \$ 9,248,809 | \$ 9,050,370 |
| Licenses and Permits | 2,334,416 | 2,183,401 | 2,565,850 | 2,619,626 | 2,732,728 | 2,407,584 | 2,671,494 | 2,524,812 | 2,624,714 | 2,346,028 |
| Charges for Services and Rental Income | 275,758 | 359,131 | 369,301 | 412,300 | 640,567 | 384,413 | 366,538 | 299,492 | 315,136 | 335,302 |
| Fines and Forfeitures | 486,801 | 419,386 | 326,115 | 497,528 | 556,955 | 570,589 | 596,231 | 917,408 | 1,173,409 | 1,457,781 |
| Grants and Contributions | 496,186 | 189,354 | 840,244 | 314,714 | 165,725 | 103,156 | 208,294 | 208,220 | 150,282 | 1,762,506 |
| Investment Income | (19,827) | 79,323 | 107,054 | 273,152 | 250,780 | 142,493 | 98,566 | 64,273 | 111,746 | 18,022 |
| Other | 1,215,926 | 87,395 | 2,507 | 46,582 | 1,993 | 2,899 | 805,637 | 15,913 | 171,242 | 27,014 |
| Total Revenues | <u>16,645,203</u> | <u>14,253,502</u> | <u>14,175,388</u> | <u>14,778,936</u> | <u>15,085,702</u> | <u>14,155,306</u> | <u>14,248,489</u> | <u>13,642,132</u> | <u>13,795,338</u> | <u>14,997,023</u> |
| Expenditures: | | | | | | | | | | |
| General Government | 869,928 | 1,839,766 | 1,646,363 | 1,835,326 | 1,868,832 | 1,880,994 | 1,845,822 | 1,823,463 | 1,663,174 | 1,566,711 |
| Police Services | 4,653,596 | 4,394,829 | 4,398,170 | 4,293,229 | 4,366,230 | 4,159,109 | 4,026,894 | 3,909,570 | 3,893,415 | 3,768,753 |
| Public Works and Planning | 1,180,709 | 890,232 | 978,953 | 1,307,977 | 1,479,226 | 977,019 | 911,716 | 832,818 | 991,536 | 946,418 |
| Fire and Ambulance Services | 4,135,592 | 4,124,972 | 4,091,846 | 3,991,477 | 3,895,419 | 3,817,874 | 3,720,664 | 3,693,320 | 3,639,541 | 3,571,703 |
| Parks | 789,366 | 754,292 | 688,258 | 874,899 | 712,091 | 618,983 | 662,234 | 635,907 | 431,260 | 379,638 |
| Public Art | - | - | - | 1,775 | - | - | - | - | - | - |
| Capital Outlay | 3,164,314 | 1,591,646 | 1,305,093 | 3,161,074 | 7,410,534 | 3,645,804 | 2,398,559 | 2,227,852 | 4,411,088 | 7,349,727 |
| Debt Service: | | | | | | | | | | |
| Principal | 43,350 | 41,385 | 91,805 | 12,630 | - | - | - | - | - | - |
| Interest | 1,305 | 1,305 | 2,545 | - | - | - | - | - | - | - |
| Total Expenditures | <u>14,838,160</u> | <u>13,638,427</u> | <u>13,203,033</u> | <u>15,478,387</u> | <u>19,732,332</u> | <u>15,099,783</u> | <u>13,565,889</u> | <u>13,122,930</u> | <u>15,030,014</u> | <u>17,582,950</u> |
| Revenues Over (Under) | | | | | | | | | | |
| Expenditures | 1,807,043 | 615,075 | 972,355 | (699,451) | (4,646,630) | (944,477) | 682,600 | 519,202 | (1,234,676) | (2,585,927) |
| Other Financing Sources (Uses): | | | | | | | | | | |
| Transfers In | (182,263) | (744,711) | - | (509,200) | 5,249,508 | - | - | 578,000 | 2,550,000 | 4,600,000 |
| Transfers Out | 182,263 | 744,711 | - | 509,200 | (5,249,208) | - | - | (578,000) | (2,550,000) | (4,600,000) |
| Insurance Proceeds | - | - | 24,854 | 23,124 | - | 32,580 | 31,289 | 19,111 | - | - |
| Inception of Capital Lease | - | - | 115,782 | 49,679 | - | - | - | - | - | - |
| Sale of Capital Assets | 37,620 | 17,155 | 15,100 | 21,955 | 830,872 | 43,699 | 43,744 | 248,614 | 16,759 | 38,604 |
| Total Other Financing Sources (Uses) | <u>37,620</u> | <u>17,155</u> | <u>155,736</u> | <u>94,758</u> | <u>831,172</u> | <u>76,279</u> | <u>75,033</u> | <u>267,725</u> | <u>16,759</u> | <u>38,604</u> |
| Net Change in Fund Balances | <u>\$ 1,844,663</u> | <u>\$ 632,230</u> | <u>\$ 1,128,091</u> | <u>\$ (604,693)</u> | <u>\$ (3,815,458)</u> | <u>\$ (868,198)</u> | <u>\$ 757,633</u> | <u>\$ 786,927</u> | <u>\$ (1,217,917)</u> | <u>\$ (2,547,323)</u> |
| Debt Service as a Percentage of Noncapital Expenditures | 0.07% | 0.33% | 0.73% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

**CITY OF TOWN AND COUNTRY, MISSOURI
 ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
 LAST TEN FISCAL YEARS**

| Fiscal Year | Real Property | | | Personal Property | Railroad and Utilities | Total Assessed Value | Estimated Actual Value | Assessed Value as a Percentage of Actual Value | Total Direct Tax Rate (1) |
|-------------|----------------|----------------|--------------|-------------------|------------------------|----------------------|------------------------|--|---------------------------|
| | Residential | Commercial | Agricultural | | | | | | |
| 2022 | \$ 612,975,010 | \$ 217,842,530 | \$ 63,430 | \$ 106,282,920 | \$ 823,298 | \$ 945,396,798 | \$ 4,252,079,238 | 22.2% | \$ - |
| 2021 | 607,498,960 | 224,968,330 | 63,430 | 95,067,570 | 8,348,247 | 935,946,537 | 4,212,237,067 | 22.2% | - |
| 2020 | 564,038,570 | 227,604,700 | 67,680 | 94,897,740 | 8,380,940 | 894,989,630 | 3,991,364,870 | 22.4% | - |
| 2019 * | 562,411,090 | 227,526,830 | 71,270 | 85,739,300 | 7,904,522 | 883,653,012 | 3,953,618,884 | 22.4% | - |
| 2018 | 512,962,200 | 206,077,950 | 71,480 | 82,313,040 | 6,807,982 | 808,232,652 | 3,612,629,074 | 22.4% | - |
| 2017 * | 509,923,630 | 209,515,290 | 71,490 | 81,393,823 | 8,633,149 | 809,537,382 | 3,610,324,090 | 22.4% | - |
| 2016 | 480,197,830 | 188,826,890 | 56,560 | 81,462,690 | 11,369,208 | 761,913,178 | 3,397,551,570 | 22.4% | - |
| 2015 * | 476,913,960 | 182,771,720 | 56,590 | 79,033,190 | 11,881,342 | 750,656,802 | 3,355,408,994 | 22.4% | - |
| 2014 | 447,672,140 | 182,810,870 | 28,520 | 78,222,600 | 7,216,783 | 715,950,913 | 3,184,785,014 | 22.5% | - |
| 2013 * | 445,576,910 | 183,569,780 | 29,970 | 70,731,880 | 7,051,534 | 706,960,074 | 3,153,153,013 | 22.4% | - |

* Reassessment years.

Assessments are determined by the Assessor of St. Louis County. Property is assessed as of January 1.

Assessments are based on a percentage of estimated actual values. Real Property is classified as residential, commercial, or agricultural.

Residential property is assessed at 19%, commercial is assessed at 32%, and agricultural is assessed at 12%. All railroad and utility property is assessed at 32%. All personal property is assessed at 33-1/3%.

(1) The City has maintained a \$-0- tax rate for both real and personal property since 1996.

Source: St. Louis County Assessor

**CITY OF TOWN AND COUNTRY, MISSOURI
PROPERTY TAX RATES – DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS**

| | Years Ended December 31, | | | | | | | | | |
|--------------------------------|--------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| City of Town and Country* | | | | | | | | | | |
| 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 |
| County: | | | | | | | | | | |
| Residential | 0.4180 | 0.4180 | 0.4430 | 0.4430 | 0.4890 | 0.4890 | 0.5150 | 0.4100 | 0.4180 | 0.4180 |
| Commercial | 0.4670 | 0.4670 | 0.4670 | 0.4670 | 0.4960 | 0.4960 | 0.5130 | 0.4080 | 0.4180 | 0.4180 |
| Agriculture | 0.3700 | 0.3700 | 0.3980 | 0.3980 | 0.3980 | 0.3980 | 0.4510 | 0.3460 | 0.4180 | 0.4180 |
| Personal Property | 0.5230 | 0.5230 | 0.5230 | 0.5230 | 0.5230 | 0.5230 | 0.5230 | 0.4180 | 0.4180 | 0.4180 |
| Special School District | 1.0495 | 1.0158 | 1.1077 | 1.1077 | 1.1980 | 1.1912 | 1.2409 | 1.2348 | 1.2609 | 1.2400 |
| St. Louis Community College | 0.2787 | 0.2787 | 0.1987 | 0.1986 | 0.2129 | 0.2112 | 0.2185 | 0.2176 | 0.2200 | 0.2200 |
| St. Louis County Library: | | | | | | | | | | |
| Residential | 0.2060 | 0.2060 | 0.2350 | 0.2120 | 0.2340 | 0.2340 | 0.2460 | 0.2460 | 0.2500 | 0.2500 |
| Commercial | 0.2400 | 0.2340 | 0.2460 | 0.2430 | 0.2590 | 0.2530 | 0.2630 | 0.2590 | 0.2640 | 0.2640 |
| Agriculture | 0.2140 | 0.1860 | 0.2250 | 0.2190 | 0.2170 | 0.2150 | 0.2450 | 0.2390 | 0.2790 | 0.2790 |
| Personal Property | 0.2600 | 0.2600 | 0.2750 | 0.2250 | 0.2250 | 0.2250 | 0.2250 | 0.2250 | 0.2250 | 0.2250 |
| Metropolitan Zoological Park | 0.2528 | 0.2455 | 0.2532 | 0.2549 | 0.2724 | 0.2694 | 0.2795 | 0.2777 | 0.2797 | 0.2797 |
| Sheltered Workshop: | | | | | | | | | | |
| Residential | 0.0700 | 0.0710 | 0.0750 | 0.0840 | 0.0840 | 0.0840 | 0.0880 | 0.0880 | 0.0900 | 0.0890 |
| Commercial | 0.0860 | 0.0840 | 0.0840 | 0.0890 | 0.0890 | 0.0870 | 0.0900 | 0.0880 | 0.0900 | 0.0900 |
| Agriculture | 0.0750 | 0.0650 | 0.0700 | 0.0700 | 0.0700 | 0.0700 | 0.0790 | 0.0770 | 0.0900 | 0.0900 |
| Personal Property | 0.0900 | 0.0900 | 0.0900 | 0.0900 | 0.0900 | 0.0900 | 0.0900 | 0.0900 | 0.0900 | 0.0900 |
| Metropolitan Sewer District: | | | | | | | | | | |
| Metro Sewer District | 0.1053 | 0.1041 | 0.1078 | 0.1077 | 0.1170 | 0.1159 | 0.1196 | 0.0876 | 0.0879 | 0.0874 |
| Metro Sewer District-Extension | 0.1053 | 0.1041 | 0.1078 | 0.1077 | 0.1170 | 0.1159 | 0.1196 | 0.0195 | 0.0197 | 0.0196 |
| Sewer-Deer Creek: | | | | | | | | | | |
| Residential | 0.0660 | 0.0660 | - | - | - | - | - | 0.0830 | 0.0860 | 0.0860 |
| Commercial | 0.0830 | 0.0810 | - | - | - | - | - | 0.0850 | 0.0870 | 0.0840 |
| Agriculture | 0.0430 | 0.0140 | - | - | - | - | - | 0.0490 | 0.0990 | 0.1000 |
| Personal Property | 0.0930 | 0.0930 | - | - | - | - | - | 0.0930 | 0.0930 | 0.0930 |
| School Districts: | | | | | | | | | | |
| Parkway: | | | | | | | | | | |
| Residential | 3.6481 | 3.6390 | 3.8330 | 3.7661 | 4.0640 | 3.9857 | 4.2163 | 4.4617 | 4.0743 | 4.0743 |
| Commercial | 0.8472 | 4.8988 | 4.9077 | 5.1407 | 5.2247 | 4.8958 | 4.7419 | 4.6796 | 4.9466 | 4.8924 |
| Agriculture | 2.8566 | 3.1397 | 2.4389 | 2.4353 | 2.2559 | 2.2709 | 4.4129 | 4.3817 | 5.4600 | 5.4600 |
| Personal Property | 4.2608 | 4.2608 | 4.2608 | 4.2609 | 4.3874 | 4.3589 | 4.2258 | 4.2279 | 4.1279 | 4.0779 |
| Kirkwood: | | | | | | | | | | |
| Residential | 3.6051 | 3.5808 | 3.7375 | 3.8361 | 4.3445 | 4.3759 | 4.1734 | 4.1348 | 4.2524 | 4.2546 |
| Commercial | 5.5472 | 5.1685 | 5.3997 | 5.5388 | 6.2030 | 5.8445 | 5.6319 | 5.7072 | 5.5436 | 5.4565 |
| Agriculture | 4.2613 | 0.9634 | 3.6693 | 3.7678 | 3.9520 | 4.1898 | 2.6535 | 2.9202 | 6.4082 | 6.5385 |
| Personal Property | 5.2495 | 5.2495 | 5.4021 | 5.4961 | 5.4961 | 5.4971 | 4.8845 | 4.8845 | 4.8845 | 4.8845 |
| Ladue: | | | | | | | | | | |
| Residential | 3.6100 | 3.6100 | 3.5497 | 3.5425 | 3.8237 | 3.8107 | 3.9195 | 3.5339 | 3.7000 | 3.6300 |
| Commercial | 4.0042 | 3.8542 | 3.5300 | 3.5300 | 3.8753 | 3.8390 | 4.0190 | 3.6309 | 3.7000 | 3.6300 |
| Agriculture | 3.6100 | 3.6100 | 3.5300 | 3.5300 | 0.8300 | 0.8300 | 0.8300 | 4.1400 | 3.7000 | 3.6300 |
| Personal Property | 4.1000 | 4.1000 | 4.0200 | 4.0200 | 4.0200 | 4.0200 | 4.0200 | 3.6300 | 3.6300 | 3.6300 |
| Fire Districts: | | | | | | | | | | |
| West County EMS & Fire: | | | | | | | | | | |
| Residential | 1.0490 | 1.0560 | 1.1060 | 1.1070 | 1.1900 | 1.1900 | 1.2710 | 1.2740 | 0.9620 | 0.9610 |
| Commercial | 1.2080 | 1.2240 | 1.2240 | 1.2240 | 1.2490 | 1.2450 | 1.2920 | 1.2940 | 0.9900 | 0.9810 |
| Agriculture | 1.3270 | 1.3270 | 1.3050 | 1.3050 | 1.3180 | 1.3200 | 1.3030 | 1.3030 | 1.0090 | 1.0090 |
| Personal Property | 1.3200 | 1.3200 | 1.3250 | 1.3250 | 1.3250 | 1.3250 | 1.3250 | 1.3250 | 1.0000 | 1.0000 |
| Creve Coeur: | | | | | | | | | | |
| Residential | 0.9750 | 0.9750 | 0.1570 | 1.0000 | 1.0920 | 1.1260 | 1.1790 | 1.1550 | 1.1875 | 0.9040 |
| Commercial | 1.1930 | 1.1540 | 0.1580 | 1.0960 | 1.1690 | 1.1770 | 1.1590 | 1.1280 | 1.1925 | 0.9090 |
| Agriculture | 0.0000 | 0.0000 | 0.1050 | - | - | - | - | 1.1800 | 1.1775 | 0.8950 |
| Personal Property | 1.2400 | 1.2400 | 0.0820 | 1.2120 | 1.2020 | 1.2380 | 1.2200 | 1.1950 | 1.1925 | 0.9100 |

Source: St. Louis County Assessor (rates stated per \$100 assessed valuation)

*Rate for residential property.

**CITY OF TOWN AND COUNTRY, MISSOURI
PRINCIPAL TAXPAYERS
CURRENT YEAR AND TEN YEARS AGO**

| Taxpayer (1) | 2022 | | | 2013 | | |
|---|--------------------------|------|---|--------------------------|------|---|
| | Total Assessed Valuation | Rank | Percentage of Total City Taxable Assessed Value | Total Assessed Valuation | Rank | Percentage of Total City Taxable Assessed Value |
| Pembroke TCM Maryville LLC | \$ 13,810,240 | 1 | 1.5 | \$ - | - | - % |
| Spectrum Mid-America LLC - Powercourt Drive | 11,696,230 | 2 | 1.2 | - | - | - |
| Scottrade Trade Financial Services Inc. | 10,731,000 | 3 | 1.1 | 5,207,140 | 10 | 0.7 |
| Inland Western Town & Country | 9,109,830 | 4 | 1.0 | 8,565,890 | 4 | 1.2 |
| West Hotel LLC | 8,678,660 | 5 | 0.9 | - | - | - |
| T&C Crossing R2G Owner LLC | 7,840,000 | 6 | 0.8 | - | - | - |
| Spectrum Powerscourt LLC | 7,478,650 | 7 | 0.8 | - | - | - |
| QSL Property LLC | 6,228,220 | 8 | 0.8 | - | - | - |
| Missouri Baptist Medical Center | 5,760,000 | 9 | 0.7 | - | - | - |
| Spectrum Mid-America LLC - Charter Commons | 5,650,620 | 10 | 0.6 | - | - | - |
| Duke Realty Limited Partnership | - | - | - | 16,788,710 | 1 | 2.4 |
| PMO III LLC | - | - | - | 9,456,920 | 2 | 1.3 |
| BR Town & Country Corporate Center Dst | - | - | - | 8,640,000 | 3 | 1.2 |
| Charter Communications Holding Company LLC | - | - | - | 8,285,790 | 5 | 1.2 |
| Maryville Centre Plat Four Trustees | - | - | - | 7,808,800 | 6 | 1.1 |
| Maryville Center Plat Two Trustees | - | - | - | 6,259,360 | 7 | 0.9 |
| Amsi Properties LLC | - | - | - | 5,686,950 | 8 | 0.8 |
| TNC Inventors, LLC | - | - | - | 5,435,710 | 9 | 0.8 |
| Total | \$ 86,983,450 | | 9.4% | \$ 82,135,270 | | 11.6% |

(1) These entities represent property owners with the largest assessed value only, since the City has maintained a \$-0- tax rate for both real and personal property since 1996.

Source: St. Louis County Assessor, Top 100 Assessments 2022 and 2013

**CITY OF TOWN AND COUNTRY, MISSOURI
SALES TAX RATES, DIRECT AND OVERLAPPING
LAST TEN FISCAL YEARS**

| <u>Fiscal Year</u> | <u>City Direct Rate</u> | <u>St. Louis County</u> | <u>State of Missouri</u> | <u>Direct and Overlapping</u> | <u>Taxable Sales (1)</u> |
|--------------------|-------------------------|-------------------------|--------------------------|-------------------------------|--------------------------|
| 2022 | 1.250 | 3.388 | 4.225 | 8.863 | 256,624,984 |
| 2021 | 1.250% | 3.388% | 4.225% | 8.863% | \$ 253,098,294 |
| 2020 | 1.250 | 3.388 | 4.225 | 8.863 | 217,859,826 |
| 2019 | 1.250 | 3.388 | 4.225 | 8.863 | 346,510,518 |
| 2018 | 1.250 | 3.388 | 4.225 | 8.863 | 372,526,213 |
| 2017 | 1.250 | 3.388 | 4.225 | 8.863 | 324,861,572 |
| 2016 | 1.250 | 2.888 | 4.225 | 8.863 | 354,715,419 |
| 2015 | 1.250 | 2.888 | 4.225 | 8.863 | 348,853,815 |
| 2014 | 1.250 | 2.888 | 4.225 | 8.863 | 332,939,707 |
| 2013 | 1.250 | 2.888 | 4.225 | 8.863 | 304,752,319 |
| 2012 | 1.250 | 2.880 | 4.225 | 8.355 | 283,006,777 |

(1) Taxable sales reported by the Missouri Department of Revenue. State law prohibits the disclosure of specific taxpayer information.

Notes:

The City participates in the county-wide sales tax sharing pool, which is generally distributed based on population.

The City's direct rate is made up of the following:

- 0.250% Local option sales tax effective January 2011
- 0.500% Capital improvements sales tax
- 0.500% Parks and stormwater sales tax

**CITY OF TOWN AND COUNTRY, MISSOURI
SALES TAX REVENUES
LAST TEN FISCAL YEARS**

| Fiscal Year | County 1% General Sales Tax | City 0.25% Local Option Sales Tax | City 0.5% Capital Improvements Sales Tax | City 0.5% Parks and Stormwater Sales Tax | County 0.5% Public Safety Sales Tax | Total Sales Tax Revenues |
|----------------|-----------------------------------|--|---|---|--|--------------------------------|
| 2022 | \$ 3,082,462 | \$ 1,016,323 | \$ 1,730,404 | \$ 2,035,770 | \$ 692,569 | \$ 8,557,528 |
| 2021 | 2,964,149 | 782,158 | 1,582,475 | 1,861,735 | 628,236 | 7,818,753 |
| 2020 | 2,619,545 | 726,308 | 1,395,784 | 1,642,099 | 556,218 | 6,939,954 |
| 2019 | 2,712,179 | 796,390 | 1,481,990 | 1,743,518 | 600,246 | 7,334,323 |
| 2018 | 2,590,126 | 788,446 | 1,522,765 | 1,791,489 | 589,079 | 7,281,905 |
| 2017 | 2,674,464 | 798,866 | 1,505,156 | 1,770,772 | 130,315 | 6,879,573 |
| 2016 | 2,374,505 | 709,268 | 1,257,466 | 1,479,371 | - | 5,820,610 |
| 2015 | 2,379,867 | 710,870 | 1,253,743 | 1,474,991 | - | 5,819,471 |
| 2014 | 2,240,324 | 669,188 | 1,184,324 | 1,393,322 | - | 5,487,158 |
| 2013 | 2,133,501 | 637,279 | 1,126,783 | 1,325,628 | - | 5,223,191 |

**CITY OF TOWN AND COUNTRY, MISSOURI
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
DECEMBER 31, 2022**

| <u>Name of Governmental Unit</u> | <u>Debt Outstanding</u> | <u>Estimated Percentage Applicable</u> | <u>Estimated Share of Overlapping Debt</u> |
|-----------------------------------|------------------------------|--|--|
| St. Louis County | \$ 64,400,000 | 3.16% | \$ 2,032,337 |
| Parkway School District | 227,965,000 | 15.94% | \$ 36,343,840 |
| Ladue School District | 229,010,000 | 29.00% | \$ 661,876 |
| Kirkwood School District | 60,555,000 | 1.30% | \$ 785,178 |
| Subtotal | <u>581,930,000</u> | <u>4.78</u> | <u>39,823,231</u> |
| City of Town and Country | <u>9,952</u> | 100.00 | <u>9,952</u> |
| Total Direct and Overlapping Debt | <u><u>\$ 581,939,952</u></u> | | <u><u>\$ 39,833,183</u></u> |

Source: Information was obtained by contacting the taxing jurisdiction and the St. Louis County Collector's office. The percentage applicable to the City is based on the jurisdiction's assessed value within the boundaries of the City.

**CITY OF TOWN AND COUNTRY, MISSOURI
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS**

| | Years Ended December 31, | | | | | | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Debt Limit | \$ 94,539,680 | \$ 93,594,654 | \$ 89,498,963 | \$ 88,365,301 | \$ 80,823,265 | \$ 80,953,738 | \$ 76,191,318 | \$ 75,065,680 | \$ 71,595,091 | \$ 70,696,007 |
| Net Debt Applicable to Limit | 9,952 | 19,641 | 61,026 | 12,630 | - | 12,936,851 | 12,947,581 | - | - | - |
| Legal Debt Margin | <u>\$ 94,529,728</u> | <u>\$ 93,575,013</u> | <u>\$ 89,437,937</u> | <u>\$ 88,352,671</u> | <u>\$ 80,823,265</u> | <u>\$ 68,016,887</u> | <u>\$ 63,243,737</u> | <u>\$ 75,065,680</u> | <u>\$ 71,595,091</u> | <u>\$ 70,696,007</u> |
| Assessed Value | <u>\$ 945,396,800</u> | <u>\$ 935,946,540</u> | <u>\$ 894,989,630</u> | <u>\$ 883,653,010</u> | <u>\$ 808,232,650</u> | <u>\$ 809,537,380</u> | <u>\$ 761,913,180</u> | <u>\$ 750,656,800</u> | <u>\$ 715,950,910</u> | <u>\$ 706,960,070</u> |

Debt Limit - 10% of Assessed Value

Note: Bonded indebtedness is limited by Sections 95.111 and 95.120 of the Missouri Revised Statutes (1986) to 10% of the assessed value of taxable tangible property.

**CITY OF TOWN AND COUNTRY, MISSOURI
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS**

| Fiscal Year | Population (1) | Median Age (1) | Median Household Income (1) | Per Capita Income (1) | Parkway School District Enrollment (2) | Kirkwood School District Enrollment (2) | Unemployment Rate | |
|-------------|-------------------|-------------------|--------------------------------|--------------------------|---|--|----------------------------------|-----------------------|
| | | | | | | | The City of Town and Country (3) | State of Missouri (3) |
| 2022 | 11,503 | 52.1 | 211,429 | 110,939 | 16,997 | 5,876 | 2.1% | 2.2% |
| 2021 | 11,640 | 52.5 | 202,974 | 104,747 | 17,137 | 5,860 | 2.9 | 3.9 |
| 2020 | 11,109 | 52.5 | 192,983 | 98,343 | 17,534 | 5,795 | 4.2 | 5.8 |
| 2019 | 11,140 | 52.3 | 178,000 | 92,664 | 17,575 | 5,700 | 2.2 | 3.4 |
| 2018 | 11,030 | 51.7 | 164,649 | 88,572 | 17,928 | 5,789 | 1.8 | 3.3 |
| 2017 | 11,115 | 51.5 | 156,899 | 86,317 | 17,599 | 5,760 | 1.9 | 4.1 |
| 2016 | 11,113 | 51.3 | 161,477 | 90,154 | 17,417 | 5,688 | 1.3 | 4.5 |
| 2015 | 10,890 | 51.3 | 162,500 | 92,925 | 17,426 | 5,595 | 3.4 | 5.0 |
| 2014 | 10,876 | 51.1 | 169,671 | 89,125 | 17,148 | 5,608 | 2.9 | 6.1 |
| 2013 | 10,866 | 50.2 | 176,563 | 87,854 | 17,104 | 5,606 | 3.5 | 6.5 |

(1) Source: U.S. Census Bureau, Quick Facts - December 2022

(2) Source: The above-named school districts

(3) Source: Missouri Economic Research and Information Center

**CITY OF TOWN AND COUNTRY, MISSOURI
PROPERTY VALUE AND CONSTRUCTION
LAST TEN FISCAL YEARS**

| Fiscal Year | Building Permits | | New Construction | | | | Remodel/Additions | | Building Demolitions |
|----------------|----------------------------------|--------------------------------|-------------------------|-----------------------------------|-------------------------|--------------------------------------|-------------------------|-----------------------------------|-------------------------|
| | Total Number of Permits | Total Construction Value | Commercial | | Residential | | Number of Permits | Estimated Construction Cost | Number of Permits |
| | | | Number of Permits | Estimated Construction Cost | Number of Permits | Estimated Cost of Construction | | | |
| 2022 | 621 | \$ 82,846,322 | 2 | \$ 21,332,683 | 15 | \$ 19,451,253 | 606 | \$ 42,062,385 | 11 |
| 2021 | 661 | 84,427,117 | 0 | - | 23 | 27,586,689 | 638 | 56,840,428 | 22 |
| 2020 | 591 | 71,498,156 | 1 | 15,490,833 | 22 | 24,971,517 | 568 | 31,035,806 | 22 |
| 2019 | 626 | 68,808,322 | 2 | 2,787,714 | 26 | 27,170,005 | 598 | 38,850,603 | 24 |
| 2018 | 620 | 136,291,534 | 6 | 69,754,173 | 17 | 17,648,147 | 597 | 48,889,214 | 15 |
| 2017 | 612 | 80,387,549 | 1 | 8,050,000 | 22 | 32,069,685 | 589 | 40,267,864 | 13 |
| 2016 | 45 | 87,910,123 | 2 | 13,528,519 | 24 | 16,288,749 | 19 | 58,092,855 | 27 |
| 2015 | 577 | 83,537,102 | 2 | 18,171,223 | 48 | 27,708,097 | 527 | 37,657,782 | 25 |
| 2014 | 528 | 82,882,645 | 5 | 28,168,534 | 63 | 27,491,252 | 460 | 27,222,859 | 24 |
| 2013 | 373 | 59,730,392 | 1 | 1,287,530 | 26 | 22,404,528 | 346 | 36,038,334 | 22 |

Source: The City's Development Department

**CITY OF TOWN AND COUNTRY, MISSOURI
 FULL-TIME CITY GOVERNMENT EMPLOYEES BY FUNCTIONS/PROGRAMS*
 LAST TEN FISCAL YEARS**

| Functions/Programs | Years Ended December 31, | | | | | | | | | |
|---|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| General Government: | | | | | | | | | | |
| Administrative Services | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Municipal Court | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 |
| Prosecutor's Office | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | - |
| Finance | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Police: | | | | | | | | | | |
| Officers | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 28 |
| Civilians | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Public Works and Community Development: | | | | | | | | | | |
| Administration | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 5 |
| Street Maintenance | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Stormwater Management | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - |
| Parks: | | | | | | | | | | |
| Administration | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 |
| Parks Maintenance | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 |
| Total | <u>49</u> | <u>49</u> | <u>49</u> | <u>49</u> | <u>49</u> | <u>49</u> | <u>49</u> | <u>48</u> | <u>46</u> | <u>45</u> |

Source: The City's payroll records

**CITY OF TOWN AND COUNTRY, MISSOURI
OPERATING INDICATORS BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS**

| <u>Functions/Programs</u> | Years Ended December 31, | | | | | | | | | |
|-------------------------------|--------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Police: | | | | | | | | | | |
| Police Officers | 29 | 29 | 29 | 29 | 29 | 29 | 30 | 29 | 29 | 28 |
| Arrests | 598 | 400 | 291 | 455 | 511 | 607 | 494 | 582 | 874 | 1,041 |
| Traffic Violations | 3,964 | 4,048 | 3,677 | 3,488 | 3,935 | 4,003 | 6,254 | 5,149 | 6,439 | 7,093 |
| Parks and Recreation: | | | | | | | | | | |
| Park Facility Rentals | 235 | 512 | 153 | 868 | 473 | 388 | 381 | 372 | 338 | 343 |
| Recreation Program Attendance | 1,650 | 1,050 | 958 | 1,625 | 1,148 | 1,022 | 948 | 920 | 971 | 434 |
| Planning and Building: | | | | | | | | | | |
| Building Permits Issued | 621 | 661 | 591 | 626 | 620 | 612 | 609 | 577 | 528 | 373 |
| Finance and Administration: | | | | | | | | | | |
| Business Licenses Issued | 352 | 374 | 386 | 400 | 348 | 409 | 415 | 416 | 433 | 389 |
| Liquor Licenses Issued | 57 | 60 | 51 | 54 | 56 | 57 | 81 | 62 | 55 | 54 |

Source: Various City departments

**CITY OF TOWN AND COUNTRY, MISSOURI
CAPITAL ASSETS STATISTICS BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS**

| <u>Functions/Programs</u> | Years Ended December 31, | | | | | | | | | |
|--------------------------------|--------------------------|--------|--------|--------|-------|-------|-------|-------|-------|-------|
| | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Police: | | | | | | | | | | |
| Stations | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Vehicles | 18 | 17 | 17 | 17 | 18 | 18 | 16 | 18 | 18 | 18 |
| Trailers (Box Utility & Radar) | 3 | 3 | | | | | | | | |
| Sectors | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Squads | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Public Works: | | | | | | | | | | |
| Miles of Streets: | | | | | | | | | | |
| Public | 51.08 | 50.46 | 50.46 | 49.70 | 49.70 | 49.41 | 48.92 | 48.53 | 46.95 | 44.64 |
| Private | 27.08 | 28.67 | 29.46 | 29.48 | 26.48 | 25.89 | 25.60 | 25.98 | 27.56 | 29.87 |
| State and County | 21.71 | 21.71 | 21.71 | 21.71 | 21.71 | 21.71 | 21.71 | 21.71 | 21.71 | 21.71 |
| Total Street Miles | 99.87 | 100.84 | 101.63 | 100.89 | 97.89 | 97.01 | 96.23 | 96.22 | 96.22 | 96.22 |
| Number of Street Lights | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Parks and Recreation: | | | | | | | | | | |
| Number of Parks | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 3 |
| Acres of Parks | 80.6 | 80.55 | 80.55 | 80.55 | 71.55 | 71.55 | 71.55 | 71.55 | 71.55 | 71.55 |
| Tennis Courts | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| Miles of Trails | 8.5 | 8.5 | 8.5 | 8.5 | 8.5 | 8.5 | 8.5 | 8.5 | 8.5 | 8.5 |

Source: Various City departments

**CITY OF TOWN AND COUNTRY, MISSOURI
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS**

| <u>Fiscal Year</u> | <u>General Obligation Bonds</u> | <u>Certificates Of Participation</u> | <u>Capital Lease</u> | <u>Total Debt</u> | <u>Percentage of Personal Income (1)</u> | <u>Per Capita (2)</u> |
|--------------------|---|--|--------------------------|-----------------------|--|---------------------------|
| 2022 | \$ - | \$ - | \$ 9,952 | \$ 9,952 | 0.001% | \$ 0.87 |
| 2021 | - | - | 19,641 | 19,641 | 0.002% | 1.71 |
| 2020 | - | - | 61,026 | 61,026 | 0.006% | 5.31 |
| 2019 | - | - | - | - | - | - |
| 2018 | - | - | - | - | - | - |
| 2017 | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - |
| 2013 | - | - | - | - | - | - |